

2019

Alfred, NY Comprehensive Plan



Draft print was produced in the Allegany County Planning Department on November 4, 2019.



Fall landscape in Allegany County, Alfred, New York

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A Message from the Town and Village Of Alfred

The preparation of a Comprehensive Plan involves a tremendous amount of time and attention, which requires the participation of individuals who are both generous with their time and selfless in their nature. The Town and Village was fortunate to have a number of such individuals step forward, each of whom has contributed significantly to the compilation of information gathered herein.

We would like to acknowledge our fellow board members, who recognized the importance of completing a new Comprehensive Plan, a personal goal and pledge we made for the community as a whole. Together we appointed community members who agreed to serve on a Steering Committee.

The group worked tirelessly for more than 18 months, researching data, interviewing staff, surveying and talking with residents, reviewing maps, participating in planning exercises led by consultants MRB Group, D.P.C., and ultimately working together to consider and develop a vision of the future of our community – one that reflects our values, and will lead us toward that future of our own making.

On behalf of the Town and Village Boards, and the community, we wish to acknowledge the contributions of each member of the Steering Committee, listed on the subsequent page. Please take a moment and thank these individuals for their service to our community. Their investment of time and talent will undoubtedly prove to be invaluable to all of us, as time marches forward and the Town and Village of Alfred evolves in response to a changing world.

We feel privileged to have played a role of leadership in embarking on this critically important process, and thank you for playing an equally important role as participant. This has truly been a community-wide effort. The results of *our* work will certainly outlive our tenure as Supervisor and Mayor, and may even endure each of us as residents of Alfred.

Together we have created a vision for a bright future. We look forward to living in it, together, one proud, caring community as Alfred always was – and always will be.

With best regards,

Dan Acton, Town Supervisor

Justin Grigg, Village Mayor

Alfred Town and Village Board Members

2015-2019

Town of Alfred, Town Board

Dan Acton, Supervisor*

Fion MacCrea, Deputy Supervisor/Councilman*

William Cleveland, Councilman*

Jerry Snyder, Councilman

Robert Ormsby, Former Councilman

Mary Stearns, Former Councilwoman

Matthew Snyder, Councilman

Village of Alfred, Village Board

Justin Grigg, Mayor 2015-2017*

Becky Prophet, Mayor

Peter McClain, Deputy Mayor*

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Allegany County Planning Department

An * indicates participation in the Comprehensive School classes.

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Glossary and Acronyms



This glossary is intended for general guidance only, as many of the terms may be technical in nature and uncommon to those that are not in the planning profession.

Its purpose is to help local officials and public understand terms that are commonly used in the planning process. Definitions are drawn from several sources including local and state planning documents, Office of Planning staff and consultants, this Comprehensive Plan, and zoning regulations that may have been set forth at the local level.

In the event that there is a conflict between these definitions and a legal definition found established within zoning regulations or local laws, the legal definition shall prevail.

A21CG – Alfred 21st Century Group. A21CG is a not-for-profit community service corporation established to preserve and improve the built and natural environment of the Town and Village of Alfred.

AABA – Alfred Area Business Association. AABA is a community organization founded in 1975, helping the local economy and tourism to flourish by providing a unified voice and support to local businesses.

ACIDA - Allegany County Industrial Development Agency

ACDOH – Allegany County Department of Health

ACDP – Allegany County Department of Planning

Adopt – This directs a municipality to approve and follow a specific plan or regulation.

Asheries – A common factory of the 18th and 19th centuries that converted hardwood ashes into lye, potash, or pearlash when access wood was available from clearing land for farming.

Buffalo Billion – A New York State government project led by Governor Andrew Cuomo with intent to spur economic development in the Buffalo area economy through a combination of grants and business incentives.

Built Environment – Buildings, roads, parks, and all other improvements constructed by people that form the physical character of a community.

CA BOCES – Cattaraugus-Allegany Board of Cooperative Educational Services

CDBG – Community Development Block Grants

CFA – Consolidated Funding Application

Complete Streets – Streets designed to accommodate all modes of travel and enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.

Comprehensive Plan – Community planning, according to the American Planning Association, is “a process that seeks to engage all members of the community to create a more prosperous, convenient, equitable, healthy, and attractive place for present and future generations.” One of the fundamental responsibilities of local government is to plan for future growth and development of the community. The guidance document that results from this planning process is the comprehensive plan.

Connectivity – The ease of travel between two points. The degree to which streets or areas are interconnected and easily accessible to one another by direct routes. An example of high connectivity would be a dense grid pattern in a downtown area.

Critical infrastructure – Systems that are essential for the functioning of society and the economy, including energy generation, transmission and distribution; telecommunications; water supply and wastewater; transportation systems; public health; and security and emergency response services.

DRI – The Downtown Revitalization Initiative is a program created by Governor Andrew Cuomo to transform downtown neighborhoods into vibrant communities. Participating communities are nominated by a REDC based on the downtown’s potential for transformation.

EFC – Environmental Facilities Corporation

FAA – Federal Aviation Administration

GIS – Geographical Information Systems

GPS – Global Positioning System

Land Use – The type of activity that takes place on property, such as residential, office, retail, commercial, industrial, open space, and institutional.

Lyceums – A European term referring to a type of educational institution used for public events. These may also be referred to as lecture halls, a concert venue, entertainment complex, etc.

Manufactured Housing – Residential structures that are constructed entirely in a factory. These are regulated under the federal Manufactured Home Construction and Safety Standards Act of 1974 by the U.S. Department of Housing and Urban Development.

Multimodal Transportation – Transportation of goods, services, or people, using more than one mode of transportation such as air, road, rail, bike, etc.

NYMS – New York Main Street Program is a grant opportunity funded through the Office of Community Renewal and provides funds to stimulate reinvestment in properties located within mixed use commercial districts.

NYSEG – New York State Electric and Gas Corporation

NYSERDA – New York State Energy Research and Development Authority

Overlay – A land use or zoning designation on a zoning map that modifies the basic underlying designation in some specific manner. For example, overlay zones are often used to deal with areas with special characteristics, like flood zones or historical areas. Development of land subject to an overlay must comply with the regulations of both zones.

PACE – Program of All-inclusive Care for the Elderly (also Property Assessed Clean Energy)

Placemaking – The collaborative act of identifying current or creating new, distinctive public environments or places to be experienced by people. These places build on existing assets that include physical, social, or natural characteristics.

Planning Board – An appointed government board charged with recommending to the local town or village appropriate regulations and best practices in development efforts.

Public Forum – An informational meeting opened by a government entity to provide information on a subject to the public, allowing the public to express opinion on the subject.

Public Hearing – A session conducted by local boards to gather information from the public, and to survey public opinion as part of a local law-making, rule-making, decision, or appeals process. Public hearings are required by statute for a variety of reasons, such as before a board of appeals may grant a variance or rule on an appeal or decide any other matter referred to it under the ordinance or local law; before a local law or ordinance may be adopted; or before a subdivision may be approved

REDC – Regional Economic Development Council. Allegany County is located within the Western New York chapter.

RGE – Rochester Gas and Electric

RFP – Request for Proposal

SEQR – State Environmental Quality Review Act passed in 1975, requires all state and local government agencies to consider environmental impacts equally with social and economic factors in decision-making.

Site Plan – A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features – both natural and man-made– and, depending on requirements, the locations of proposed utility lines.

Site Plan Review – The process whereby local officials, usually the planning commission and staff, review the site plans of a developer to assure that they meet the purposes and standards of the zone, provide for necessary public facilities like streets, parks, and schools, and protect adjacent properties through appropriate siting of structures and landscaping.

Smart Growth – A broad concept that describes the change in community design from post-World War II development principles to development that better serves the economic, environmental and social needs of communities. The U.S. Environmental Protection Agency identified the following ten principles of smart growth. (1) Mix land uses (2) Take advantage of compact building design (3) Create a range of housing opportunities and choices (4) Create walkable neighborhoods (5) Foster distinctive, attractive communities with a strong sense of place (6) Preserve open space, farmland, natural beauty, and critical environmental areas (7) Strengthen and direct development toward existing communities (8) Provide a variety of transportation choices (9) Make development decisions predictable, fair, and cost effective (10) Encourage community and stakeholder collaboration in development decisions.

Steering Committee – An advisory body that is composed of senior stakeholders that provide guidance on a project from start to completion. Members are appointed by a governing entity.

STW – Southern Tier West Regional Planning Board

Sustainable/Sustainability – Broadly, to keep up or keep going, to maintain an action or process. In the context of land use and environmental sustainability, there are many definitions and some debate about their merits. The U.S. National Environmental Policy Act of 1969 declared as its goal a national policy to “create and maintain conditions under which [humans] and nature can exist in productive harmony, and fulfill the social, economic and other requirements of present and future generations of Americans.”

Tiny Home/House – A residential structure under 400 square feet (37 m²) is generally considered a tiny home.

Undeveloped Land - Land that is free of infrastructure and buildings; it can be associated with residential, commercial and industrial areas, including abandoned agricultural lands. Typically it is considered a virgin landscape, but may also be reclaimed by nature.

Walkable Community – Communities where goods (such as housing, offices, and retail) and services (such as transportation, schools, and libraries) that a community resident or employee needs on a regular basis are located within an easy and safe walk. Walkable communities facilitate pedestrian activity, expand transportation options, and create a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles. To foster walkability, communities typically mix land uses and build compactly, to ensure safe and inviting pedestrian corridors.

Watercourse – Natural or once natural flowing water including perennial or intermittent rivers, streams, and creeks. This includes natural waterways that have been channelized,

but does not include manmade channels, ditches, or underground drainage and sewage systems.

WNYREDC – Western New York Regional Economic Development Council

Zoning - A zoning ordinance, along with a zoning map, controls land use by providing regulations and standards relating to the nature and extent of uses of land and structures. The zoning ordinance should be consistent with the comprehensive plan.

Zoning Amendment – An amendment to make a change in the zoning ordinance or to the application of zoning to a particular parcel or area. Zoning amendments can take three forms: 1) a comprehensive revision or modification of the zoning text and map; 2) a text change in zoning requirements; and 3) a change in the zoning designation of a particular parcel or parcels of land.

Zoning District – A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map – A legislative body may divide a county, a city, or portions thereof into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance.

History of Alfred Timeline



The history of Alfred is presented as part of our comprehensive plan to provide the background material for Community Planners to understand the importance of what has preceded them historically. It is hoped that this information will enable leaders to appreciate our heritage and preserve artifacts that still remain. It is our history that defines us. A more detailed history can be found in **Appendix A**.

1806 – Allegany County was created from Genesee and Steuben County lands.

1807 – Seventh Day Baptists were the first settlers to move into the Alfred area, still part of Steuben County at that time.

1808 – Allegany County was reorganized from three towns into five by the State Legislature and included Angelica, Alfred, Caneadea, Nunda, and Ossian.

1815 – The first schools in Alfred were organized. Historic records indicate there were over 50 different men and women who taught in the district schools that year.

1816 – The first Seventh Day Baptist Church of Alfred was organized with 25 members present. Church was held at an old school house in the Tinkertown area before the first church was built.

1824-1828 – The first church building was erected on Main Street, where the Palmer Block Company currently stands.

1831 – A second Seventh Day Baptist Church was organized in Alfred at the junction of East Valley and Railroad Valley approximately one mile south



of Alfred Station. The location was used for 25 years before the church moved to its current location in 1857.

1832 – The Erie Railroad was chartered, roughly 446 miles long. It enters Allegany County in Almond, and then passes through several other communities including Alfred. The line was finished in 1851.

1836 – Alfred University was founded as the Select School, offering co-ed opportunities, as well as racial integration. Both were unusual offerings at the time.

1840 – Lee Homestead was built in Tip Top and used as a tavern, sheltering many Erie Railroad officials over the years while the rail was being built.

1848 – The first post office was established in Alfred Centre (Centre was later dropped from the name to avoid confusion along the railroad).

1850's – Butter and cheeses were very prevalent on farms in the area and cheese factories were erected at several locations in the Alfred area.

1884 – The first issue of the Alfred Sun was printed. Headlines of the time bring news from nearby towns, local events, obituaries, and business ads, among other items.

1887 – The A.E. Crandall Hook and Ladder Company organized after a large fire destroyed the east side of Main Street.

1888 – The Alfred Celadon Terra Cotta Tile Company was incorporated; a company that used celadon clay from a local stream to make different shapes of tiles used for roofing. Less than a decade later, in 1894, the company management changed and the brand was expanded into cities like Boston, Cleveland, and Minneapolis. The business brought great economic benefit to the families of Alfred. In 1906 the business sold and was followed by a name change to Ludowici-Celadon Co. The Alfred plant was destroyed by fire in 1909 and never rebuilt.

1890 – The Fireman's Hall was built.



1900 – The New York State School of Clay-Working and Ceramics was established at Alfred University, now known as the New York State College of Ceramics.

1909 – Alfred State Agricultural and Technical Institute was established as part of Alfred University with 68 students enrolled.

1916 – The Red Bus Line began operations as the first public motorized transportation from Alfred to Hornell.

1917 – Military drills were incorporated on campus and the Alfred University New York State Military Corps was created. This was followed by the Student Training Corps, with a purpose to supply military branches with officers, engineers, doctors, and other specialists.

1927 – During post-war depression, the Alfred State Agricultural and Technical Institute was removed from Alfred University's management and placed under the State of New York.

1960 – A zoning map was created showing residential districts. While the definitions are different today, much of the area is still zoned as it was in the 1960's.

1964 – First evidence of zoning printed in a book titled, "Ordinances of the Village of Alfred New York".



Plan Purpose and Intent

A comprehensive plan is a written document that describes the community character, the current demographic and economic state of the municipality, and a future vision for growth and development. The community character serves as the basis for local zoning and land use regulations. New York statutes specify that all zoning must be in accordance with the comprehensive plan and all plans for capital projects must take into consideration the goals of the plan.

A comprehensive plan provides the context and a framework for local officials and citizens to make decisions about zoning, land use, road building, maintenance and other services such as police and fire protection, water supply and sewage treatment. **A current comprehensive plan is necessary for obtaining grants and loans for government and community organizations to finance needed projects.**

According to New York Law (N.Y. Vil. LAW § 7-722 and N.Y. TWN. LAW § 272-a), a comprehensive plan should reflect the ideas and needs of the entire community, thus the participation of all community members -residents, property owners, business owners, students - is critical to the development of a plan. A plan provides residents with a basis for accountability of decisions. Alfred's Comprehensive Plan is a working document with a vision of 10-20 years.

PLANNING OUTLOOK

The planning outlook can be defined by the stretch of time for which the plan is considered pertinent and symbolic of the community. It also enumerates the length of time necessary to implement a majority of the plan's recommendations over the next decade. **This joint planning effort for the Town and Village of Alfred will provide a comprehensive planning guide for making key decisions in the future.**

It is recommended that information contained in this document be reviewed by the Town and Village on a continuous basis to ensure that it is applicable and useful. Furthermore, the joint comprehensive plan should be reviewed by the Comprehensive Plan Review Committee at a maximum of every five (5) years in its entirety, for changes in opportunities or risks within the Town and Village.

INTRODUCTION TO THE NEW PLAN

Alfred is a college town in a rural setting. Considerable distance from metropolitan centers has been significant to planning and the future of the community. Alfred has maintained many of the essential qualities of what planners now call the "traditional small town," and

these characteristics are frequently cited by residents as the key assets of both the Town and Village.

The close sense of community, the attractiveness of the architecture and landscape, and the assets of Alfred State College and Alfred University are desirable features to many Alfred residents. Both institutions generously share their cultural, educational and recreational programs with the community. Additionally, both institutions generously maintain their campuses as open, semi-public spaces, from which the community benefits on a daily basis in many ways.

Within the Village of Alfred and the hamlet of Alfred Station, open space is a natural fabric that winds through the "built" environment. Preservation of open spaces and the rehabilitation of historic places is critical to the continued development of Alfred. Similarly, connecting existing and future open spaces to public recreational facilities such as ball fields, parks, and trail systems will increase utilization and familiarity of all these community assets.

The vitality of a cultural center within a rural setting produces an eclectic populace whose collective needs and desires must be judiciously balanced. Construction and restoration of a mix of housing types, while maintaining desirable neighborhood characteristics, is paramount to ensuring suitable accommodations to all residents of Alfred. Additionally, maintaining and improving the visual appearance of buildings and properties buoys community spirit and increases the attractiveness of the community.

When it comes to economic development, a strong partnership between the Town and Village of Alfred is essential. To succeed in the 21st century, all entities must join together and leverage existing resources in order to compete for economic development opportunities in western New York. There is no room for isolationist thinking if Alfred is to compete regionally - and economic development requires a regional, if not global, strategy.

Alfred is in a strong position to compete since it is the home to the economic engines of Alfred University and SUNY Alfred as well as an impressive number of mature, successful businesses. This strength tends to produce myopia toward key components of any economic development vision: jobs, visitors and high traffic counts. Furthermore, the Town and Village of Alfred are well-positioned to complement each other – while the Village has the infrastructure for economic development, it is also essentially built-out; while the Town does not have the entire suite of infrastructure in place, it has well-sited, available land.

Existing land use laws correctly place the spotlight for growth on the Main Street/State Route 244/State Route 21 corridor. The most promising aspect of this emphasis is that the corridor encompasses additional municipalities and therefore provides additional opportunities to partner in the pursuit of economic development.

Land use and zoning are still key. The Town and Village of Alfred are in very different positions when it comes to land use. The Village has been close to 100% developed since the 20th century, while the Town has available land in all of its zoning districts. The goals for land use policies in the Village and Town therefore differ.

Both entities are very active in maintaining their respective Zoning Law. Examples of refinements since the 2004 Comprehensive Plan include addressing natural gas extraction in the Town, as well as high-density ‘social’ housing within the Village. Despite efforts, the Village zoning needs a comprehensive update. Positioning the Village to undertake this update is one of the overarching goals of this comprehensive plan update.

Challenges facing the village that may be addressed through zoning include:

- The lowest level of owner-occupied housing in the village’s history;
- A too-small business district;
- The relationship of the educational zone and educational investment/ownership;
- And a lack of incentives for multimodal/multi-use buildings.

Keep the relationship active. As Alfred State College and Alfred University have such considerable influence over the community direction, a cooperative working relationship between the municipalities and the institutions should be reinforced. The needs and desires of the 7,000 students and employees of both institutions should be considered alongside those of the 2,000 long-term residents of the Town and Village. The Town and Village together have a transient population three and a half times as large as the long-term population resulting in fiscal and logistical challenges to provide appropriate services.

Continue sharing community assets. Over the last 12 years, the Town and Village have identified areas for service sharing which have resulted in a single Dog Control Office, a shared assessor, refined agreement of police protection, inter-municipal aid agreements for fire and ambulance service, and opportunities for shared street service assistance continue. To further reduce duplication of services among Alfred State, Alfred University, Town, Village, and County governments, biannual community meetings discussing issues pertaining to community development should be scheduled.

In order to avoid incompatible land use policies, information should be shared across political boundaries and ownership lines. This includes coordinating land use goals and objectives, where compatible, between the Town and Village. The findings of a 2015 Financial Restructuring Board review of the Village offered the option of municipal dissolution previously considered in the 1999 Fiscal Impacts and Municipal Options report. A potential future merge of the Town and Village highlights the importance of compatible land use policies throughout Alfred. This financial restructuring report is included as Appendix F.

Additional utilization and revitalization of current Town and Village assets, such as the public recreational facilities near the Alfred Station Fire Hall and on Pine Hill Drive should be prioritized.

In September 2019, a plan titled “Village of Alfred Street Tree Guide, Management Recommendations and Inventory” was presented to the Village Board. The guide was produced by volunteer residents and includes policy recommendations on existing trees and new trees, as well as a business block redesign. Urban forestry in Alfred has become a very strong public interest item and the maintenance of such a public asset should be carefully managed. The plan is included as Appendix G in this plan and is also included on the Village of Alfred website.



Comprehensive Planning Overview

Comprehensive planning has roots in the City Beautiful movement, dating in large part to the Columbia Exposition in Chicago in 1892, as well as in the governmental reform movement of the early twentieth century. Planning for a sustainable future for the community as a whole is an essential governmental function. Community land use development patterns are facilitated by public policy that forms the basis for where and how we invest in capital improvement projects, economic development, civic initiatives, and protection of community resources like cultural, natural and historical features.

Community planning is a process that combines objective information about community resources and trends with community needs, goals, and aspirations into a road map for how the community will grow and evolve over time. This road map, or community comprehensive plan, is then put into action through land development regulations, investments in public facilities and infrastructure, and government programs for things like smart growth initiatives, economic development, open space and recreational activities.

Change happens. We need to anticipate and plan for it!

The most essential feature of a comprehensive plan is its ability to reflect a community's engagement in long-term planning. The State of New York now actively encourages such planning; not through any statutory requirement, but rather by giving preference to requests for funding by local governments and agencies whose projects support a local Comprehensive Plan. Since Comprehensive Plans typically support regional plans, the State of New York can gauge the compatibility of funding requests with those in a Regional Economic Development Council jurisdiction. As taxpayers, this ensures our investment in the State is put to better use. Locally, it means that having a Comprehensive Plan makes a community a stronger contender for grants and programs.

COMMUNITY PROFILE

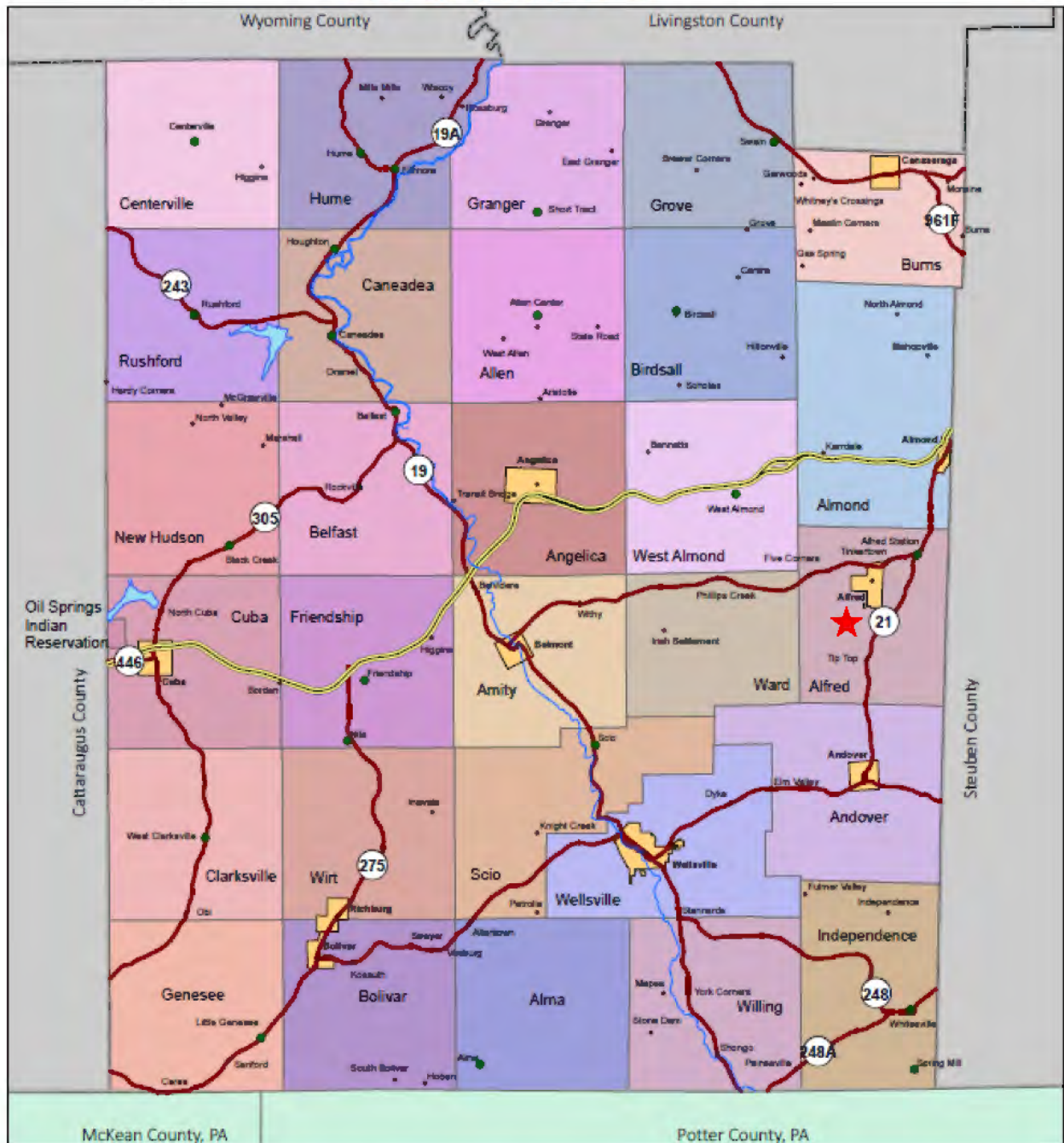
LOCATION AND OVERVIEW

The Town and Village of Alfred is a community in Allegany County that takes great pride in and assigns great value to its rural residential character, small-town atmosphere, high-quality agricultural and forestry land, and scenic natural resources.

Preservation of the Town's irreplaceable scenic sites, air quality, water quality, and unique character is of significant value to the inhabitants of the Town and to the tourists who visit here.



Town and Village Boundaries



29 Towns
10 Villages
40 Viable Hamlets
50 Historic Names of Hamlets

Notes: ESRI, NYS GIS Clearinghouse,
US Census bureau, County Planning

0 2 4 8 Miles



Allegany County
Comprehensive Plan
for more maps:
<http://www.alleganycounty.com>

DISCLAIMER OF USE:
This map is intended for planning purposes only.
The County assumes no liability associated with
the use or misuse of information contained herein.

The Town's rich natural environment is a valuable asset that creates a sense of identity and well-being for residents of the area. Preserving and protecting the agricultural, scenic, recreational, and other natural resources of the Town is important for both a healthy environment and vibrant economy. Aesthetic issues are real and evoke strong reactions from people. They also deeply affect the way people feel about a place, and affect whether businesses will want to locate within, or people will want to live in, attend school in, and visit, a place.

While small, the Village of Alfred is home to two college campuses and many local artists, an art museum, theater spaces, six art galleries, libraries, parks and local shops featuring live music and art; as well as a growing number of pop-up venues in the vicinity. The student population is quite large, nearly three and half times the size of the non-student population.

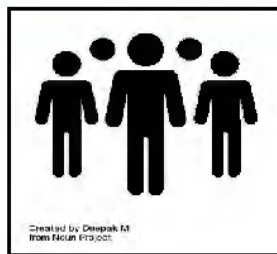


During the school year, students from both campuses are very active in the community and have provided unmatched support through volunteer opportunities and the like. The Center for Civic Engagement is on campus at Alfred State College, offering at least four major day of service events that connect volunteers with opportunities to become involved. Alfred University is also very involved in civic engagement through the Gary Horowitz Service Learning Program. The program is meant to foster an environment of social responsibility and community engagement, while preparing students for their roles as active citizens.

Alfred University is a small, private institution, with a specialty for arts and engineering. Over 60 majors and concentrations are offered within its four colleges. They typically host between 1,500 and 2,000 undergraduates a year and another 300 postgraduates. The campus is on the east side of the Village and currently spreads over 232 acres. The Performing Arts on the Alfred University campus have been historically accessible to the community; inviting all to participate in band, orchestra, chorus, dance and theater.

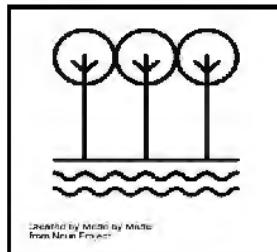
Alfred State College of Technology is one of eight State University of New York schools. Alfred State hosts approximately 3,700 students a year, offering both two- and four-year degrees in over 70 majors and concentrations. The campus spreads over 260 acres on the west side of the Village with some additional agricultural space in the Town.

Demographics of Alfred



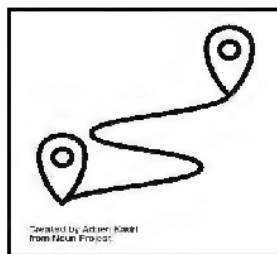
5,237. Population at the 2010 Census

\$39,375. Median Household Income



0.1 Sq. Mi. Total water area

31.5 Sq. Mi. Total Land Area



41.2 Miles. Town Roads

7.32 Miles. County Roads



600. Student enrollment average at AACCS

1. Ranked the top school district in Allegany County

Demographics were collected from www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2017/. District enrollment and ranking collected from www.schooldigger.com. Icons were created by various authors from www.thenounproject.com.

According to schooldigger.com, the Alfred Almond School District is ranked as the top school in Allegany County. It is ranked as 13th out of 96 schools in the western New York region by the 2019 Buffalo Business First school publication. A merger was proposed with the Canaseraga and Arkport school districts in 2014 due to a declining enrollment in all three districts; however the merge was opposed by voters and all three districts are still in operation.

The nearest shopping centers to Alfred are in Hornell (Steuben County) and Wellsville, both at approximately the same distance from Alfred in different directions; however Hornell may be easier travel due to the topography of the area. Alfred offers a unique retail experience with various businesses in the area.

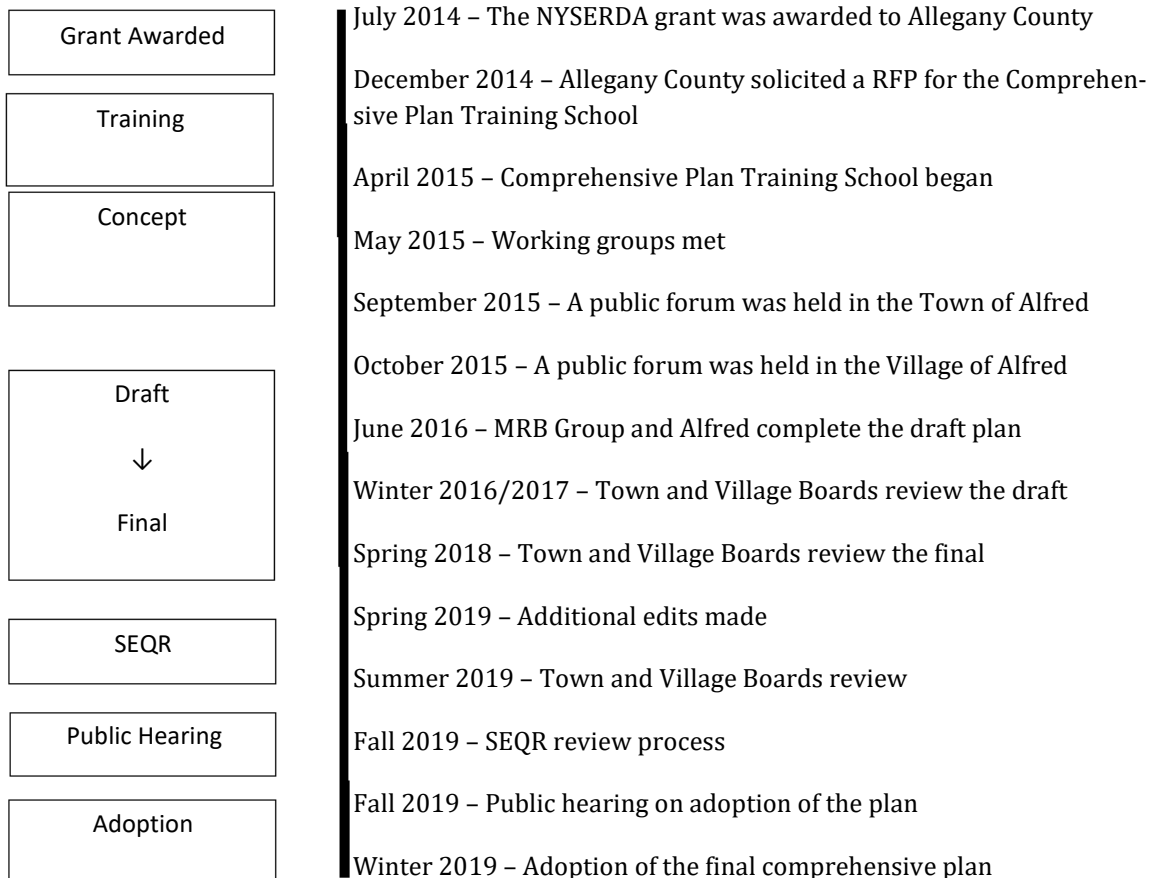


Shown in the top left picture is the Canacadea Country Store in the Town of Alfred, Hamlet of Alfred Station; the lower left picture is the SOS Liquor & Wine in the Village of Alfred; and to the right local products from Stearns Poultry Farm in the Town of Alfred.

Plan Resources

When considering this revision of the Comprehensive Plan, a number of important resources were utilized in order to gather as much data as possible during the planning process. The Town and Village intend to continue utilizing its previous plans and studies as resources for recommendations. Although the Plan is a tool of government policy, it should not exclude future decisions that may not align exactly with the state vision and policies. Without a doubt, the single most important resource was the Alfred community itself, with residents supplying detailed survey responses.

As part of the planning process, the Town and Village designated members of their Planning Boards to act as the Steering Committee. Key members of each Committee are those who attended the Comprehensive Plan Training School with their knowledge of the planning process and their willingness to be the conduit for increased communication. With the objective of gathering as much data and input as possible, the selected committee represented several distinct perspectives including transportation, infrastructure, housing, economic development, education, health care, emergency services, recreation and tourism, land use, and local government services.



Some of the local resources that were utilized in developing this plan were:

- The 1970 Town and Village Comprehensive Plan;
- The 2004 Town and Village of Alfred Comprehensive Plan;
- The 2013 Western New York Regional Sustainability Plan;
- The Allegany County Comprehensive Plan;
- The Alfred State College Comprehensive Plan (ASCCP) for the Town and Village of Alfred, New York (2015 Draft Edition).

Information regarding the Town and Village's population, housing, employment location, educational attainment, was obtained from the U.S. Census Bureau, utilizing Data Tools & Apps. Also gathered were previous demographic data for comparison and identification of trends. Relevant data which determined the focus of the Steering Committee are reflected in tables and maps throughout this document.

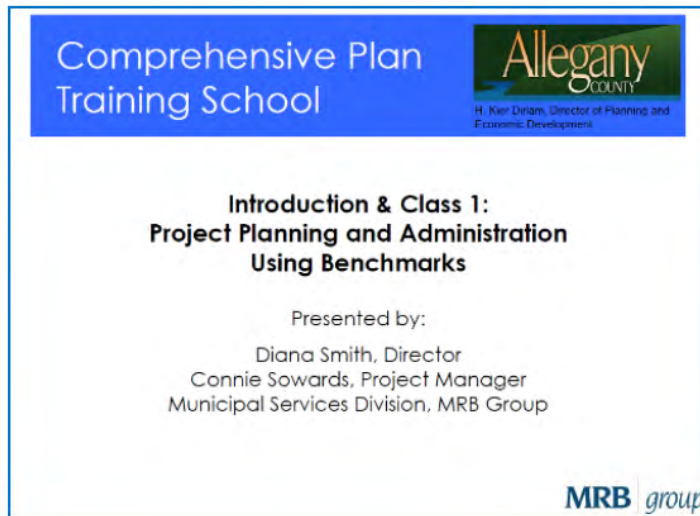
Finally, Geographical Information System (GIS) mapping was developed utilizing various data sources, such as the U.S. Geological Survey data and Allegany County Real Property Services assessment/tax data. GIS mapping provides a digital representation of data linked to a specific parcel or area within the Town and Village. All maps created for the Steering Committee are included in Appendix C and should be considered reference only.

PREVIOUS COMPREHENSIVE PLANS

The 1970 Comprehensive Plan has relevance today, although the recommendations were somewhat obscured by a lengthy, three-volume text and a great amount of "boilerplate" material. The report groups its plan elements into five categories: Land Use, Circulation (Roads), Community Facilities, Financial, and Capital Improvement. Many of the goals, objectives and strategies of the report are similar to those in the 2004 Comprehensive Plan.

The 2004 Comprehensive Plan focused on information sharing and cooperative planning and also incorporated assumptions about appropriate use of natural resources that were new ideas in 1970. It also referenced rural planning techniques that were developed in the last 30 years. The 2004 Alfred Comprehensive Plan Committee identified that periodic review of previous reports and the 1970 Comprehensive Plan is important to see what ideas still have currency. The Town and Village should continue with the idea of reviewing the previous Comprehensive Plans on a regular basis for relevancy.

COMPREHENSIVE PLAN TRAINING SCHOOL



Allegany County Planning and Economic Development issued a Request for Proposal (RFP) on December 18, 2014 for a Comprehensive Plan Training School, which was funded through NYSERDA's Cleaner Greener Communities grant funding. The County took an innovative approach in providing planning and development services to its local municipal governments by launching the "Comprehensive Plan Training School". The premise of the

School was to provide participating municipalities the training to prepare a draft Comprehensive Plan or an update to their existing Comprehensive Plan.

The curriculum of the Planning School was based on the U.S. Building Council's "Technical Guidance Manual for Sustainable Neighborhoods" and New York State Technical Series publications "Creating the Community You Want: Municipal Options for Land Use Control" and "Zoning and the Comprehensive Plan" as primary reference sources.

Representatives from the Town and Village of Alfred participated in 15 weekly classes, facilitated by MRB Group, D.P.C., the firm retained by Allegany County to conduct the training.

Members of the Alfred Town and Village Boards, along with several concerned citizens attended the 2015 Allegany County Planning and Economic Development Comprehensive Plan Training School which began April 7, 2015. This series of classes was hosted by Allegany County Director of Planning-Kier Dirlam and was presented by staff from MRB Group, D.P.C.

Early in the planning process working groups consisting of community members met to develop concepts introduced during the Comprehensive Training School sessions. The first working group met on Friday, May 22, 2015 and produced recommendations on maps deemed useful for planning, a comprehensive infrastructure tool, and areas for possible investment or expansion. The second working group met on Thursday, May 28 and Monday, June 1, 2015 producing the draft survey which was eventually distributed throughout Alfred. A third working group met on Tuesday, August 4, 2015 and outlined planning recommendations for land use in both the Town and Village.

In order to bring community input to the process, the finalized comprehensive planning survey was mailed out to Village residents along with their monthly water bill, published

for two consecutive weeks in the local paper, The Alfred Sun, posted at local businesses, and the Box of Books Library. It was also emailed to Alfred University and SUNY Alfred faculty, staff and students. Additionally, two public forums were held, the first in the Town of Alfred Fire Station Hall on Tuesday, September 15, 2015 and the second in the Alfred Village Hall on Thursday, October 1, 2015.

Throughout the course of the training school, Town and Village representatives identified key objectives and strategies that they wanted to achieve in their communities after the completion of this Comprehensive Plan. By the end of the program, the Town and Village were working in a collective effort to prepare a new, up to date Comprehensive Plan that identified key objectives and strategies for both entities. MRB Group, D.P.C. assisted the Town and Village in finalizing this Comprehensive Plan produced in the training school.

COMMUNITY OUTREACH & PARTICIPATION

In an effort to ensure that the Plan also addressed the desires and concerns of the public, opportunities were provided to engage Town and Village residents and stakeholders in the development of the Plan's content. Public Forums were held after the completion of the Training School and marked the first phase of community outreach to solicit input from the general public.

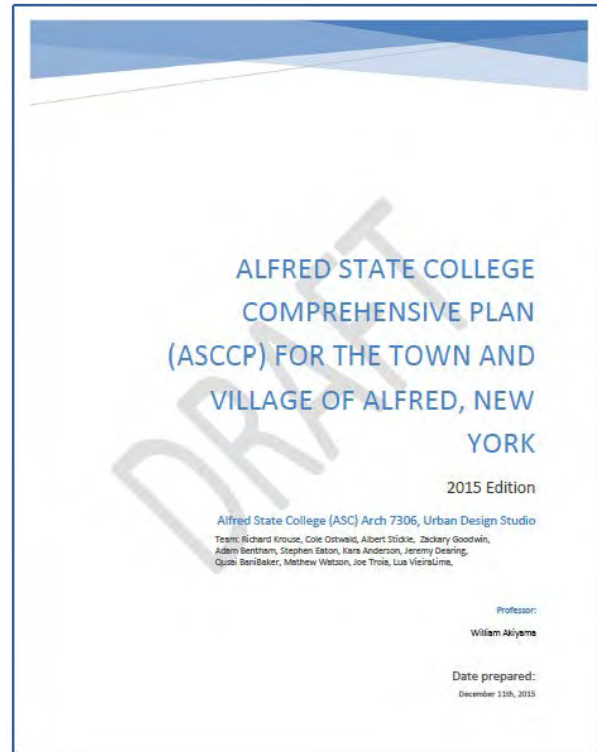
Alfred Public Forum #1

On September 15, 2015 a public forum was held at the Alfred Station Fire Hall to which all community residents and stakeholders were invited. Nearly 40 residents attended the forum to learn more about the comprehensive plan process. The purpose of this forum was to introduce the public to the planning process and to solicit input from the community for the future visions and goals of Alfred.

Attendees participated in a group brainstorming session to determine the community's "most" and "least" important services. Each Group then developed a goal and objective based on key input from participants. A complete listing of responses from this forum is provided in Appendix D.

Alfred Public Forum #2

The second public forum was held on October 1, 2015 at the Village Hall as a follow up to the first. This workshop was presented by students in the Alfred State College (ASC) Urban Design Studio class*. The workshop was designed to share the Studio's developed ideas through renderings for the Town and Village establishing a healthy dialogue with the general public. The complete draft of the Alfred State College Comprehensive Plan (ASCCP) can be found in Appendix E.



*The Urban Design Studio focuses on design aspects of buildings and places in an urban setting with a concentration in support systems. One of the student projects is to design a concept Main Street area for the rural Towns or Villages of Allegany County. Students spend a significant amount of time reviewing existing comprehensive plans and meeting with public officials to help determine design ideas. The projects are typically presented to the public during the initial phase and again at the end of the process. Students then travel to Washington, DC and present projects to the Appalachian Regional Commission as part of the Appalachian Teaching Project. Other completed projects include Village of Cuba Master Plan (2010-2011), Village of Wellsville Community Visualization Study (2016), Village of Canaseraga Community Visualization Study (2017), Village of Andover Community Visualization Study (2018), and the Village of Bolivar Community Visualization Study (expected 2019).

COMMUNITY SURVEY

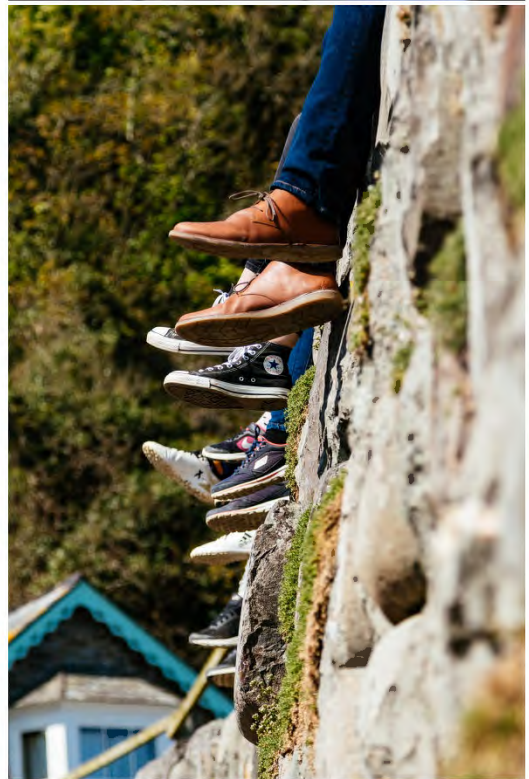
During the early stages of the planning process, the Town and Village Steering Committee distributed a community-wide survey to residents in order to engage them in the planning process. Surveys were sent out asking for the residents input in formulating this Comprehensive Plan. Residents of the Town and Village were initially asked to participate in the planning process by offering their thoughts and concerns about the community, in order to examine its current strengths, weaknesses, opportunities and threats.

From a variety of opinion-gathering venues, residential feedback afforded the Steering Committee to identify a common thread of locally perceived issues and opportunities present in the community. These included discussion of core values, community-wide surveys and outreach strategies with focus on community values, future goals, land use, economic development, public services, and future recommendations.

One nearly universal perception of the community emerged as a central theme, resulting in the foundational benchmark for remaining discussions: that the small-town character, friendly atmosphere and strong sense of community are **defining characteristics** of the Town and Village of Alfred.

When asked, “What do you most value about Alfred?” people listed the following characteristics:

- Small Town Character
- Safe Community
- Friendly Community
- Overall Quality of Life

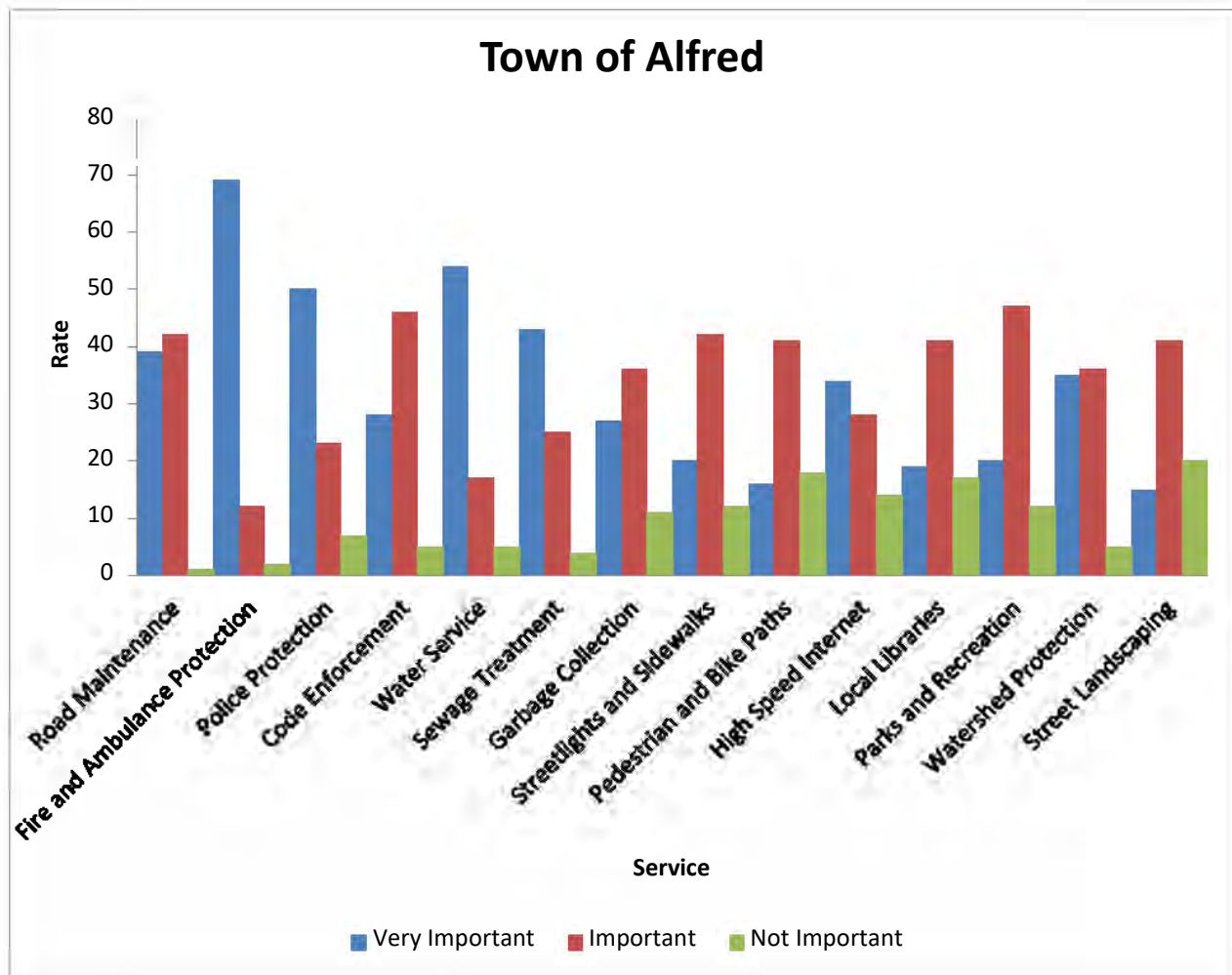


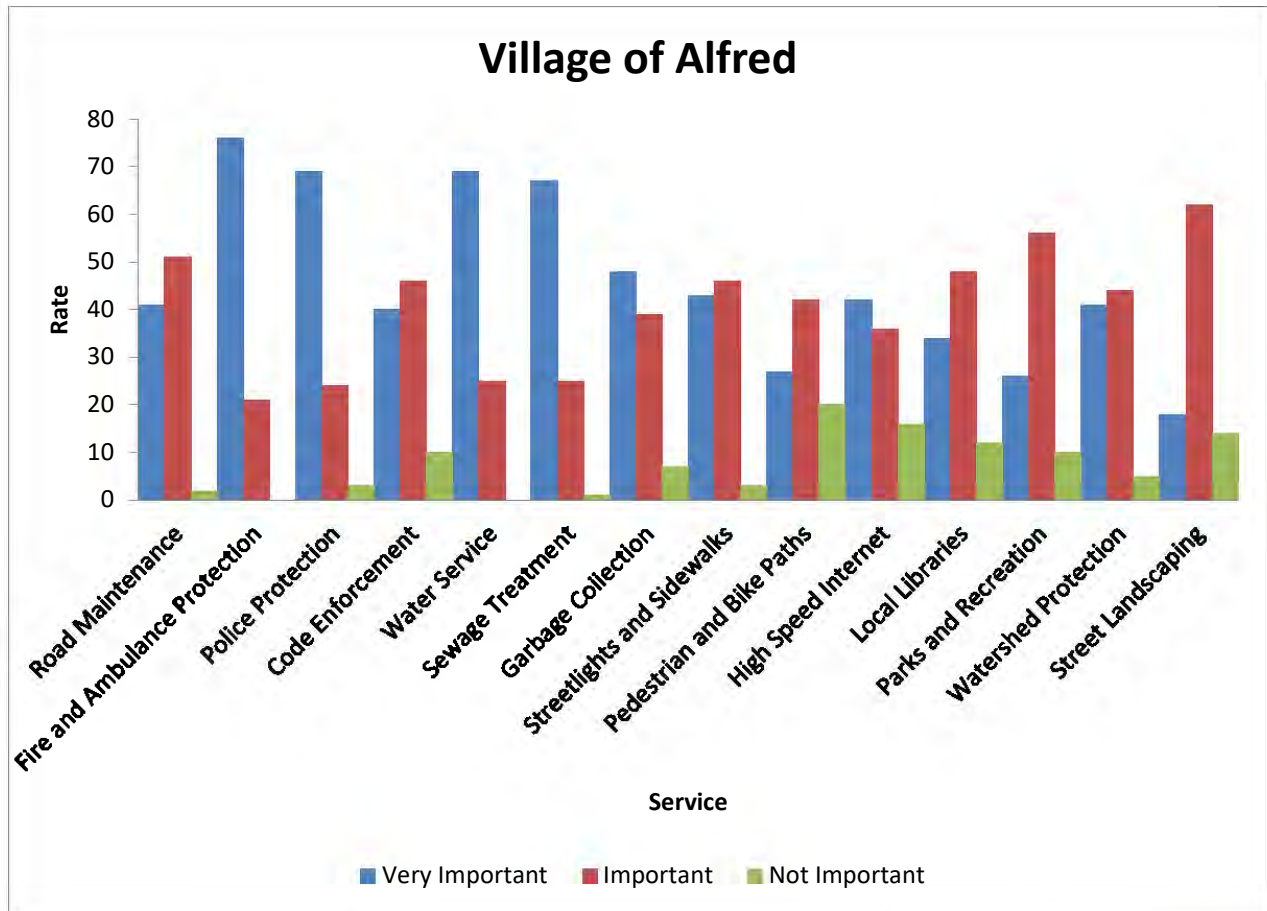
RESIDENTS VALUES AND PREFERENCES

Of all the community-wide surveys distributed, there were 85 total surveys returned to the Steering Committee. This number reflected an estimated return of approximately 7% of identified households and known businesses in the community who received the survey by mail. Copies of the survey were also available at several public buildings and the Town Hall for community members to complete.

In considering the results of the survey, the Steering Committees recognized the potential for duplicate submissions, although careful examination of survey responses did not reveal any exact duplicates, nor was there evidence of attempts to influence survey results. While not scientific in process, much deliberation was given to the creation of survey language that would foster honest, candid responses.

Community members were also asked in the survey to rate the importance of services that are currently provided by the Town and Village of Alfred. A summary of the data is provided on the following page. Complete survey results can be found in Appendix B.





Respondents were asked to rate Town and Village services as very important, important, or not important.

Fire and ambulance protection ranked #1 as Very Important for Town and Village residents, followed by Police Protection.

Street Landscaping was ranked as least important in the Town; and Pedestrian and Bike Paths were ranked as least important in the Village.

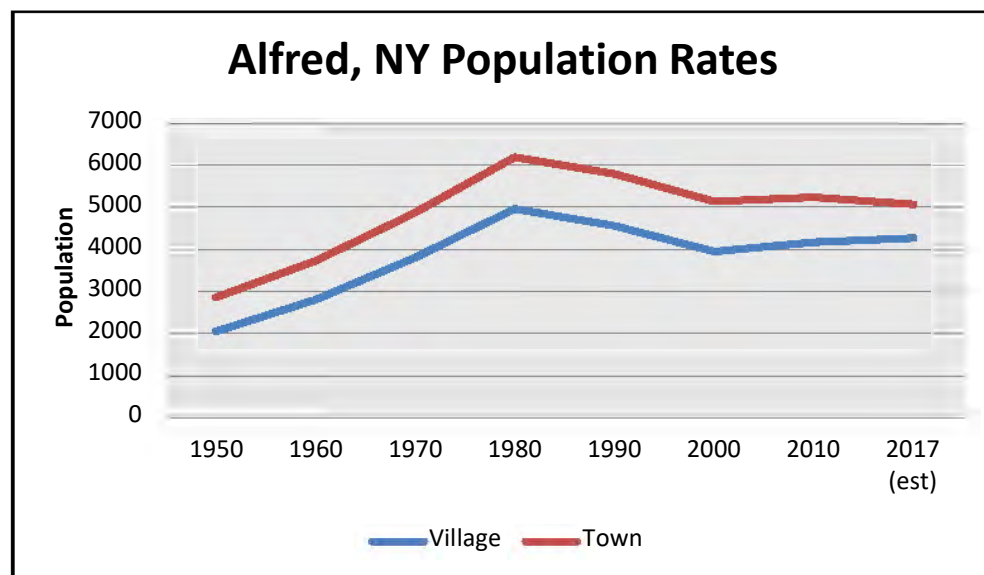
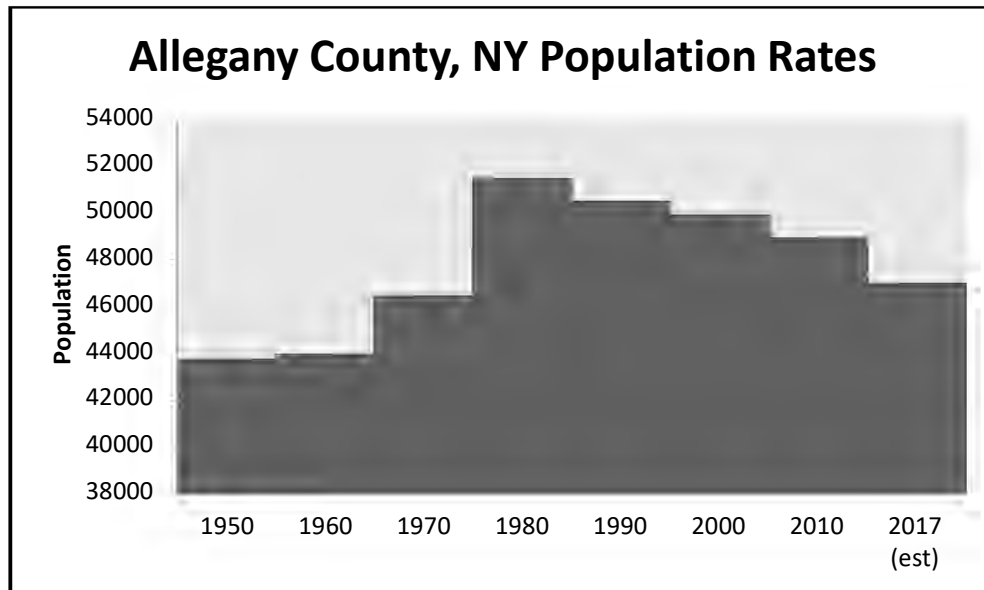
Top three challenges listed (not shown in the graphs) were:

- 1) Taxes
- 2) Town/Gown
- 3) Municipal Services



POPULATION TRENDS AND PROJECTIONS

In 1950, the Village of Alfred had almost three times or 1,244 more residents than the people living outside the Village. Based on the historical data presented below, the Town has seen relatively steady increase since 1950, with minor decreases in 2000 and 2010. The Village has seen significant growth between 1950 and 1980, with decreases in population between 1990 and 2010. Based on the 2015 projections, both the Town and Village will see a decline in population. The population trend for the Town and Village are consistent with that of Allegany County. The Town of Alfred, including the Village as of 2010 had a population of 5,237 residents.

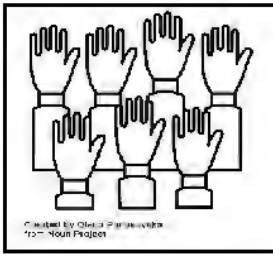


Current Town and Village Clerk estimates propose that the resident, non-student population of the Village is actually somewhat less than 1,000. The 1970 Comprehensive Plan has population projections for the 30-year period 1960-1990.

The population of Allegany County peaked in 1980 while that of Steuben County peaked in 1970. The projections at the county level significantly exceeded actual increases during that 30-year period.

- Allegany County Projected Increase +18.84% Actual Increase +14.8%
- Steuben County Projected Increase +16.53% Actual Increase +1.4%

Demographics of Alfred



1,460. Registered voters in Alfred.

699 can vote in the Village.



6,046. 2018 total college student population.

632. Average enrollment at Alfred-Almond CS



65% of ASC students live on-campus.

73% of Alfred University students live on-campus.



13% of ASC employees live in Alfred.

36% of Alfred University employees live in Alfred.

Demographics were collected from the Board of Elections for Allegany County; Alfred State College and Alfred University; and summary sheets on the Alfred-Almond School District from the website data.nysed.gov. Icons were created by various authors from thenounproject.com

Infrastructure



WATER

Many residents are dependent upon aquifers and wells for life-sustaining water; maintaining the quality of water resources within the Town is critical to protecting the natural environment of the Town, the general health and welfare of Town residents, and the local economy.

The Village water supply system, which relies on two wells located within the Town's boundaries, services residences and businesses within the Village. It also services most of the Town residences and businesses along Rt. 244 from the Village line to the north end of Shaw Road.

The present design capacity of the wells is 1.3 million gallons per day. However, actual storage capacity is 850,000 gallons, held in three Village tanks and a fourth located on the ASC campus. The total demand when both ASC and AU are in session is approximately 500,000 gallons per day. **The storage capacity is therefore less than two days demand.**



Water storage tank just above Pine Hill Playground on Nevins Drive in the Village of Alfred

Water is pumped from the wells to the storage tanks by eight pumps: one at each wellhead and two at each of three booster stations. The pumps operate at an average total output of 500,000 gallons per day to keep the tanks full. In case of local or regional power loss there are generators at pump two and at one of the booster stations. An extended power outage coupled with a significant draw-down on storage could result in insufficient water for both customers and fire-fighting purposes.

Storage capacity should be reviewed for present and future demands, and consideration should be given to installing the minimum equipment necessary to provide for the community's safety in emergencies. Analysis of the aquifer and the overlying stratigraphy should be conducted to determine its susceptibility to contamination from potential hazards.

SANITARY SEWER

The Village of Alfred has recently completed a major renovation of its wastewater treatment plant. This facility services residences and businesses within the Village boundaries, and it extends to the Sugar Hill Industrial Park, which is located wholly within the Town boundaries. A small number of Town residences located just over the Village line are also tied into the system.

The Village's decision to upgrade its treatment plant was based on analysis of the costs of participating in a new regional system. The plant capacity was not increased in the reno-

vation; however it is capable of handling significant increases in flows relating to future population growth or additional connections to Town properties. For purposes of community planning, it is important that Town and Village officials know how many households, businesses and student residents can be accommodated by the extra capacity.

While repairs to an aging sewer system are listed as an on-going mitigation initiative in the Alfred Hazard Mitigation Plan, it is not specific to what repairs need to be completed. The most significant improvement remaining for the wastewater treatment system is the elimination of storm water infiltration into the old mains (underground pipes). Such infiltration increases flows into the treatment plant and puts greater demands on the facility.

The origin of wastewater - residential, industrial or institutional - can determine the relative costs of treatment. As future growth in the service area occurs, an examination of treatment costs per unit volume from different sources may reveal that sewer charges should be adjusted to reflect true burdens put on the treatment facility.



An aerial view of the Wastewater Treatment Plant on Route 244

REGIONAL WATER & WASTEWATER SERVICE

Long-term planning for extended water and wastewater service is desirable for both accommodating and encouraging economic development. The Canacadea Valley is the logical focus for improved municipal services: the valley bottom offers the best topography for transportation and the construction of infrastructure. Renewed planning can take advantage of recent studies.

TELECOMMUNICATIONS

Both the Town and Village of Alfred are in need of updating in terms of telecommunications. Having two upper level institutions, one of which being a school of technology, can provide aid to a dated system. A popular trend with commercial businesses is to install wireless internet in their spaces, which will appeal to the growing number of people accessing the internet. Installing wireless internet has shown in other areas to increase traffic in businesses, while also increasing revenue. The two main companies that provide Internet services in the area are Spectrum and Frontier Communications.

Allegany County and New York State have been working on bringing wireless broadband to the more rural communities of the area for nearly a decade and have more work to do. Armstrong LLC has been working in the area to install fiber optic cable and would serve areas that are not currently served by Spectrum. Alfred is one of the communities with better internet capabilities, due to the needs of the educational institutions.

VILLAGE PARKING

The adequacy of both on-street and off-street parking in the Village business district is a matter of concern to many residents, visitors, business owners and their employees. With approximately 100 legal parking spaces, the nature of the problem varies from season to season, business to business, and street to street. Further, the needs of ASC and AU for student and employee parking interrelate with Village issues.

Problems include:

- Insufficient number of on-street metered spaces during the Village's busiest hours
- Insufficient number of off-street spaces for business owners and employees
- Lack of signage for different meter hours
- Inefficient locations and mix of 1-, 2-, 3-, and 10-hour meters
- Inadequate short-term (15-minute) spaces
- Delivery and construction vehicles' use of parking spaces for extended periods of the day

The parking problems can also be an indicator of something good. The Village is thriving! The colleges are full. People are visiting downtown. Yes, the problems listed above are indicative that more spaces are needed; however there are a number of ways that this could be addressed.

- Do a parking study to help determine which businesses need more parking than others. Are the parking spaces in the Village utilized more by business employees, institutional faculty and staff, or more by visitors?

- Most people are only at a business for a short amount of time. Does it make more sense for some of the meters to be changed out for short term parking spaces? Better regulation of parking space would help prevent long term parking in one area.



Parking meters in the Village of Alfred

- Some of the businesses have parking in the rear of the building. Are there wayfinding signs clearly marked for rear parking?
- While the Village is at maximum land use, would it be feasible to purchase an empty lot or a vacant home and turn it into parking? Having to park a block or two away from their destination is not going to deter a visitor.

SIDEWALKS IN THE TOWN AND VILLAGE

Safety of pedestrians and cyclers has been an issue for countless years, not just in Alfred but in communities everywhere. As walkability, place making, and reduction of motorized vehicle use become more and more popular, sidewalks are getting more and more use, requiring maintenance and handicap accessibility requirements that landowners can't always afford. While this is understood, it is equally important to keep our students, neighbors, co-workers, and visitors safe.

INVENTORY

The Village of Alfred has approximately 4.5 miles of sidewalk. The Town of Alfred has approximately a half mile of sidewalk, in the hamlet of Alfred Station. Both Alfred University and Alfred State College have massive amounts of sidewalk as well; however those are maintained by the institutions.

Of those sidewalk miles a majority is either constructed using concrete materials or brick pavers, although asphalt, brick, and rubberized pavers are common sidewalk materials as well. Concrete sidewalks have a life span of 40 to 80 years (if maintained), brick pavers may have a much shorter life span but are typically used in downtown or historic districts, as they are in Alfred, to preserve the traditional appearance. Pavers do have advantages, but if not placed properly could end up costing more in the long run.

Paved shoulders can be an acceptable form of walking path for pedestrians and bicycles, but come with its own set of challenges. The lifespan of a road is currently five to ten years if preventative maintenance is completed. There is paved shoulder present on Route 244 for pedestrian use, allowing foot access to the convenience store, Dollar General and the hardware store. Route 21 in the Town of Alfred, on the outskirts of the village offers a soft shoulder only. Both have a high volume of through traffic making the walkability without a designated sidewalk quite dangerous.

COMMON PROBLEMS

There are many types of infrastructure deficiencies that can plague sidewalks in a community. The compromised surfaces can be major or minor, but will ultimately be a safety hazard and affect the life of the sidewalk if left untreated.

Many Alfred Town and Village residents are concerned about the maintenance requirements and liability issues they are faced with because repair is not only expensive, if deficiencies are not treated it then puts community members at risk for injuries.

Concrete sidewalks will often show disrepair like cracking, heaving, sagging or settlement. These are all structural and are a result of freeze and thaw actions or poor curing and low concrete quality. Pavers can show disrepair as well but often the causes include vegetation growth or paver displacement. Some examples of sidewalks in Alfred are shown on the following page.



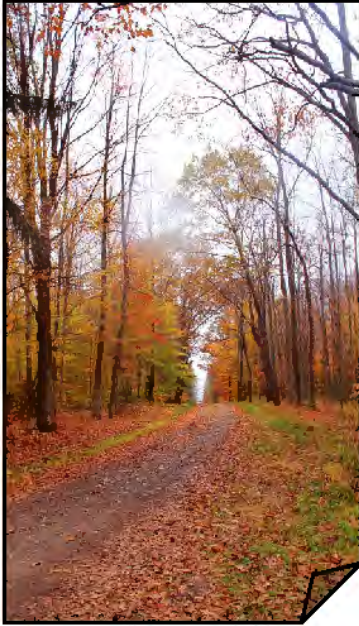
Solution

The Town and Village of Alfred, as well as residents, would benefit from use of a standard sidewalk and road maintenance plan. This should include inspection and evaluation criteria, as well as a replacement plan to maintain them at State and Federal levels. Alfred, like many other communities, requires property owners with sidewalk frontage to be responsible for some or the entire repair required. If a replacement plan were in place, the areas with the most damage could be replaced first and the burden on the residents would be much less. Taking over this responsibility would most likely be a large expense to government but other jurisdictions have created shared fee structures, or they have built the plans into their Complete Streets process, using federal monies and grants to complete such projects. More information can be found on the U.S. Department of Transportation Federal Highway Administration website.



A ground-up view from the sidewalk in Alfred

OPEN SPACE AND NATURAL RESOURCES



We recognize that change is inevitable, well-guided change is desirable, and that Alfred can benefit by a larger population and economic growth. We also recognize that the appeal of our hometown lays no less in our natural surroundings than in our community, institutions and historic buildings. Open space is a natural fabric that winds through the built environment of Alfred.

In *Rural by Design: Maintaining Small Town Character*, Randall Arendt explains:

Another favored aspect of traditional small towns, especially those located in rural areas, is the open space that often exists around the edges, and occasionally occurs also as scattered pieces of undeveloped land throughout the community. Although most people take these spaces for granted, hardly noticing them in any conscious way as they go about their daily business, they are strongly affected when such land begins to sprout buildings and parking lots. Few things change the character of small towns and rural communities more than the conversion of these natural areas to development. Whether appreciated for their aesthetic, recreational, or sporting benefits, such areas often hold deep meaning for long-term residents.

The preservation of such open spaces and the reconnecting of separate pieces are critical to the development of our community. The Village center has spaces that are essentially public greens containing gardens, lawns, trees, a bandstand, public library, and playground. The University generously maintains its campus as an open, semi-public space, and the community benefits from this daily in many ways. A coherent, landscaped space recognizable as the community center remains to be established.

Open spaces are also available in the hamlet of Alfred Station as the ballfield area and the spaces along Canacadea Creek and State Route 21. Appropriate landscaping and welcoming

signs, historic markers and park amenities can increase the scenic and recreational value of such areas, further improving the attractiveness of our home.



PARKS AND RECREATIONAL FACILITIES:



Pine Hill Playground Park

This is an older playground on Pine Hill near the Alfred University astronomical observatory. The site is grassed with picnic tables, trash bins, playground equipment, older basketball court and small hill for sledding. This recreational asset is scheduled to receive some updates in 2020.



Mike Kenyon Park

Located on South Main Street just south of the Main Street business block and adjacent to the Montessori School, the park has been in existence since the early 1970's with playground equipment for young children. It is handicapped accessible, has picnic tables and parking available in the lot at the school. This playground is in the wooden style that was popular in the 1980's and 1990's. It is one of the last of this style in Allegany County still in use. The Village should consider a major upgrade of this heavily used facility with new, safer and modern equipment.



Volunteer Firemen's Park

This park is located in the hamlet of Alfred Station behind the Post Office/Fire Hall. There is a foot bridge across Canacadea Creek to the little league size field, Pavilion, trash bins, picnic tables, and grills. In recent years this site has undergone some updating and would be appropriate for additional improvements and updates like parking improvements or better handicap accessibility.

Blueways



Communities are paying new attention to the rivers and streams running within their borders. A century ago, development of watercourses was of little importance, but now river and stream corridors are seen as **key assets** with recreational, parkland, and scenic value. Alfred lies in two significant river basins: the Genesee River Watershed, draining to Lake Ontario, and the Susquehanna River Basin, part of the Chesapeake Bay Watershed.



Models of river-based greenway preservation exist just downstream of us and include the work of the Friends of the Genesee Valley Greenway, Genesee Headwaters Watershed Association and the Chemung basin River Trail Partnership.

Canacadea Creek, shown in the pictures to the left, and its tributary at the foot of the ASC campus provide both the Town and Village with a scenic corridor of open space that can be developed through restoration and landscaping efforts into a major attraction for the area. A visit to Ithaca will show the importance waterways can play in an academic campus.

The protection and restoration of watercourses and adjacent lands bring added benefits to natural and economic resources at no additional cost: stream buffer zones improve water quality and wildlife habitat, and open floodplains reduce local and downstream flood damage.

The Canacadea Valley is a link to downstream communities that reminds us that municipal boundaries are artificial.

Trails

Established trails in the vicinity include Pioneer Trail System, Pine Hill Trail, the Finger Lakes Trail System and the NY State Department of Conservation's West Almond Trail System in Palmer's Pond, Phillips Creek, and Turnpike State Forests. Alfred has an athletic and energetic population that takes good advantage of our rural setting. While open space abounds, public access is limited. Our proximity to other recreational areas affords us the opportunity to design and develop extensive footpath and bicycle trail connectors.

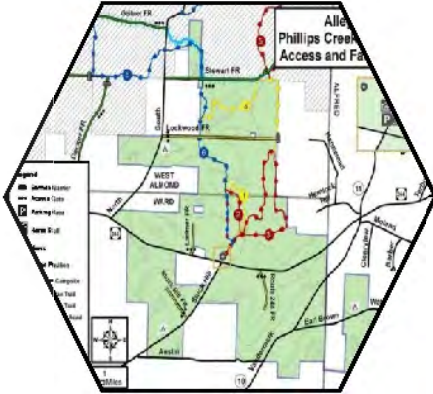
Alfred State College opened the Pioneer Trail System in 2016, offering 4.5 miles of trails and gorgeous views. The trail head begins behind the Orvis Activities Center with three trail options based on different fitness levels.

Pine Hill Trail is located on the Alfred University campus, running approximately 2 miles in a forested setting. It is good for all skill levels and used for hiking, trail running, and nature trips with two marked entrances to the trail.

College Owned Facilities

Alfred State College:

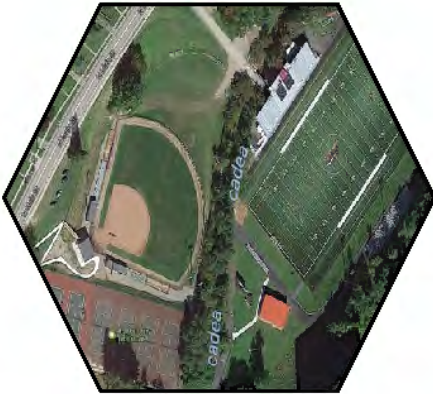
Pioneer Athletics Facilities include fields near the western edge of the Alfred State College campus for Soccer, Football, Softball, Baseball, Track and tennis.





Lake Lodge: This site sits on 12 acres approximately 1.5 miles from the Alfred State Campus. The lodge can seat 200 for social events, meetings, recreation, and catered dinners. Onsite they have fishing and camping is allowed at the adjacent campground.

Alfred University:



Merrill Field and Nearby Facilities: The main grandstand for Alfred University athletics is at Merrill Field with a capacity of about 5000 spectators it is used for Soccer, Football, Lacrosse. The field has a lighting, new field house and the site includes restrooms and concession stand. Adjacent to Merrill Field is a new Softball stadium and tennis courts.



Bromeley-Daggett Equestrian Center: This 400 acre site has a 200 x 80 foot indoor arena as well as two lighted outdoor arenas. Stables with stalls and a capacity of 54 horses are on-site. Approximately five miles of horse trails extend over the site, as well as 28 electric camper hookups available for trailer parking. Boarding services are also provided for a nominal fee and the learning opportunities are endless.



Jericho Hill Fields: Soccer, Rugby, Football practice fields located on top of Jericho Hill about one mile south of the Village. It includes two large grass fields, one with an older lighting system, plenty of parking, plenty of parking along CR 12 and at back field. This was once planned as the main sporting facility location for Alfred University but transportation was detrimental to its use.



Foster Lake: A 25-acre property that Alfred University purchased in 2002, sitting at the top of Jericho Hill and approximately five minutes from campus. It is available for recreational use by the community through permitted access. Recreation at the lake includes swimming, fishing, birding, canoeing and small craft sailing.



*Civic Engagement Day photo, college students
helping cleaning up a cemetery in Alfred*



Equestrian activities at the Bromeley –
Daggett Center on Lake Rd.



Play ball! A picture from the Alfred-Almond
Little League Facebook page



Phillips Creek State Forest

Land Use

This section of the Comprehensive Plan examines development trends and current land use patterns within the community. Land use refers to the physical arrangement of a community's agricultural, residential, commercial, industrial and institutional development, along with undeveloped/developable land. Examining spatial development patterns, rates of change, and trends can provide insight into how Alfred evolved under varying social, economic and environmental conditions. Understanding land use change within a community is a key aspect of the overall Comprehensive Plan, and forms the basis for discussion regarding the future direction of the Town and Village.

LAND USE CHARACTERISTICS OF EXISTING PARCELS

Table 1 and 2 contains a breakdown of the various land uses within the Village and the Town of Alfred and the Existing Land Use Map delineates their location. The tables were developed using the land use codes from the Allegany County tax files. Land use codes were developed by the New York State Office of Real Property Services to create a uniform classification system to be used in the assessment of land.

Class of Use	Parcels	Acres	% Total Acreage
Agriculture (100)	0	0	0%
Residential (200)	272	199.8	35.29%
Undeveloped Land (300)	36	89.0	15.71%
Commercial (400)	46	32.3	5.70%
Recreation and Entertainment (500)	0	0.0	0.00%
Community Services (600)	16	19.2	3.38%
Industrial (700)	0	0.0	0.00%
Public Services (800)	1	0.2	0.03%
Municipal Parks/Recreation Areas (900)	0	0.0	0.00%
No Property Classification Code	38	225.8	39.88%
Total Village	409	566	100%

Source: Allegany County Real Property Office, 2018 Data

Class of Use	Parcels	Acres	% Total Acreage
Agriculture (100)	12	806.5	4.32%
Residential (200)	458	9743.3	52.19%
Undeveloped Land (300)	202	5472.7	29.31%
Commercial (400)	33	176.6	0.95%
Recreation and Entertainment (500)	4	203.6	1.09%
Community Services (600)	10	87.7	0.47%
Industrial (700)	10	391.1	2.09%
Public Services (800)	10	145.4	0.78%
Municipal Parks/Recreation Areas (900)	10	699.0	3.74%
No Property Classification Code	61	943.9	5.06%
Total Town	810	18,670	100%

Source: Allegany County Real Property Office, 2018 Data

Nearly 52% or 9,743 acres of land within the Town are classified as residential property, while 35% or 199 acres of the Village's total land is dedicated to residential land uses.

Of the 458 residential parcels within the Town, 275 are classified as single-family residential, while the Village has 215 single-family residential homes. The Town has a vast majority of land that is classified as undeveloped at 29%. Undeveloped land can incorporate land within residential, commercial and industrial areas, including abandoned agricultural land.

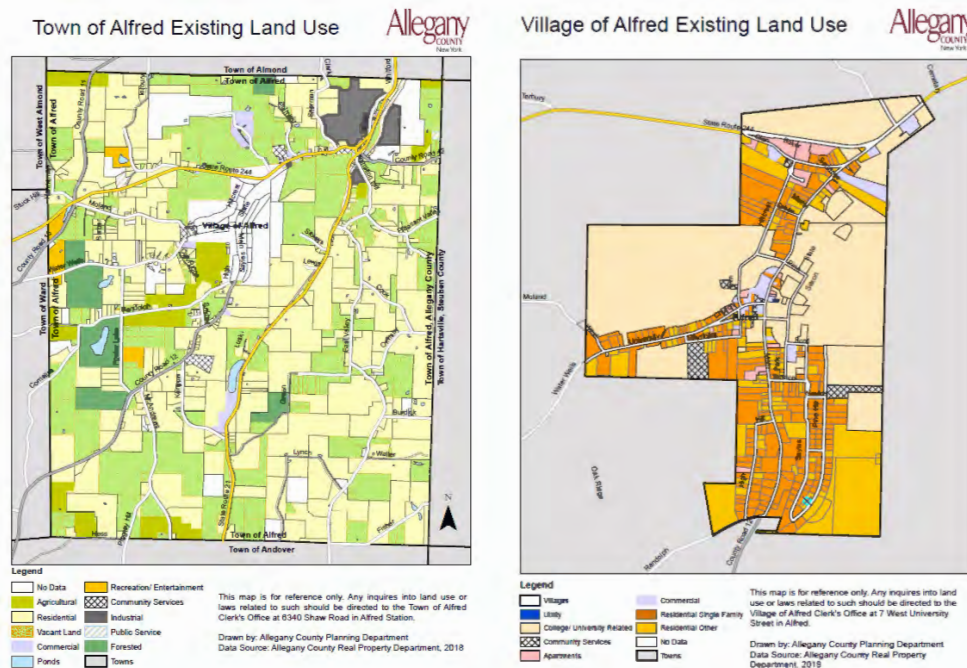
Agricultural lands (12 parcels) represent the fourth largest land use in the Town with approximately 806 acres of land being used for various agricultural purposes. There are only 10 industrial properties consisting of 391 acres within the Town, while there are no properties within the Village that are classified as industrial.

Of the 1,219 properties located within the Village and Town, only 1 property has been classified as a fraternity or sorority. Although Alfred University does not allow fraternities or sororities, Alfred State College has five (5) fraternities and six (6) sororities.

After drawing comparisons with the property classifications within the Town and Village, the most alarming observation was that there were 61 properties consisting of 944 acres within the Town and 38 parcels or 40% total land within the Village that did not have assigned property classifications. Properties with unassigned property classifications did have notes that they were included with other parcels for assessment purposes. Because of this, the property classification map is not representative of the data shown in the tables. Most of the properties with missing classifications were associated as college or university

owned, primarily on the main campuses. There are also several properties off-campus designated as residential that are college or university owned. These properties are assumed to be used for student off-campus housing.

The property classification codes are not used for zoning purposes, however, they are assigned by the Assessor's office for assessment purposes. While zoning and assessment should match, they don't always. Therefore, the land use maps and the zoning maps may look similar but are likely to have a few differences.

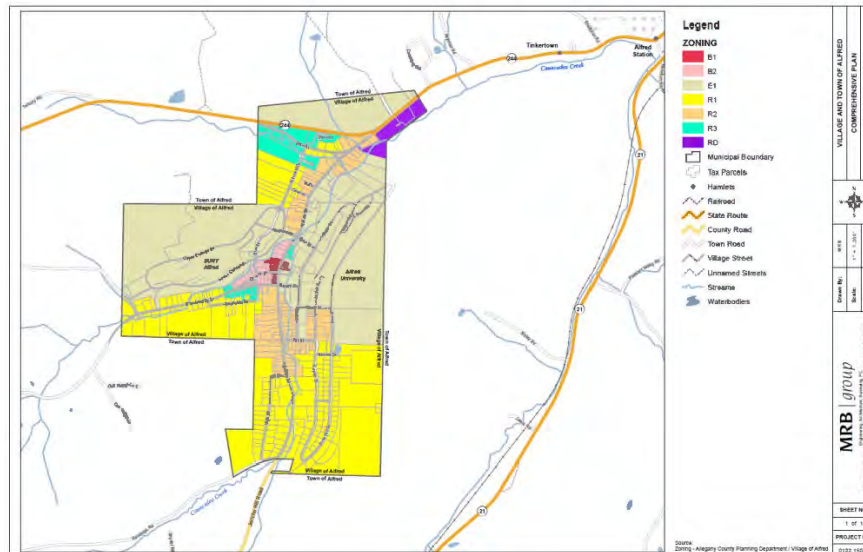


ZONING

Alfred regulates development through zoning, housing and environmental regulations. Of these regulatory tools, zoning is the most important, especially for historic small Villages like Alfred, due to their capacity to steer redevelopment and its capacity to guide development of vacant land.

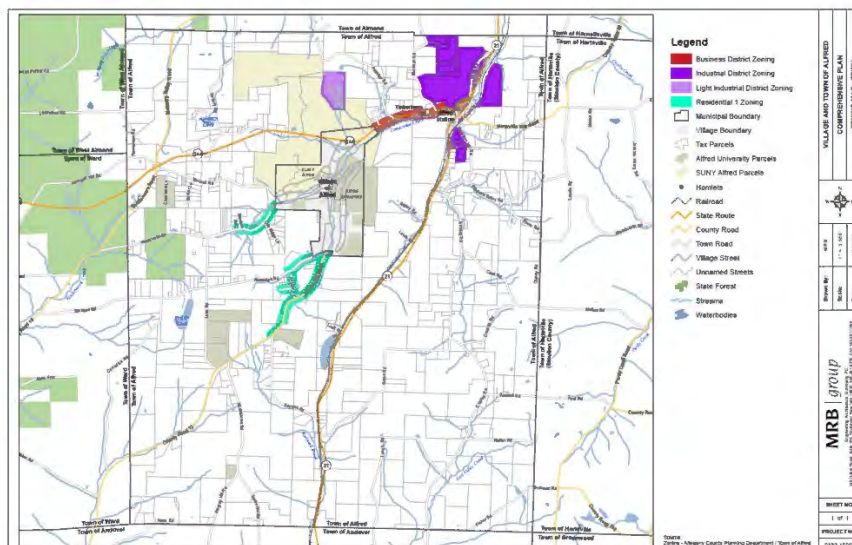
The Village of Alfred Zoning Law was last revised and adopted by the Village Board in March 2019. In accordance with New York's zoning enabling statutes (the state statutes, which gives Towns and Villages the power to enact local zoning laws) all require that zoning laws be adopted in accordance with a comprehensive plan and provide the backbone for local zoning law.

After adoption of this Comprehensive Plan a committee should be created to monitor and review the progress of the comprehensive plan in relation to adopted Zoning Laws for the Town and Village.



The Village regulates all land use activities within the Village in accordance to the Site Development Plan Review process as outlined within Article Six of the Village of Alfred Zoning Law. The Village's zoning framework includes the following zoning districts:

- One-Family Residence District (R-1)
- Two-Family Residence District (R-2)
- Multi-Family Residence District (R-3)
- Central Business District (B-1)
- Business District (B-2)
- Research/ Development District
- Educational District (E-1)
- Overlay Zone



The Town's Zoning Law was first adopted in 1970, with subsequent updates on an as needed basis, with the latest revisions adopted in May 2019. The Town's zoning framework includes the following zoning districts:

- Residential 1 District
- Business District
- Light Industrial District
- Industrial District

Maps are provided here for reference only and were produced by MRB Group. Full size maps can be found in the back of the document.

FUTURE LAND USE

Future land use planning involves how a community should look and function if redevelopment or new development were to occur. However, it also strives to preserve essential

areas of the community, such as the Village center, agricultural land and residential neighborhoods. While land use planning plays a key role in determining the location of future development, it is not the only function it serves. It also helps to create a sense of place and a common vision for the community. The manner in which people perceive their environment, organize their time, and determine local interaction is defined, in large part, by how the land uses are organized within their community. The sense of connectivity, the sense of a place and the overall success of a community is indelibly tied to land use.

One of the key roles of a comprehensive plan is to inform future land use decisions for local governments and provide a tool for accomplishing this is the Potential Future Land Use Recommendations, which is intended be generalized vision for a community's land use over the future years.

Below are some of the Potential Future Land Use Recommendations that should be carefully examined and considered on behalf of the Town and Village of Alfred:

- Bring the zoning and assessments up to date in both the Town and the Village. They should be somewhat reflective of each other; however, it does not always match. For example, Sugar Hill is currently assessed as commercial, but is zoned as industrial.
- Complete a re-evaluation of the historic district in downtown Alfred. The historic district is quite large now, but according to historic documents, there are several buildings in the Village that are outside the district that may qualify.
- Residential zoning efforts in the Town seem to be incomplete. It would make sense to update residential zones to be more inclusive.
- Consider creating more land use laws to cover things that are not mentioned in the zoning code. An example would be to create a subdivision law or creation of a solar law that would designate rules and regulations a developer would have to follow.
- During review of zoning law, be more aware of the desire to promote conservation of agricultural lands, as well as green spaces for public use.
- A large percentage of the village is considered tax exempt due to the amount of not for profit owned or college owned properties. Implementation of modern best practices may help to increase the local tax base, allowing some of those properties to be recommitted to tax rolls.

The Potential Future Land Use Recommendations should be utilized by Town and Village departments, boards and commissions, developers and design professionals and the general public to guide future zoning decisions, and other land use regulations, smart growth and sustainable planning practices over the next decade. Having laws and regulations already in place can make a location more enticing for a developer to explore because they will know what to expect in the building process.

Concepts For Growth

Major planning achievements such as land use planning and zoning were the solutions to the public's health problems caused by haphazard development of industries and residences. While walking is one of the oldest forms of transportation it is a fairly new concept in the planning world. Walkability scoring, place making, and complete streets concepts aren't new either – but now with the recent re-imagination of Main streets, pedestrian friendly communities, and smart growth, more than just urban areas are trying to keep up with the beat.

Understanding what walkability means and what pedestrian's desire are key to knowing how to approach rural communities that want to encourage walking. An ideal walkable community includes housing, office, and retail, access to transportation, schools and libraries, as well as encouragement of multimodal transportation.

The concept of smart growth is based on urban development but it fits quite nicely into the Alfred communities. To start with, Allegany County faces many of the same challenges as other rural communities around the country: an aging population with increasing health problems, and a *disinterest* from the younger generation. In addition, the country's local governments have widely varying levels of staff, technical capacity and policy coordination. About half of Allegany County municipalities have no comprehensive plan or planning boards and many have no zoning either.

According to walkscore.com, Alfred has a walk score of 40 and a bike score of 32. This primarily means that the community is “car-dependent” and “somewhat bikeable”. By utilizing a creative place making methodology and reconfiguring portions of State Route 244 to enhance safety, mobility and access for all road users, Alfred's walk score could be much higher. Strengthening the connection between people and the places they share, especially the hamlets of Alfred Station and Tinkertown with the Village, has been one of Alfred's priorities for many years now.

As part of Alfred's efforts to revitalize the community, we applied for the Downtown Revitalization Initiative in 2017, a grant opportunity with up to a \$10 million reward. In late 2018, we received the news of our selection to receive \$2.5 million from the Smart Growth Community Funds, funding from the Buffalo Billion II initiative supporting projects that utilize existing infrastructure to support place making, walkable communities and sustainable development. Some of the projects included in the application were:

- Terra Cotta Roof Restoration: a plan will be developed to help property owners determine existing conditions of terra cotta roofing, repair and replacement needs,

and investment options. Annual walking tours will be created to promote local tourism and highlight the related ceramic art galleries throughout the area.

- Enabling business expansion: Southern Tier Concrete Products, Inc. is considering expansion of its manufacturing and warehousing capacity. In order to gain access to additional property, a bridge which meets applicable design requirements for heavy trucks is needed. This project would also include construction of a second plant resulting in multiple job creation.
- Place Making: State Route 244 is frequently used for student athletic training purposes, as well as a pedestrian pathway to local business. Creating a multimodal friendly pathway would provide safety, access to trail systems and other open space areas, and a connection from the Town to the Village center. Improved signage along the corridor pointing out proximity to local destinations will encourage walkability and increase interactions in Alfred.

Planned Achievements

- A connection to free WiFi throughout the Village will be provided by Alfred University.
- Broadband expansion is expected to continue through Armstrong Wireless in the Town of Alfred.
- Restoration of Pine Hill Park and playground is planned. The current park and playground area is under utilized due to old or out of date amenities that have not had required maintenance over a long period of time.
- Sugar Hill is an industrial development park with one business currently on campus, however there is a large acreage footprint that allows for placement of several buildings with ample parking in the area. A portion of the land was recently purchased with intent to expand the park for research and development, utilizing an equipment sharing hub on site to help foster business growth.
- Pine Street Bridge is scheduled for replacement in 2020.
- Plans to develop an Alfred Village health center are underway.
- Grant funding will continue to be pursued to further historic preservation efforts in the Town and Village that date back decades.
- Expansion of the Alfred farmers market is anticipated in the near future.
- Planning, design and construction of streetscape and placemaking enhancements that will improve the pedestrian experience and increase recreational amenities within the central business district. This will include reconstruction on portions of County Route 244, as well as street improvements at Main and University streets.
- Interpretive and wayfinding signage, as well as additional lighting and amenities will be added to promote walkability within the Village.

- Funding for expansion of businesses into the Alfred area related to ceramics is expected.
- Enhance the community in general for private landowners and landlords.
- Leverage private and public funds to enhance existing business structures, upgrade exterior elements for small businesses, and preserve existing terra cotta features
- Additional work in the renovation of Alfred Village Hall is planned. The building has previously undergone a partial renovation in the 1990's. Missing components that are still needed include insulation of the ceiling and floor, window replacements that are historically accurate, an electrical upgrade, second floor restrooms, forced air heating unit with an air conditioning component, and handicap accessibility.
- Although included in the Smart Growth grant application, the terra cotta roof restoration project will not take place with that grant. Instead, other grants will be pursued to complete the terra cotta roofs at a later date.
- The Village of Alfred is working with a developer to create modest housing facilities of around 1,000 square feet, targeting seniors possibly interested in downsizing, adjunct faculty who are only visiting the campuses part time, and young families looking for their first home.
- Health professionals and lack of an urgent care facility in the area have been an ongoing concern for the Village and Town. There is space available on Glen Street that is already designated as medical offices. It would be ideal to set up an urgent care at this location and would attract doctors to the area, where they are lacking.
- Expansion of the historical district in Alfred is expected. There are several buildings and homes that are of historic significance currently outside of the designated historical district. Alfred needs to refocus this effort and examine areas that should be included to preserve history.
- The Village of Alfred intends to explore potential alternate water sources in the areas of Waterwells Road and Sugar Hill. All of the water currently comes from the same aquifer. In the event of an emergency or possible contamination, the Village will require use of a different source.
- The waste water treatment facility for the Village of Alfred is considering an expansion to provide services for the Town of Alfred, Village of Almond, and parts of the Town of Almond by working on this capital improvement project in phases with the Alfred-Almond Central School District.

A village rendering



Accomplishments

In order to see where we want to go, one must compare that vision to where they've been. The Town and Village have both completed several goals and objectives identified in the 2004 comprehensive plan update. They have both created a list of planned achievements they hope to have completed by the next revision of this plan.

Note that neither list is all-inclusive as there may some things that were inadvertently left out. There are also several items that have been in the planning phase for some time and will be completed in the very near future.

Accomplishments

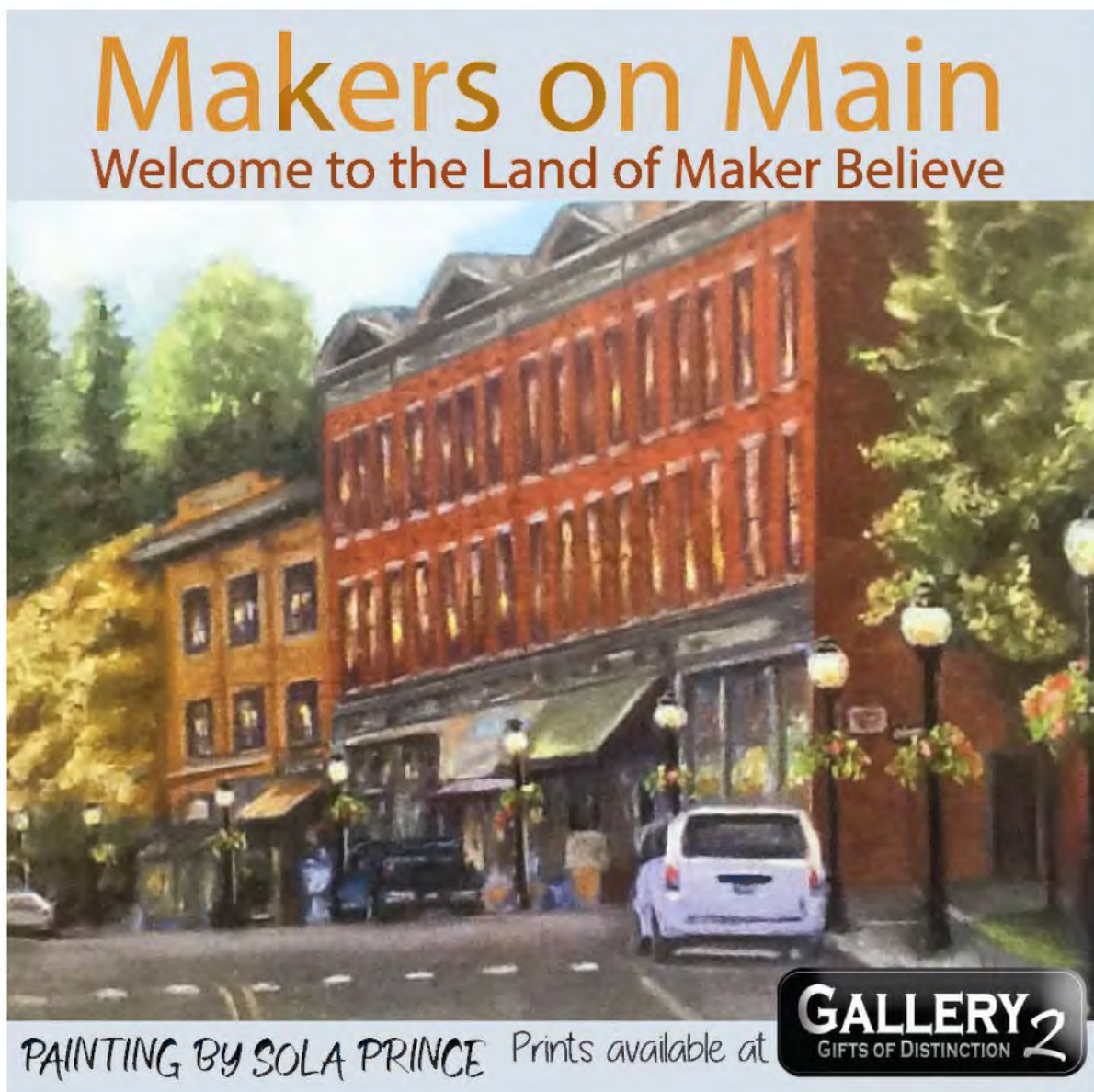
- The appearance of the Town and Village entrances were enhanced by installation of new welcome signs
- Additional summer programming was developed, allowing promotion of Alfred as a regional cultural center
- Additional recreational facilities have been identified (i.e. Tubing Hill)
- The Town and Village have made the communities more pedestrian and bicycle friendly, with additional plans to extend the sidewalk out to the Hamlet of Alfred Station from the Village
- Alfred State opened the Pioneer Trail System offering 4.5 miles of trails that challenge all levels of fitness.
- The Village Zoning Code has been updated and reflects current planning practices, community needs and desires.
- Public and private water supplies have been protected by creating the aquifer zone
- Necessary upgrades were made to the water and waste water treatment systems
- New communication towers have been installed in the area allowing for better cellular service and additional fiber optics have also been installed to enhance the community internet service.
- The Alfred Art Walk was created in 2017 and typically has at least 20 venues with special events every month. The Walk was created by galleries in the Village, Alfred University and Alfred State College in an effort to foster dialogue within the local arts community.
- Since 2014, Alfred hosts the MostArts Festival during the second week of July and features the brilliance of timeless classical music performed by world class musicians, the Young Pianist Competition, daily chamber series, evening concert series and the vibrant world of Alfred art.
- Duplication of street services has been reduced through shared services.

- Alfred participated in the County Wide Shared Services Initiative Plan to explore potential savings with neighboring towns
- A financial restructuring board was created to conduct periodic review of Town and Village consolidation possibilities. A report is provided in Appendix F.
- The Village of Alfred redesigned and updated their website in collaboration with the Alfred Area Business Association. This reduces duplication of efforts and presentation of business information in the area.
- The cultural and educational calendar has been lengthened to include summer programming and events
- The Village of Alfred has updated zoning to reflect positive changes to the community in several phases, including changes to the business and residential districts, and modifying the law to allow use of Tiny Homes. The Town of Alfred has also updated zoning to reflect changes in the home office trend and allow more people to have alternative businesses in the Town.
- A farmer's market was created, hosted on the AU Main Street grounds, promoting healthy and local foods. Everything is grown and produced within 30 miles of Alfred.
- Veterans recognition banners were hung throughout the Town and Village
- From the Earth was created as a one day event to celebrate rural living, promoting connections to the land in several different ways. The event is typically held at the end of July.
- Bridge replacement was completed on the Hamilton Hill Extension in Alfred Station.
- The Allegany Artisans Together with Friends and Makers on Main Street was an event created in 2016, occurring on an annual basis during Alumni weekend, provides an opportunity for makers to show off skills and sell artisan products.
- Several new businesses have opened up in the Alfred Station area and the Village of Alfred.
- Community Action Day is a program that both Alfred University and Alfred State College participate in, providing students with an opportunity to explore the local



community, build relationships with other students, and make connections off campus. The program affords meaningful volunteer services to local organizations who may not necessarily be able to complete tasks without them.

- The Village of Alfred was awarded a Smart Growth Capital Grant of up to \$2,500,000 as part of the Buffalo Billion Economic Development Initiative by New York State Governor Andrew Cuomo.
- The Village of Alfred, in collaboration with Alfred University, and the Alfred Area Business Association, hosted its first annual makers fair in conjunction with the Alfred University Reunion Weekend the first weekend in June, 2019. Makers on Main Street is a celebration of artists, crafters, growers, farmers, educators, tinkerers, hobbyists, engineers, authors, students, and entrepreneurs in the Alfred community.



Roadmap to the Future

An effective comprehensive plan builds upon a framework of policy areas and applied on several levels, addressing immediate, short-term and long-term needs of the community. Goals will guide community investment and decision making in the Village and Town over the next decade, often requiring a multi-faceted approach. Residents of the Town and Village of Alfred answered specific questions about what kind of future they imagined and desired. The Steering Committee examined those responses carefully in order to summarize and reflect the community's consensus about the future of the Town and Village of Alfred.

In order to achieve this, the Roadmap is comprised of the following fundamental components:

Vision Statement – A universal statement about the long-term prosperity of the community; it is the end toward which all actions are aimed. The Town and Village's universal Vision Statement is on the next page.

Goal – Similar to a vision in that it is an end toward which actions are aimed, policies are narrower in scope and tend to aim at a specific area or topic.

Objective – A statement of quantifiable activity to be accomplished in pursuit of the policy, which is reasonable attainable. Contemplate comprehensive actions or goals, such as “sustain”, “rehabilitate” or “develop.”

Strategy – A detailed proposal to do something that relates directly to accomplishing an objective. The said objective can be a program, project or a plan.

“We envision the Town and Village of Alfred as a positive living, working and learning environment that promotes the success and achievement of its residents, businesses, and educational institutions while maintaining its unique small town, rural character.”



The beautiful Saxon Inn, located on the Alfred University campus, is a 25 room hotel available to all visitors in the Alfred area.



Alumni events are all around us during the year keeping alumni connected to the campus and community.



A view from the store at one of Alfred's certified organic farms, Sunny Cove.

Policy Agenda

The Vision Statement sets the tone for this plan. In order to refine the meaning of the vision, the statement was divided into five (5) policy statements and a series of related objectives that creates the foundation of the plan and the series of actionable strategies outlined in the Future Land Use section of the Comprehensive Plan.

1. Make the Town and Village of Alfred the preferable place to live.
2. Promote and facilitate economic development while promoting sustainable growth.
3. Promote and implement land use policies that protect Alfred's community character.
4. Increase municipal efficiencies, ensure compatible community planning goals and increase the ability to implement those goals.
5. Foster the economic vitality of Alfred by providing creative space in a thriving arts community.

To better assist the Town and Village the following Action Items have been identified as "Immediate"; "Short-term" suggesting 1-2 year implementation range, or Long-term" suggesting a 3-5 year range.

Partners to help achieve these goals, objectives and strategies include, but are not limited to:

- Alfred Area Business Association (AABA)
- Alfred Twenty-First Century Group (A21CG)
- Allegany County Chamber of Commerce
- Allegany County IDA
- Allegany County Government
- Alfred Housing Committee
- Allegany County Historical Society
- NYSDEC
- Cornell Cooperative Extension
- NYSEDA
- Local planning, zoning, town, village boards
- Local business owners
- Local area artisans
- Alfred State College
- Alfred University
- Alfred Code Enforcement Officer
- Local Public Works Departments

GOAL #1 – ALFRED THE PREFERABLE PLACE TO LIVE...

Make the Town and Village of Alfred the preferable place to live.

Objective: Improve the physical appearance and increase the pedestrian accessibility to residential and commercial areas

Strategy	Time Frame	Partners
1. Promote Alfred as a vital residential community and cultural center.	Immediate	Chamber of Commerce, Allegany County, Allegany County IDA, Planning Boards, A21CG
2. Promote exterior “housekeeping”.	Immediate	Planning Boards, Code Enforcement Officers, Alfred Housing Committee, Inc., A21CG
3. Within the Village encourage construction and rehabilitation of a mix of housing types and in the Town encourage cluster residential development.	Short-term	Planning Boards, Allegany County
4. Promote historical preservation.	Short-term	Town and Village Historians, Allegany County Historical Society, Code Enforcement Officers
5. Promote more pedestrian and bicycle friendly walkways.	Short-term	Code Enforcement, Planning Boards, Allegany County
6. Encourage owner-occupancy of rental properties.	Short-term	Town and Village Boards
7. Improve Town and Village approaches.	Long-term	Town and Village Boards

GOAL #2 – SUSTAINABLE ECONOMIC DEVELOPMENT

Promote and facilitate economic development while promoting sustainable growth.

Objective: Improve and extend utilities and infrastructure

Strategy	Time Frame	Partners
1. Improve broadband internet services. Pursue service providers who can meet our community needs.	Immediate	Planning Boards, Allegany County
2. Promote private and municipal renewable energy options.	Immediate	Planning Boards, Allegany County, Allegany County IDA
3. Encourage businesses and institutions to coordinate their marketing strategies and broaden their markets.	Short-term	Planning Boards, Allegany County, Allegany County IDA, AABA, A21CG
4. Encourage new businesses and an increased diversity of businesses.	Short-term	Planning Boards, Allegany County, Allegany County IDA, AABA, A21CG
5. Improve drinking water protection and examine long-term water needs for Town and Village.	Long-term	Planning Boards, DPW, NYSDEC
6. Improve sewage water treatment services and examine long-term needs for Town and Village.	Long-term	DPW, NYSDEC, NYSERDA

GOAL #3 – LAND USE POLICIES

Promote and Implement land use policies that protect Alfred's community character.

The Zoning Law in the Village of Alfred is built upon zoning practices dating back to the mid-20th century. While the village boards continue to review and update the law – addressing natural gas extraction and social housing are recent examples – the village needs a zoning law written for the Alfred of today.

Objective #1: Align zoning with desired use

Strategy	Time Frame	Partners
1. Strictly enforce existing local laws and zoning ordinances.	Immediate	Code Enforcement Officers
2. Bring all zoning ordinances, site plan revisions and subdivision regulations up to date with both current planning practices and community needs and desires.	Short-term	Code Enforcement Officers, Planning Board
3. Conduct periodic review of the feasibility and desirability of Town and Village consolidation or change in municipal status.	Short-term	Town and Village Boards
4. Consider Town subdivision law and address variances versus special use permit.	Long-term	Zoning Boards, Planning Boards, Town and Village Boards
5. Review land use policy and be more aware of conservation efforts while subdividing larger parcels	Long-term	Zoning Boards, Planning Boards

GOAL #3 – LAND USE POLICIES

Objective #2: Preserve, protect and restore open space in the Town and the Village for scenic, recreational and natural resource benefits.

Strategy	Time Frame	Partners
1. Promote and encourage new greenways and trails.	Short-term	Town and Village Boards, Chamber of Commerce, Allegany County
2. Protect agriculture land use and promote agri-tourism.	Short-term	Cornell Cooperative Extension, Local Farmers, Town and Village Boards
3. Develop Natural Resource Inventory.	Long-term	Planning Boards, Allegany County
4. Protect Canacadea watershed and promote the Canacadea Creek as a scenic corridor.	Long-term	Planning Boards, Allegany County

GOAL #4 – MUNICIPAL EFFICIENCIES

Increase municipal efficiencies, ensure compatible community planning goals and increase the ability to implement those goals.

Objective: Coordinate community planning and shared activities between Town, Village, Alfred University and SUNY ASC. Shared activities should also be explored with Allegany County and surrounding Towns and Villages.

Strategy	Time Frame	Partners
1. Produce a community calendar that highlights key events that include AU, ASC, Alfred - Almond and Allegany County and includes the summer season.	Immediate	Higher Educational Institutions, Town and Village Boards, AABA
2. Commit to biannual community meetings (Town, Village, AU, and ASC) to discuss pressing issues, economic growth and development, land use and making Alfred the preferable place to live.	Immediate	Higher Educational Institutions, Town and Village Boards, AABA
3. Reduce duplication among County, Town and Village governments.	Short-term	Allegany County, Town and Village Boards
4. Design a resource rich, user-friendly, community website (Town and Village) with an easily updated content management system.	Short-term	Town and Village Boards, Higher Educational Institutions
5. Promote shared public recreational facilities (examples: Alfred Station and Pine Hill ball fields, playgrounds).	Long-term	Town and Village Boards
6. Consider consolidation of the Town and Village fire departments to make the services provided more cost effective and efficient.	Long-term	Town and Village Boards, Fire Departments, Allegany County Office of Emergency Services

GOAL #5 – CREATE A CO-OP SPACE FOR ARTISTS

Foster the economic vitality of Alfred by providing creative space in a thriving arts community.

The center will provide studio space and employment for those not yet ready to set up a studio on their own. Residents of the studio will have the opportunity to gain vital artist life experience through exhibition opportunity, online and retail sales, teaching, studio management, production, and commission.

It will also offer opportunities for community members and visitors to experience and participate in Alfred's world-renowned ceramics culture. Limited edition "Made in Alfred, NY" objects can be sold at regional locations and a gallery would provide access to the works of Alfred's world famous artists.

Objective: Provide a creative space for young artists, recent graduates and entrepreneurial artists, as well as local residents, spouses of graduate students, and art students who are in need of an inspirational area.

Strategy	Time Frame	Partners
1. Research locations available in the Town or Village	Immediate	Village of Alfred, John Ninos – Business owner
2. Enlist a student group to establish a business plan	Short-term	Alfred University & Alfred State
3. Develop a cooperative agreement and structure to participate	Short-term	Group of interested recent graduates and local artists
4. Rehabilitate the space and determine need for materials; set up studios, gallery and manufacturing space	Short-term	John Ninos, Caitlin Brown, interested artists
5. Establish a rental agreement with division of spaces into a tiered system for different types of maker space	Short-term	Caitlin Brown, interested artists
6. Develop prototype pieces for "Made in Alfred"	Short-term	Artists
7. Manufacture objects	Long-term	Artists
8. Develop, advertise, hold classes for community members	Long-term	Artists
9. Open the gallery and establish hours	Long-term	Artists
10. Create a schedule of workshops	Long-term	Artists
11. Develop a website for sale of items and a logo	Long-term	Artists

Statement of Review and the Revision Process

The ongoing efforts of our current residents, business owners and community leaders will ensure Alfred's quality of life and small town charm will continue for future generations to enjoy.

Four (4) years from the date of approval or sooner if needed, the Town and Village of Alfred will appoint a Comprehensive Plan Review Committee to examine and update this Plan within one (1) year of that date.

In order to assist the Town and Village in better utilizing this Comprehensive Plan, community leaders should frequently visit the Community Vision and Policy Agenda section of the Plan and review the Action Items that support the plan's Vision Statement.



**A Comprehensive Plan
for the Town and Village of Alfred
Allegany County, New York**

May 1, 2004

APPENDIX

**Prepared by
The Alfred Comprehensive Plan Committee**

**A COMPREHENSIVE PLAN
FOR THE TOWN AND VILLAGE OF ALFRED
MAY 1, 2004**

APPENDIX

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7. Table of 2003 Report: *Friendship Empire Zone Alfred Sub Zone Sites*
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Section 1.A.
Alfred Comprehensive Plan
Comments Delivered at Public Workshops
Spring, 2003

Alfred Station Fire Hall, April 29, 2003: Spoken Comments

- C. Dubriell: How big are the two schools going to become, and how many more properties are they going to be purchasing? The college is buying up property and making it tax exempt. Absentee landlords and student housing are issues; buildings need to revert to private homes.
- T. Graziano: The cost of housing is an issue: the more we lose to tax exempt status, the higher the cost of housing is. Every time the college buys a building, the rest of the taxpayers have to make it up.
- M. Prisco: About 85-87% of Village properties is tax exempt. Fewer retired people are remaining due to taxes. New industry would have to locate in the Town, and will not increase the Village tax base. The private homes owned by AU pay a PILOT; ASC makes no PILOT payments.
- M. Rucker: There is a growing senior citizen population with limited employment opportunities. Students don't want to stay here; we need new businesses to employ young adults. One reason for the development of the Sugar Hill Industrial Park is to provide employment opportunities.
- T. Rucker: We should look at the Town of Poughkeepsie and the effect of IBM's downsizing. This kills other business. If this were to happen with ASC or AU, there would be a huge fallout without smaller businesses in town. A potential loss of students would also have a large impact.
- Comment: What effect will I-86 have on Alfred? We need to consider regional issues also. Alfred cannot act like an island anymore; we need to be part of the larger area.
- C. Tartaglia: There is a need for community space not associated with a church or business that would be available and free for community use.
- M.L. Cartledge: The Plan Committee needs to involve other community groups, including the Alfred 21st Century and Alfred Business Association. We should explore the location of a parking garage in Village.
- D. Rossington: The mayor has been trying to clean up the Village over the last few years. There is an immediate problem with abandoned properties--AU Fraternity and Sorority Houses. The effect of what will become of them needs to be addressed. Ownership of some is in question. ARC is interested in possibly purchasing a different house.
- M. Prisco: AU is looking at requiring all juniors to live on campus. What effect will this have on landlords and the houses they rent? Where will AU build more dorms? What effects will all these changes have on the way the community is perceived by incoming people?

- Comment: The issue of parking and possible lot locations was discussed; South Hall and other locations were identified. A parking garage is needed. More parking is needed. Can ZBT be torn down and parking located there? Could a Park and Ride concept work here?
- T. Graziano: AU's housing policy effects landlord's abilities to rent and maintain rental properties.
- D. Clarke: Families are moving out of the Village. Downtown is primarily student housing with a few senior citizens mixed in. We need to see houses generate revenue. We should look at mixed use zoning with a compatible use aspect
- T. Graziano: Asked what percentage of employees live in the Village or Town? Suggested a park and ride program.
- Acton: There is a need for a welcome center with community restrooms; could this be located in one of the downtown fraternity houses, such as ZBT or Delta?
- Potter: The location of the Village wells is a problem--they are in an area of industry and down-gradient from the Village. The current wells need to be protected, and new wells should be developed up-gradient.
- T. Rucker: Perhaps there should be a juried art show in the Village. The B&Bs, hotels and restaurants would benefit. Tours could be set up.
- Clarke: AU has one of the oldest and best Environmental Studies Programs in the country and needs to be better supported. Foster Lake offers opportunities for research. Unique plants, birds and geology in the area could be a target for tours. Biodiversity and the natural setting are positive aspects that should be recognized and developed properly.
- Comment: Open spaces and playgrounds are important.
- M. Prisco: We used to have the Julliard School here in the summer as well as Elder Hostels. We should develop our cultural aspects and promote the programs we have. A Community Activities Coordinator could work with both schools and various groups and agencies.
- Lang: Don't let the big businesses in town rule the community. We need to promote and support local shops and events. It is a problem that the students do all their shopping on their campuses. We need to develop a reason to stay in Alfred.

Alfred Station Fire Hall, April 29, 2003: Written Comments

(1) List of “characteristics or qualities of the Town and Village of Alfred that contribute to our quality of life and “sense of place.”

- Playground
- Gorgeous summers
- Montessori school
- AU and ASC
- Variety of restaurants
- Joseph Sheer's moth project
- Kinfolk
- Cultural activities

- Quality educational systems
- Research centers
- Linkage to outside business
- Rural setting in a college community
- Quality housing
- Progressive businesses (e.g., Café Za, Coffee Shop, sports center)
- Sustainable forests, wetlands, open space
- Specialty shops
- NYS Ceramic Museum
- Rural ambience/small town
- Terra Cotta
- Healthy environment
- Ceramic motif and related industries and artisans
- Tinkertown as a very vital area for businesses to develop; should have sidewalks from greenhouses to Alfred Station
- Potential of old Buffalo Crushed site as an amphitheater
- Strong community interest in the good of the greater community (willingness to be involved)
- Great facilities for programming and recreation, especially in the summer, i.e., like the Corning Summer Theater
- Niche tourism promotions
- Niche retail promotions
- Victorian buildings
- Cultural environment
- Diversified population
- Caring community
- Availability of police, fire and medical services
- Safe place to live
- Low population density
- Good neighbors
- Good schools
- Relaxed character and pace of living
- Cooperative, helpful, decent and courteous habits of residents
- Interstitial and nearby natural settings, ecosystems
- Friendliness and quaintness

(2) List of issues or concerns that require attention and resolution in the years ahead.

- Car service to airports
- Curb appeal of village and town and two campuses
- Marketing plan
- Owners on Village's Main St. do not cooperate

- Need for community center for wellness activities (yoga) and art activities (non-academic)
- AU and ASC do more to keep 50% of regular population of school year during summer or percentage that creates a lively atmosphere and supports businesses.
- Is there animosity between town and village that needs healing?
- What happens when the health of both AU and ASC falters? Do the village and town die if they do?
- Collaborative culture
- Employment opportunities
- Negative outlook
- Quality and condition of rental properties
- What will happen to fraternity houses and rentals if the Univ. requires juniors to live on campus? Some coordination with village required.
- Zoning enforcement so that industry and other businesses don't spread out of control.
- Maintain green spaces.
- Tax base
- Absentee landlords including owners of hunting and seasonal
- Parking (maybe a parking garage in Alfred?)
- Taxes
- Expansion space/opportunities
- Need for more public facilities—public restrooms, transportation, motorcoach capabilities
- Absentee landlords
- Protection of water supply
- Property being removed from tax rolls
- Lack of affordable housing that is decent quality
- Marketing ineptitude for area
- Coordination of activities by everyone for all things
- Physical state of a section of the main business block and some housing facilities
- Minimal tax base for the Village because of the two institutions
- Expansion of the water/sewer systems outside of the village
- Need to promote residential development in the town – tax initiatives?
- The appearance of many of the old buildings—absentee landlords.
- Very small tax base and the need to provide services for a town of 10,000 people
- Need for more places of employment—cannot rely on only 2 major employees.
- Employment
- Increased traffic on Main Street
- Student housing
- Lack of creativity to draw tourists
- Growth of retail
- Growth of industry
- Retain taxable property
- Retain environment beauty and safety
- Fraternity houses are run-down

- Students living throughout the town—residential areas
- Roads—pot holes
- Public spaces/parks
- Community center available for community activities
- Festivals/seasonal
- Public art show/gallery
- Web site for Alfred
- Parking lot at ZBT space with façade (2-D) of historical house to hide 2 level garage!
- Protection of our resources
- Student housing and absentee landlords (who don't see the consequences of their neglect)
- Property taxes in village too high to attract families
- Not enough (any) encouragement of small, community business, by AU and Alfred State
- Don't allow big business to ruin what Alfred is!!
- Promote more business in both town and village
- The future of Greek housing?
- Code enforcement

St. Jude's Parish Hall, May 7, 2003: Spoken Comments

- E. Gulacsy: Is there in fact a parking problem?
- L. Curran: There is a need to continuously put money in the meters. If client gets a ticket, many of the businesses pay it.
- K. Gregory: The Village Board is talking about the parking issue. The issue is metering and that fines have not been effectively collected in the past. Chief Richardson is working with the Village Justice to see how to improve that.
- G. Ostrower: There are very mixed messages on parking. Some feel the Village should not ticket; others feel ticketing is necessary to move cars along. Suggestions include providing 2-hour meters instead of one hour. The Village is stronger than many communities in Allegany County and WNY, but we are reliant on the colleges. If the schools can't draw students, the Town and Village will fail. We have to deal with what we have, including the physical beauty of the area. We need to address the physical qualities of Main Street and the businesses for our economic future.
- M. Marks: Why does Main Street have parking meters? We are competing with malls where parking is free. Meters are an irritant.
- R. Thompson: The appearance of the area between Main Street and the Ceramics buildings is important. The stoplight is the center of town and needs an improved appearance.
- D. Broad: The ASC farm will remain a farm and there will be an increase in programs. The two academic institutions are very diverse, and we could improve communications within the community.
- M. Prisco: It is great to hear the two deans talk about enhancing the Village. There is great concern by the community toward the future of the fraternity and sorority

houses and AU's plans to house all students on campus through the junior year. There is a need for cooperation between the colleges and community.

- L. Lewandowski: The appearance of Rt. 244 near Rt. 21 in Alfred Station needs improvement.
- G. Ostrower: Property maintenance is a problem and can be due to the costs.
- H. Zaccagni: How can the community's economic basis be broadened?
- M. Hyde: Village taxes are high. We are seeing a smaller and smaller number of faculty and staff living in the Town or Village. New hires are locating in Wellsville and Hornell. We need an incentive to get people who work here to live here.
- D. Broad: ASC could utilize its resources more in the summer--tourism, Elderhostel, summer camps. There could be a Town or Village brochure featuring both Colleges plus other attractions. Affordability of housing is a concern. The college could use some of its property for short-term, low cost housing for new faculty.
- T. Koegel: The Town Board has tried to fill the vacuum for planning and economic development. Sugar Hill is slowly started up. A large portion of properties along Rt. 244 is in the Empire Zone. There are a lot of little things happening to help, but there is a need for more before the whole picture comes together. Sewer connection is the last chain needed to put the whole picture together. Town taxes are a relatively small slice of the pie compared to other taxes; Town taxes are the second lowest in Allegany County.
- G. Marks: Clients come to Alfred on a daily basis from up to one hour away. There is a diversity of attractions in the Village.
- B. Potter: There is concern about the location of the Village water wells on Shaw Road. Also, Alfred State did provide faculty housing in the 1950s.
- H. Zaccagni: Main Street houses used to be single family homes. Now they are mostly student housing. The quality of life on Main Street has changed over the last few years. We need housing for single and married couples with no children that is nice and not next to students.
- A. Littell: Are the Colleges allowed to tell the students to clean up around student housing?
- G. Ostrower: There has been a conversation with the presidents of both colleges about providing low cost loans to rehabilitate housing for new faculty. ASC probably can't do it due to state funding restrictions, but AU may be able to.
- M. Hyde: The cost of housing in the Village is twice that in other communities.
- M. Marks: The new Ceramics Museum will change the atmosphere of one of the very nice neighborhoods in the Village. Why not put it where Davis gym is?
- M. Prisco: If a change in location is part of the Comprehensive Plan, it may carry more weight.
- E. Gulacsy: At the first public meeting involving the new museum, everyone present was against the location. No one listened.
- G. Brooks: There is a very serious housing issue involving affordability and options. There are no townhouses. We should look at current buildings that could be converted into housing, for example South Hall. Instead of tearing it down, South Hall would make very nice studio apartments. The building is on the State Historical Registrar. NY State may not have signed off on its demolition yet.

- G. Ostrower: The Town Board deserves credit for cooperating in this Comprehensive Plan project.
- M. Prisco: The new coffeehouse could be an example for other local businesses.
- T. Koegel: We can trace a lot of concerns and problems to the economics of the area. The two schools are of major importance to the community but also a problem in regard to the tax-exempt issue. It is important that this plan look at the whole area, not just one portion.
- R. Hoffman: Sugar Hill took away prime farmland due to lack of planning. What does the future hold for our children? What would encourage our children to stay here? What kinds of opportunities are needed to keep them here and keep graduating students here?

St. Jude's Parish Hall, May 7, 2003: Written Comments

(1) List of “characteristics or qualities of the Town and Village of Alfred that contribute to our quality of life and “sense of place.”

- Beautiful geographic area
- Good medical facilities
- Diversity
- Educational opportunities
- Art/ceramic excellence
- Fall tour
- Website friendliness (could show more village pictures)
- The intelligence, artistry and professionalism of those attracted by the colleges and the “academic” tenor of the village
- Beauty-open spaces
- Lack of fast foods and chain businesses
- Small population and size
- Friendliness of businesses
- Good restaurants, coffee house
- Sense of community
- Proximity to university and college
- Vital art community
- Low population density
- Older structures
- Good public school
- Friendliness
- Helpfulness
- Natural beauty
- 19th century architectural character
- Diversity of population and restaurants
- Natural environment
- Education institutions and amenities associated with them – library, concerts, lectures, etc.

- Reasonably efficient public services
- Continuity – history, architecture, people
- Restaurant expansion

(2) List of issues or concerns that require attention and resolution in the years ahead.

- High real estate taxes
- Lack of public transportation, for instance to the closest airport
- Clearing ice and snow from sidewalks on the main street
- A dog clean-up law
- Summer activity
- Need better coordination of resources, especially those of the colleges. Many projects can benefit from involvement of students, staff and faculty in various capacities.
- Don't allow fast foods to come into village or town.
- How can Alfred draw people into the Village during summer months when schools are out and local businesses struggle?
- How can we expand our economic base without damaging the very qualities that make our village and town unique?
- If and when we are able to expand our economic base, how do we upgrade our infrastructure to accommodate the expansion?
- Main St.: how do we upgrade the look of the housing on Main St. (rentals in particular)?
- Housing: need for townhouse or condo housing for adults (not students)
- "Flight" of families from village
- Increased rowdiness of students
- Deterioration of older structures
- High taxes in NY State
- Housing: need more options
- Landmark preservation and adaptive use
- Land use designation
- Parking
- Zoning
- Shrinking tax base and high taxation
- Student generated noise, litter, violence
- Deterioration of rental housing
- Widespread flouting of traffic laws – speeding, stop signs, parking
- Costly utilities
- Can village become fraternity free? (ASC houses are still ugly)
- Stoplight is "town center," the primary view to visitors

Section 1.B.
Alfred Comprehensive Plan
Responses to Town and Village of Alfred Residents Survey
November, 2003-January, 2004

Following are the responses to survey questions asking for written answers. The responses are unedited.

Question 21. What is the one aspect of Alfred that you like the most?

- I can be left alone, a hermit if that is my choice.
- The Jet
- Village atmosphere, excellent libraries
- You live in a rural community and still feel that you participate in the world
- Small town atmosphere
- We love Alfred because it's small, beautiful, and because there aren't any chain stores. We also appreciate the arts here and the opportunity for kids at Alfred Almond to take classes at AU.
- Friendly, safe
- Community spirit
- Small college town environment
- The advantages of a college town (cultural and sports events) in a country setting where you know lots of people and feel comfortable.
- The fact that it is a small, pedestrian friendly, academic community
- Sense of small-town community
- It ain't the taxes, that's for sure. If I'd known that, I'd never have bought here.
- Most of the residents and business owners
- That is cares about people in the community. Volunteerism is high and people are extremely creative.
- The rural atmosphere
- The small town. The friendly atmosphere.
- The variety of professional individuals including retired personnel, a great assist for small business
- Friendly
- Friendly and safe
- Friendliness of most of the people, be they town or gown. Some think they are elitist however.
- The friendly, quiet atmosphere in the summer, and clean sidewalks in the summer! (no cups, beer cans etc...) cigarette butts, vomit
- The dedication of our volunteer fire dept. and the ambulance emergency crew.
- Small community

- Small town
- Friendliness
- The rural atmosphere
- Historic character...friendliness
- The community of young families and the safe environment for raising children
- University setting
- The AU campus is lovely and well maintained and the maintained neighborhoods. Rural charm, cultural diversity.
- The rolling hills and low pop. Density and educated people.
- The friendly small-town nature combined with its being a college town.
- Small town, lots of trees and pretty spots...can walk everywhere.
- Town/village geography...open land, absence of skyscrapers, strip malls
- Café Za
- The physical environment
- Nice community to raise a family and live there
- Quietness and small town
- The general attitude of the community
- The friendliness of the local business people.
- Road care and excellent snowplowing and sanding.
- Small town, academic environment
- Community spirit and friendliness
- Friendly
- Being able to walk to most services/activities (post office, library, dining, groceries, etc).
- Intelligent, caring artistic community members
- It's nature, and art's offerings
- Our street is quiet...friendly neighbors
- Small-town, friendly people
- The people are friendly and caring
- Safe, educated community
- The cosmopolitan flavor of the community--because of many ethnic groups and nationalities
- The wonderful programs the colleges offer and friendly small town atmosphere
- Small town...accepted...safe
- Small-town...friendliness
- Rural college town
- Access to AU and ASC events
- 2. The friendly community
- Local business owners are honest, courteous and well prepared to conduct their business.
- Friendly, small, rural, safe environment...no fast food
- The fact that it is a college/university town with a well-educated, well-traveled population
- Small town feel, good schools
- Small town, great schools

- I'm phobic about interrupting people's daily routine by phoning them at home, so I like the fact that I can encounter them walking down the street and handle our social or volunteer or appointment making business there.
- My sister lives here
- The way people help and care for one another...the variety of business and services available
- I grew up here--it's safe, friendly--"family." I truly fear that it will become over-developed here.
- Friendly/user friendly
- School system
- Pastoral quality of the summer
- Elementary school, rural landscape. Wildlife--but must keep deer population in check
- Small village atmosphere
- Historic--grandfather came in 1827
- Safe, low-stress environment
- People from all over the world come to school here so we're not stuck with a bunch of white only redneck woodchucks society.
- Some of the different restorations that have taken place in village
- Small town feeling--friendliness--cultural possibilities
- Friendly and safe
- People friendly, safe...good pace of life
- Because of AU, it has an intellectual life and a well-educated population
- Small town even with the colleges
- Friendly people
- A college community
- Small town feel...friendly people
- The general friendliness and caring of the people. The natural beauty of the area.
- Lots of places to hunt deer
- You have to make your own recreation to some extent ("packaged" recreation is boring, can be gotten anywhere), but it's always worth doing!! People just need to be made aware of opportunities that are manifold around them.
- The small shops and restaurants of Alfred. And also the cultural offers of AU.
- The small, rural, college town atmosphere.
- Small and still friendly people care about each other
- Friendly people
- Small town--historic look
- Friendliness, small town feel
- Rural character with educational and cultural events
- Small town feel
- Occasional cultural events especially musical ones and the unique stores and restaurants
- Friendly, cooperative community

Question 22. What is the one aspect of Alfred that you like the least?

- High taxes
- Poor parking, loss of free classical music concerts in the summer
- Its egalitarian nature is fading
- Politics (mayor)
- Before my kids started driving I drove them everywhere.
- Slum housing--unsafe/unattractive housing and business district
- High taxes
- Litter along roadsides (i.e. Kenyon field, Cty Rd 12, Route 21)
- The feeling that we are sometimes "at the mercy" of AU and ASC--that local people aren't as important as the students and faculty of the schools.
- Its isolation, therefore we depend upon the 2 colleges
- Thumping noise of rap music from student cars
- It's self-importance. Fussing about lawn length, gloating over its "small-town feel" while really having a Bubba mentality
- The "bureaucracy" and unjustly out of line taxation
- The Sugar Hill Development behind the Farmedic Bldg seems unnecessary. The current facilities (corridor) are underused. Newspaper information was given for Corning's corridor and their positive results. I'd rather see a Horse farm for ASC/AU profit.
- The continual tax increases. It has driven people out. Individuals do without and learn to manage on what they have, business, govt and schools need to do that too.
- I think all students should be kept in the village of Alfred. Let Alfred Station have nice families.
- The separations...combine post offices, administrations of schools, governments etc. A lot of time and money being wasted. Zoning needs an update.
- Isolation, restrictions placed on village by 2 large institutions
- Distance from metropolitan area
- Not having a grocery store (Shurfine/Giant) any more. Also gasoline prices higher than neighboring communities.
- The various ways that ASC and AU predominate in the village
- The indifference of students to the community they live in--e.g., the trash they leave along the streets, their behavior in public.
- Parking meters--lack of parking
- Drunken, loud people
- High taxes
- All the business
- No grocery store
- Run down student apartment housing
- Too few products available locally
- Rental housing in poor condition
- Main business block and student housing which is impacted negatively by drinking in general and Alex's in particular.

- Trash on the side of the roads.
- Trash thrown into one's yard by partying students (and the mess they make sometimes in their own yards).
- Student rental properties...loud, garbage, not well maintained (some of them more than others) Take away from the charm of Main Street
- Village--perhaps no local grocery store any more
- The mayor
- The increasing indifference of Alf. Univ. and ASC paid to the village and town and the increasing elitism exhibited by the institutional administrations
- Domination by AU
- Traffic
- High taxes relative to other areas. The mayor of the village of Alfred and his personal agendas! (Recent fracas with police chief an example...)
- Finding a place to park during the school months.
- Concentration of wealth and lack of concern by such owners in the matters of public import: ie the environment and pesticide use
- The entry into the village, Rt. 244 needs to be improved
- Had no issue until recent--Ostrower and his village board political B.S.--my take Andy Thompson opinion Dec. 5-03 Tribune hit the nail on the head
- Rundown property/buildings
- Lack of commercial development/businesses--would like to see a supermarket and/or expanded business district/shopping
- Decreasing number of single family dwellings in the village
- The taxes! And no grocery store
- Lack of supermarket
- No supermarket..have to drive 12-15 miles to get groceries
- The fact that the University buys up so much property and does not pay property taxes.
- Taxes are too high and both the town and village boards are apparently doing nothing to increase the taxable property base.
- Taxes, too much "policy"
- The loss of friendliness that was more evident when I moved here.
- Parking when there isn't a space!
- Campus life too liberal--lack of values
- Taxes and/or parking problems
- High taxes
- The appearance of buildings especially rental housing
- Parking
- Lack of upkeep of property especially on Main Street
- Lack of good snow removal on the village sidewalks during the winter
- Social isolation in winter
- Rental housing in disrepair

- Its rough sidewalks and wretched corner cutouts--no good for wheelchairs, strollers etc. and not good for walkers, sidewalk snow plow, or snow shovels. I could go on and on on the subject...
- Isolated housing
- The deteriorating older houses that have been used for student rental
- Parking issues in the village. It's totally obnoxious to have parking meters in this tiny town.
- The mayor
- High taxes, especially now that the Allegany County taxes are going up significantly.
- The university runs the village
- TAXES! Too many people think they know what is best for everyone else.
- The poor appearance of some of the college housing.
- Disrespect of students for life in Alfred
- Distance from more cosmopolitan areas
- HIGH TAXES and that we bend over every time Alfred University wants something
- The unkept housing on Main Street--also lawn and outside maintenance.--The village is not just for the AU and ACS students.
- Slum housing--messy yards, trash
- No place to park downtown
- Need a food market
- Top quality medical care in Rochester. I also have grave doubts about the quality of the K-12 school system.
- Having to pay for parking in village of Alfred
- Lack of parking
- The weather
- Nothing here to keep the kids here after college.
- The lack of shopping and the disregard by some of historic buildings.
- The mayor of the village/small town politics
- The students living in quiet family neighborhoods who are making them inhospitable with loud noise at all hours, making messes around houses, in them, and all along the streets, engage in fights, driving fast, etc.
- Student's poor behavior and destruction of village property and toward local residents.
- Very high real estate taxes
- Lack of respect on part of many students for their "second" home...village leadership needs a change! (12/03) Hello!
- Too much college control
- Area between Almond and Alf Stat looking bleak
- Trashy looking rental properties
- Sidewalks that are not shoveled in the winter
- No supermarket (but this isn't a major problem)
- High taxes

- Sidewalks in the winter...they are not cleared well at all! They also do not drain so there are big puddles everywhere. Some of us use the sidewalks as much as the roads.

Question 23. Name one change that you would like to see in Alfred to make it a more enjoyable place.

- Reduce taxes!!!
- Reduce taxes so more people can afford to live here. Housing is expensive because of high taxes. 1. Interesting that local residents didn't get copies of this survey, but student apartments got surveys in their mailboxes. 2. Biggest problem in Alfred is the high taxes, esp. school taxes, but also village, town and county taxes. 3. Abolish the village, the town can provide police, fire/ambulance, street and water/sewer, and thereby reduce taxes.
- More creative festivities
- More adults living in the village proper
- Mayor
- There could be a lot more going on at the colleges in the summer. The ceramic summer school is the best example--it brings people from all over the country to Alfred when the students are gone. They patronize local businesses and make a huge difference at the time of year. The campuses are an underutilized resource in the summer. There could be other art programs, music (like the Julliard program that used to be here) drama, writing etc. etc. A totally untapped possibility.
- More private ownership to spread the tax base
- Initiate programs to get everyone involved in maintaining and improving the appearance of their community (this includes the college and school public population). Example: when Kenyon Field is used during the college semester, the garbage left behind is very unattractive to the residents and traffic on County Rd. 12.
- More accessibility for handicapped people, especially to businesses and restaurants.
- A serious study of the tax situation in the village. 2. Increased opportunities for senior housing and educational opportunities
- cleanup and general improvement in student rental properties
- Drop the ridiculous parking metres!!! The supervisor is father to a cop, who is married to the Town Justice!!! What kind of legal is that? How does the mayor get off firing the new police chief because HE doesn't like him? Power corrupts and absolute power corrupts absolutely, Mr. Ostrower!! And- do we just keep voting on school tax bill till they get what they want? What kind of childish nonsense is that? Keep changing the rules till you win?? Bubba mentality-
- Lower taxes!! (especially school taxes). Stop driving residents and businesses away from here with high taxes. Enough is enough!!
- An ice skating rink; a ceramic museum completed; a footpath/running path; a Canacadea river walk
- Hold the line on taxes. 2. More publicity on available cultural events open to the public. 3. The flowers planted by the 20 century club are nice, but no one weeds the

beds or cares for them. Shouldn't have planted them if they are not willing to maintain them.

- We need a nice local store. If we had something like the 72 flood we would not have a place to get food or supplies. We have to go to Andover, Hornell or Wellsville.
- New that we have a meat market--let us use it. With Kinfolk and the dollar store we do not need another grocery store.
- Quality cultural events (including music, plays, visual arts)
- Make property owners (both residential and commercial) clean their sidewalks rather than paying village employees do it belatedly--the # of pedestrians, dressed in dark clothing, walking in the road, presents a serious danger.
- Exercise greater control over ASC and AU students on the streets and other public spaces. Direct the police to enforce the speed limit on Main Street--not only on cars, but also on trucks and busses. Crack down on underage drinking and all of its ramifications (noise, trash, foul language, rude behavior).
- Improve communications between village government and resident (taxpayers) -e.g., provide for longer village board meetings open to residents. Make the mayor and board members accountable to the residents (taxpayers)--secrecy does not have a place in a democratic government! How ironic are the mayor's paeans to the founding fathers all the while he acts as an authoritarian!
- Better parking or resident stickers for parking--cheaper meters--a Chinese restaurant--car wash
- People coming to a full stop at stopsigns (this includes snow plows)
- A grocery store
- Change zoning to prevent more new businesses...no more developments--single family housing that fits into the area...fix up older homes
- Better traffic flow on Main Street. It is hard to pull out from bank area and the one way street and get onto Main Street
- Pick-up, clean-up, spruce-up
- More local events--especially art--with the collages and community integrated
- More residential, single family development
- Protect neighborhoods from those whose intent is solely to buy family homes and turn them into student housing. Main St. is a concern for many homeowners and it is representative of our village. Negative impact on property values and families with children (W. Univ. St., Hillcrest) How about offering tax breaks for those who choose to invest in the community by buying homes for the express purpose of upgrading them as rentals for family, married students or young professionals? Or raise taxes on those whose sole purpose is to fill them with students without regard for the neighborhood.
- A high rise parking place! Landscaping that is well planned who enjoys looking at lavender azaleas against brick buildings! Also why plant zone 6 trees which only die. Turn out the lights so we can see the stars again.
- Parking is not a problem for me, personally, because I walk to downtown locations but I understand it is a problem for others.
- Keep student rental properties off of Main Street
- AU bookstore more easily available to the public as it was when on Main Street.

- Cooperation between the colleges
- Control (eliminate) speeding on rural roads!
- Get rid of the mayor!
- More support for local restaurants/businesses. Not chains. (also lower taxes)
- A new grocery store.
- More concern for environment and "Dig up the Dump"...ie: remove nuclear material from West Valley
- Improve entry--Alfred Station/Alfred
- Change leadership
- A parking garage
- Promote the Historic District by working to make historic buildings commercially viable--like what Za has done with an historic home. Retain architectural integrity of old houses/frat houses while making them economically feasible to maintain (Bed and Breakfasts, professional buildings, etc)
- A grocery store
- More businesses, cafes, restaurants
- Large grocery store
- A grocery store!
- Long term--the economic vitality of the community must be expanded by merging the village and town governments to reduce municipal costs and to provide the opportunity for a sincere governmental entity to initiate long range economic planning
- The couple of places w/ graffiti removed! AACCS should realize that the students have parents, hold parents accountable and allow parents to have a say in their children's education
- More housing options for faculty and staff.
- A grocery store
- Would like to see more rapport between police and business owners. Need parking.
- Improve the visual approaches to the town/colleges (perhaps fence off "industrial" looking businesses with better landscaping) Incentive and financial grants for maintaining local housing (strict code enforcement for rental property)
- Improve the appearance of buildings, especially rental housing
- Parking
- We need a full service grocery store but no neon light tacky places. We need to stay in character.
- More businesses and home owners to lessen the tax burden for home owners
- Build a public ice rink downtown
- Some kind of public rec center
- Rezoning so that some of the old, large houses such as former frats and sororities can be used for office (quiet) type businesses. These houses mostly already have adequate parking for multiple vehicles, and such uses shouldn't disrupt residential areas as much as having condemned houses in the neighborhood inviting vermin and vandals. Think tax revenues, too.
- More and better wheelchair accessibility
- Keep the sidewalks and curbs downtown free of snow

- Taking care of the parking issues and having the village sidewalks actually shoveled and cleared in winter. Last winter was AWFUL in the village. This winter seems to be headed in the same direction.
- A grocery store-super market
- 45 mph speed limit on Rt 21 from Hamilton Hill Rd to the "y" @ flashing light.
- The university should require the employees to live in the village. The result would be 1. The university would stop buying up the houses and taking them off the tax rolls. 2. The employees would pressure the U to treat villagers more fairly. (Both businesses and residents) 3. The employees would insist on better behavior from the students. 4. The taxes would be spread out over more people and give some tax relief (not 10% of village paying 100% of taxes.)
- Due to so much % of college and state land, there is a very small tax base left to pay Alfred-Almond city and school taxes. The hardest hit are the young families that could be the future of Alfred. We like it here but have decided it will be cost effective to move to PA and place children in private school if taxes raise \$800.00 more for us. We currently pay app \$5500 total city and school taxes. Find a way to charge folks using public &/or college land...but not the local folks already paying high taxes. Replace Foster's Lake to the public. Really miss taking family for a walk &/or fishing. University membership too expensive.
- Less traffic--I do not come to Alfred when school in session
- Improved publicity of arts events etc. The Sun needs to play more of a role advertising things in advance, so people can plan their weekends--get baby sitter etc. also--improved appearance of the town and village overall. We want to keep small town atmosphere, but shouldn't look so ragged and ill-kept. This also relates to safety and quality of rental housing.
- I don't plan on living here after growing up here due to the lack of JOBS. JOBS...more fulltime jobs for everyone.
- Better parking and retail services.
- Downtown parking
- During summer, town closed down. 2-3 more restaurants, services/stores, bookstore, bagel shop etc. food market would help...ASC and AU need to do more together--cooperate with services/activities/resources
- Pass, or enforce, a noise/nuisance ordinance to limit barking dogs (at 5:30 AM!) and noisy students after 11 pm. The village of Alfred MUST maintain its single family neighborhoods as such, and not allow single family homes to be turned into rooming houses. This has already happened to houses on Greene St. and Hillcrest and it is WRONG; it should be illegal, period. The village is ignoring this. But if it happened on the Hill Dr., I think the reaction would be different.
- More homes at lower price range
- More sunshine
- More attractive Main St. A manager for both town and village Alfred. It would cut costs. more attractive entrance coming into Alfred from Alfred Station.
- AU and ASC are wrecking the local economy with part and current budget cuts. Both need to grow.
- We need a grocery store

- Remove all on-campus businesses to the village center
- The late, loud noises--on the streets of Alfred. Students who are rude and refuse to move out of the road when cars are approaching.
- More economic development to broaden tax base. Perhaps annex land to the village to facilitate this, including working closely with Innovation Center and the Sugar Hill Development Corporation--perhaps the only real entities working to facilitate economic development and jobs (and increased taxes) in the Alfred area.
- Better parking situation--public restrooms
- Bring more business into the area
- More historic slant
- ASC and AU opening college classes on an audit basis to senior citizens, free of charge.
- Sidewalks in residential areas--this would enable pedestrians to walk/job, etc. in an area other than on the street
- Better information on what's available in the community
- Abolish village corporation to help tax situation
- Clean sidewalks in winter and realign to drain well!

Section 1.C.
Alfred Comprehensive Plan
Responses to ASC and AU Faculty and Staff E-mail Survey
November, 2003-January, 2004

Following are the responses to survey questions asking for written answers. The responses are unedited.

Question 3.a. If you commute, why did you choose to live outside Alfred?

- Wanted the quiet of being in the countryside as well as the ability to own land. 2. Wanted private life away from Alfred with non-academic people. 3. Wanted to live closer to Rochester.
- Housing was too expensive. I bought a comparable home in Belmont for half the cost.
- We wanted to live in the country, bought property before I worked at AU.
- My husband works in Victor, NY because the economy in Allegany and Steuben county is not great. He is an electrical engineer.
- Even with a Ph.D. in science/engineering, the ratio of salary/housing cost is too low to even consider trying to buy here. Also, I don't trust Alfred U Administration enough to feel confident that AU will still be here, or I will still be here.
- To keep children in a familiar school district. Lack of job opportunities for spouse Better health care Better amenities
- Alfred is too small a community. There are too many people that seem to want to meddle in your business and not allow you to live in privacy and peace. Also, some of the laws seem out right silly but they get enforced with regularity when the mayor decides they should be.
- I had a home there before I got the job

Question 17. What features of Alfred do you find most attractive?

- Small town, community togetherness
- I love the fact that everyone is so open and friendly, shop owners treat you like family and friends.
- Unique restaurants and shops (Nana's, Za, Kinfolk, Canacadea Country Store, Hillbottom Pottery, etc.) Natural environment (trees, creek, etc.)
- The two-blocks of Main Street from the Post Office to the Jet.
- The architecture, the beauty of the AU campus, small town atmosphere, caring of the people
- Easy, laid-back feel of the community. Small-town, friendly. Excellent Secondary School-A-A. Outdoors...
- quaintness of the village
- The community, the appearance, and the location.

- The village business owners are wonderful people. Being able to walk places. Sledding on McLane hill. Hiking on Pine Hill. Box of Books. Good, affordable food at the Jet.
- Friendliness, local businesses are unique, compact village easy to reach all of downtown on foot.
- Safe. Quiet. My ability to walk to work.
- small, rural, college town
- Small and friendly village.
- beauty of setting friendly people
- The people and landscape
- cultural events, opportunities for discussion of issues
- Pine Hill trail, the Box of Books, the hills and the seasonal roads leading to great views, the art school.
- strong sense of community that exists here among Village residents.
- The surrounding hills in the Fall
- small businesses offering variety (Kinfolk, Gallery, Sports Center, etc) Restaurants, potential for proactive, creative approach to building a progressive community, making up for the isolation we feel by living in the Southern Tier, effective services such as ambulance, fire department, police, tree-lined streets
- most of my students feel safe in the environment
- The strong sense of community. Great mix of town and gown.
- small town safe-kid-friendly place, beautiful area, affordable housing
- Quiet, grass & trees, learning atmosphere
- small town familiarity, remoteness, diversity, presence of the University and state college
- The quaint downtown, friendly atmosphere, and beautiful hills.
- Easy access to the community center for pedestrians; Safe community; Ease of acceptance of newcomers; Opportunity to participate in college/university arts and cultural events
- small town feel, everyone knows who you are.
- The small village and the college atmosphere
- Many committed people volunteer time and energy to making Alfred a better place to live and a welcoming community. Alfred has always had tremendous potential for greatness but always been stuck, mostly due to economics, being your average college town.
- Rural setting with the hills are the most attractive.
- Friendly, safe, people know each other and are willing to help if needed. Public library facilities are great now.
- colleges
- I enjoy the small town atmosphere.
- Main Street, Friendly people, Lots of young people hanging around
- neighbors who care for and about each other; community spirit; Alfred in the summer
- 1. Outdoor cafe on main street 2. Able to purchase unique gifts 3. Cultural events available on both campuses
- the view

- scenic, rural features
- Small restaurants such as Terra Cotta Cafe, the scenery outside town (especially during the summer and spring!)
- small town, safe, friendly
- Small community, friendly people who know you
- The quiet atmosphere. The small town feel with a high level academic appeal.
- The variety of eating places. Safe area. The beauty of the countryside
- College facilities
- Nature.
- Natural beauty. Well-maintained campuses. Trees, flowers, and landscaping of both campuses. Quaintness of Village
- scenic hilltops, foliage and wildlife
- people , attractive niche shops - no brand names
- Picturesque village with colleges on opposite hillsides; small community where it is easy to navigate on foot; friendly people.
- Small town, rural, friendly, safe environment.
- Campus town.
- It's a very nice little small town. The landscape is nice especially during the fall.
- When my dog died, I went into the hardware store to buy a shovel. Tammy let me tell her all bout my loss. That's the best of a small town. Some time ago, hen I went into Kinfolk, filled my basket with great food, and checked out, I forgot a nutmeg in the basket. Jessyn saved it for me the next time I went in. Jessyn and Elliot can also tell me where my wife is when I run late and miss our green grocer meeting place. And if I go in for some great greens, Jessyn can tell me what good thing we're having for supper because my wife was in earlier. And they saved the county by being a center of nuke waste resistance. They are the best part of a small town. When I get a haircut, I watch sweet Jeannie Hyland walk the elderly to their rides, drop change into expired meters, deliver lunch to shut ins, connect people who need who people who can help. She is a wonder, the best part of a small town. I like it that we are a place where John can walk the streets, safe and respected. Some of Alfred's houses have been carefully cared for. Lisa Lantz did a great job with a house that had been dark for so many years. Her lights and windows and gardens make me feel like we are indeed a community. Many of our businesses support the community. John Ninos' care in the coffee shop is wonderful, and Cafe Za is a nice alternative. The West has a civilized pub where people really do know your name. AU's landscaping is pleasant, but I'm not sure they do all they can to be good neighbors. ASC's grounds need help, fast, but the spirit of the campus and its ties to the community have surged with the classy leadership of a new leader. The pavers and lamps are terrific. And bless you, Anne Acton.
- Safe, small town feel.
- Rural collegiate setting. Small town feel
- small town feel
- Friendliness of people - ability to walk down the street and speak to people.
- Many committed people volunteer time and energy to making Alfred a better place to live and a welcoming community. Alfred has always had tremendous potential for

greatness but always been stuck, mostly due to economics, being your average college town.

- There really is a friendly atmosphere in the village and town.
- best choices in restaurants in the county
- small town, friendly
- Small town atmosphere. Friendly shops.
- Small town. Can get to know people. Quality concerts in town. Good library, Box of Books.
- The surrounding mountains and countryside. The small town atmosphere. The style of buildings on Main street. The college campuses in the evening are eye catching and look nice seen with the lights glowing.
- Surroundings, friendly atmosphere, beautiful scenery
- small town living
- Summer quietness
- Small town charm (except weekend nights and Wednesdays), community-minded atmosphere.
- Visual nature of the town - it's architecture, well-kept properties and open, forested space
- IT's a great community to live in and raise a family in.
- small town friendliness
- Small rural setting
- eateries
- Its quaintness, history and culture, open on Sundays
- Quality of teachers
- Pretty good main street variety of businesses for a small town
- The small town, relaxed atmosphere.
- Small-town flavor. Friendliness
- People. Environment.
- small, rural, environment-friendly atmosphere
- The restaurants, coffee houses. architecture of buildings is cool

18. What features of Alfred do you find least attractive?

- Care taken of rental housing, approach into the village from Almond and Alfred Station
- No commercialization- a McDonalds would go a long ways - no new home developments. When I was looking for a home in Alfred I wanted a newer home in a nice subdivision Q18=Remoteness, lack of some basic services such as a regular grocery store (I love Kinfolk, but the selection and hours are not enough to be the only grocery store in town)
- Shabby "Greek" houses (or former Greek houses) and shabby rental property.
- trashy, empty fraternities, rundown student apartments, student disregard for property - littering & graffiti
- The lack of cohesiveness between Alfred State And Alfred University

- Weather-not enough sun...yes yes, I know you can't change that. :-D, lack of cooperation between village and town and between Tech and Univ (should consolidate efforts), lack of parking in ALL areas, Tech/Univ/Village...decent housing for students...TAXES-need to attract business and make it more affordable for people who work here to move here to improve the tax base. Water tastes Terrible.
- The route into Alfred...it takes me 15 minutes from Almond to Alfred in the morning. Turning lanes at the A-A school would be wonderful. I was happy to see that the speed limit was reduced in front of the school.
- Total lack of hope that I will be able to afford to live here with my family, as long as I work here. Run down student rental properties.
- Lack of a grocery store, Sunday morning litter, empty fraternity houses.
- Rundown fraternity houses. Rundown student rental properties.
- a large amount of the buildings look decayed
- High taxes
- lack of amenities isolation
- I know it is hard to do but need more here for the college students, i.e. proper grocery store, etc.
- The dark cloudy days
- The horribly high home prices and taxes, and the Dollar General greeting incoming families to Alfred.
- Run down rental properties, litter and trash not cleaned up promptly.
- Downtown buildings
- lack of a grocery store, GJs (and underage drinking); lack of small businesses economics of this area
- the over-control of the politicians in the area, and that the laws never seem to be consistent one year to the next...also, there is not enough for students to enjoy unless the colleges provide it
- The attitude of the current mayor. At a time when we need strong co-operation between AU, ASC, the village and town - he seems to be more interested in creating ill-will and strained relations.
- lack of cultural activities outside the University, distance from cities, shopping, cultural activities, public school after elementary levels is less than satisfactory--no other options
- Business part of Main street
- Housing stock, Route 244 business strip between Alfred & Alfred Station
- Lack of commercial outlets (supermarket, movie theater, etc). and disturbing aspects of rural blight (decaying houses and businesses).
- not as friendly as claimed
- School district is not progressive, Lack of grocery store, Condition of rental/fraternity housing on Main Street, Exterior appearance of some businesses on Main Street.
- main street business looking run down, rental property looking terrible
- The maintenance and snow plowing of Alfred Town roads.
- Inability to seriously grow. It would be incredible if both colleges invested serious money into the town like Union College or Colgate U have done but that type of

change is a double edged sword. The business people would feel threatened by increased college presence in the town. Also, the colleges would need to raise/find money for off-campus projects and certainly can find equally important uses for that money on-campus.

- Frat houses to be painted. Slum lords removed. Downtown needs considerable upgrading. Alfred needs drive-up restaurants such as Arby's. Alfred needs a grocery store such as Tops, Wegmans and perhaps a Walmart.
- Business block(s) are not very attractive. Traffic is a nightmare. People drive too quickly in the Village and do not stop for pedestrians.
- little shopping opportunities
- Downtown area seems very congested at times.
- Vacant buildings, Rental properties not taken care
- Party / drug culture at both colleges and influences on local kids; ugly student rental housing; trash on the streets left by students
- 18=1. Frat houses look "junky" when entering Alfred 2. Parking meters should be removed. They are ugly.
- road conditions in the winter
- Rt 21/ Rt244 entrance-construction debris/messy, lack of a grocery store
- Sometimes the small population translates into having a "dead downtown" during certain times
- liberal politics
- Frat houses, unkept property
- The back roads in the winter
- NO PARKING
- Run down buildings, poor maintenance even on campus, quality of housing for students living off campus is very poor.
- Taxes are outrageous!!!!!!!!!!!!!! Lack of places to shop. Inability to find the simplest items at times. Parking
- Debris around the village such as in the creek
- arial cables, wires & transformers everywhere
- attitude can run hot and cold of some merchants towards the colleges
- Dilapidated rental housing for students; trash; crowds of sometimes noisy, unruly students, especially in the warmer weather.
- Lack of employment, run-down apartments.
- Too Small
- Improve appearance of streets and buildings
- The dirt everywhere on the storefront of Alex's. I know he's proud of it too, What a shame. Upholstered front lawn furniture. Lack of any real plantings. Use the greenhouses at the ASC Ag Bldg to support a garden club. Turn us into Niagara on the Lake with beautiful flower beds. The hanging baskets there are stunning. Let's see, did I mention Alex's? Ben Palmer is a great guy and a good neighbor. His tree plantings help very much. Another row of lower evergreens might do the trick. Did I mention Alex's?
- not enough family activities
- Village politics, lack of work from the road crew, not enough cultural events.

- trash day
- When "slum lords and students" do not take of there properties.
- Some of college buildings (dorms) need to be seriously overhauled. Parking is always difficult
- Bad winter weather on these hills.
- Distance from shopping, cultural events, etc.
- Taxes, the unprofessional attitude that the mayor displays toward Alfred State in his classes, in the fitness center, and on the street.
- The fraternity houses.
- Inability to seriously grow. It would be incredible if both colleges invested serious money into the town like Union College or Colgate U have done but that type of change is a double edged sword. The business people would feel threatened by increased college presence in the town. Also, the colleges would need to raise/find money for off-campus projects and certainly can find equally important uses for that money on-campus.
- Buildings that are bordered up. Buildings not finished
- empty beer bottles, trash, sloppiness
- parking
- Amount of drinking by students. Bring the ski slopes back
- The ego centric attitude and class concept that places AU above ASC, and Alfred above Wellsville
- No grocery store
- The lack of nearby commercial shopping.
- Lack of services such as grocery store
- Noise pollution of cars racing out of town, feeling unsafe on rural roads because of it.
- parking.
- AU attitude that they are better than ASC
- TAXES - It makes it very difficult to stay in the village. Run down frats and dirty store fronts (i.e. Alex's)
- Well, it would be nice to have more sunshine :)
- The drinking aspect. I think we would be a much better community if we were a dry town/campus. Hot Dog Day is nothing but a drinking fest. The mud wrestling is not very attractive as well.
- WE are too far from things. The rural nature of our area is NOT the problem, it's distance to other things that people want or need to do. Especially for spouses jobs

Question 19. Name one change that would make Alfred a more enjoyable place for you.

- Sidewalk pavers and lamp posts on North Main St.
- Housing development of nice newer homes
- A full-service grocery store in Alfred or between Alfred and Alfred Station. If well-run and kept clean, local people would, hopefully, support it.
- community wide clean up involving all including students & work on pride & caring for the town

- The joint participation of Alfred State and Alfred University in activities & courses.
- Cooperation between the Tech and the University. There could be so much offered for students/residents/visitors if that would happen.
- I would love to see the business community and the Academic communities work together.
- I can't think of anything. I enjoy Alfred when I am here during the day. Because I don't live here, there isn't much I can say about making it more enjoyable. The community serves my purposes just fine.
- Being able to afford to live with my family here.
- Looks like town is on its way to making improvements in terms of more restaurants. I'm afraid I will always remain a long-distance commuter, although my in-laws have lived here for years and seem to enjoy it. I lived in both Alfred and Alfred Station, then in Hornell, for a number of years, but do not regret moving to Rochester for one second. Although I do enjoy spending time here, I'm not a small-town sort of individual at heart:)
- Appearance of Main Street and surrounding housing/businesses. Some good improvements have been made and are great but need to go much further to get rid of the "redneck" feel.
- A T3 (or better) data line to the outside world.
- Get a grocery store in the village
- ASC & AU work together to expand educational opportunities
- a place to hang glide
- Transportation to the airport
- More sunshine
- Parking meters more than an hour in the business district or no meters.
- (You can not do much business in an hour, eg have lunch with someone,)
- I wish we had a grocery store - Kinfolk's great, but I can only eat so many veggies. I also need a good steak from time to time.
- Put some attractive cigarette butt containers around the shopping area so that people will be encouraged to deposit their butts in them instead of throwing them on the lovely pavers that the 21st Century Group so carefully installed. The butts fit perfectly in the little grooves of the pavers making them difficult to remove. In Williamsburg, VA they have terra cotta flower pots filled with sand everywhere for butt deposit. They can be cleaned in a jiffy with a kitty litter scoop and they are very attractive.
- a full scale bakery downtown
- critical mass of shops, etc to bring more business here?
- more recreational availability
- replace superintendent and high school principal at Alfred Almond School
- Find a way to encourage good public school teachers to this area
- Since winter seems to be our most prominent season, it would make sense for the College/University/Town to look into building an ice skating rink.
- Addition of grocery store/car wash.
- Community Center (i.e. completion of old village hall), expansion of outdoor activities (competitive and non-competitive)

- More businesses, especially a supermarket.
- More jobs and commerce
- Rehabilitation of deteriorated housing and business units
- more shopping options in the village
- More and better sidewalks in some of the older residential areas of the village.
- A collaborative multi-million dollar project to build artisan studios either in Alfred or Alfred Station. Imagine a walking tour of two dozen little studio/shops all in which artists are seen actually creating their work. I believe it would attract visitors from all over western NY. Each year, a handful of graduating AU artists would be granted inexpensive one-year residencies with the option of becoming a permanent member of this artisan community.
- More community friendly. Not a division of AU and Alfred State.
- Need more stores that are NOT places to eat.
- Alfred needs a decent grocery store
- I think Alfred needs more free public parking.
- Skating Rink
- Clean up ugly student housing and the alley behind the stores on Main Street
- Park benches along entire Main Street business section and perhaps flowering plants hanging from light poles
- make Jericho hill a safer place to drive. and get rid of the skunks in the area.
- a few more stores; especially grocery store
- More variety of restaurants in the town and recreational areas
- I love it here!
- have people on the state campus get the sidewalks and streets cleared faster in the morning
- More stores to shop at locally so I don't always have to go to Rochester. I absolutely hate this area for shopping! I don't even attempt to shop around this area anymore because of the lack of variety, prices, and quantity.
- More parking in order to visit local merchants
- Beautify.
- A supermarket
- a grocery store & a car wash
- i think the community really needs to rethink its tolerance to alcohol - availability from local retailers and the police "turning a blind eye" to the problems (especially at 10 West University - right across the street for goodness sake!)
- A supermarket
- More cultural events on both campuses.
- Lower property Taxes
- More jobs added to the area.
- Summer is spectacular here. Remember the Juliard? Bring the town to life. The colleges can lead here.
- more activities for children
- Make ASC put up more trees - the campus is an ugly mole on the face of our community.

- a good grocery store
- A more cooperate spirit between the two schools, AU and Alfred State that could benefit all.
- Businesses could increase sales by letting employees know more about their stores, items they carry, sales, etc. send flyers to staff at colleges occasionally to advertise hours and specials.
- Keep Alfred clean.
- Discounted educational expenses for children of employees on the Alfred State campus. Money is always an important factor.
- Make the two institutions one.
- the mayor
- Ability to receive medical attention in town. Have police go into 10 West and arrest the residents for serving alcohol to minors.
- A collaborative multi-million dollar project to build artisan studios either in Alfred or Alfred Station. Imagine a walking tour of two dozen little studio/shops all in which artists are seen actually creating their work. I believe it would attract visitors from all over western NY. Each year, a handful of graduating AU artists would be granted inexpensive one-year residencies with the option of becoming a permanent member of this artisan community.
- addition of a grocery store
- improve parking
- Grocery
- Make the stepped terrace outside Central Dining Hall a waterfall with colored lights and floating plants
- Grocery store
- More retail such as a large "chain" grocery store nearer by.
- Better parking
- A good grocery store.
- more collaboration between two institutions
- having a major retail store such as old navy or target would be GREAT
- Keep frat houses cleaner
- Ice skating rink.
- Reduce Taxes
- No alcohol allowed! Keep the sidewalks clearer on the Alfred State campus in the wintertime.

Section 1.D.
Alfred Comprehensive Plan
Responses to ASC and AU Student E-mail Survey
November, 2003-January, 2004

Following are the responses to survey questions asking for written answers. The responses are unedited.

Question 9. What type of stores do you patronize most frequently?

- Electronic stores (Best Buy, Circuit City), cd/music stores
- Restaurants, such as Nanas, Terra Cotta Coffeehouse, the Jet and the Gallery
- Circuit City, Footlocker, Footaction and Timberland
- The stores along main street in Alfred, all of them.
- restaurants, Wal-Mart, malls, bars/clubs, grocery stores
- Terra Cotta Coffeehouse, Alfred Pizza & sub, Community Bank, and Unimart
- grocery, home improvement, electronics, warehouse
- The Bowling Alley in Wellsville
- bars, walmart, kmart
- Mostly clothing stores
- liquor stores
- Foods and supplies
- Electronics stores, or music/movie stores to buy DVDs and CD's.
- Technology, Bargain/Clearance, Food (cheap food)
- Computer / electronics, Hobby, Food
- Restaurant
- clothing, food
- Grocery, Wal-Mart
- Food
- Grocery / Walmart
- department
- food hardware building supply automotive general merchandise chains
- All
- Computer Game/Hardware Stores, General Stores, Entertainment Stores

Question 11.a. What types of retail and service businesses would you like to see open in Alfred?

- More Restaurants. I would love to have a good pizza delivery or a
- Chinese store. More stores that are opened later, when college kids are out.

- More places to shop. Maybe a GOOD grocery store, something bigger and better than unimart or express mart. Maybe a Denny's or IHOP or Dunkin Donuts so there is somewhere to eat at 3 am.
- Footwear, Name Brand Clothing (Old Navy, Gap, Express, etc)
- Timberland, Circuit City, Best Buy, Any music retail chain store.
- The butcher will be a nice step in the right direction. Between them and Kinfolk I can buy any food I need in a pinch and save the drive to Wegmans for more important trips.
- bars/clubs, grocery, art supply stores
- walmart type and a mall closer
- liquor stores - that don't gouge you
- Ones that plan on being around for a while, and ones that pay their employees a livable rather than a laughable wage
- Entertainment
- Any
- Music/Movie store
- Grocery, Walmart
- food, clothing, tanning, nails,
- Every type
- Small Movie Theatre or Grocery
- clothing
- Anything at all that's not for old farts and college frats
- Holistic herb stores (which would fit well with the culture in this town), more late-night or 24 hour restaurants (A Denny's would be VERY nice, or even better, switch the Collegiate to all-nite.)

Question 13. What type of recreational activities do you pursue off campus?

- Hanging out with friends at the coffee shop, or dining.
- bars/clubs, shopping (malls), grocery shopping, visit parks (almond dam, stony-brook)
- Skiing (alpine, Nordic, water), sailing, track & field
- Trying to get my son out in the sun for some exercise like riding his bike or scooter, or playing soccer in the side yard. I also enjoy camping/fishing, but not hunting.
- Bowling!!!
- drinking
- skiing, snowmobiling, atvs
- mountain biking, snowmobiling
- Movies
- Ski, ice skate, bowling, movies
- Biking, Walking on trails
- Movies,Bowling
- Hobby
- Computer games, hang out with my girlfriend, out door activities.

- volunteer work, yoga (a big one)
- Night clubs, shopping
- Bowling, Movies, Shopping
- Not many at the moment - too poor.
- hiking
- Football, Running, Hanging out with friends

Question 13.a. Where do you go for off-campus recreation?

- Manhattan West, Terra Cotta Coffee shop, Za's
- Holiday valley, Allegheny State Park, Cuba Lake, Kinzua Lake
- to a place referred as home.
- home (wellsville)
- Swain, Olean, Hornell, Wellsville, Rochester
- a few miles away and wellsville
- The A&M Bowling Center in wellsville NY
- bars. or anywhere there is booze
- Home (Scio), or Hanover PA. Olean, Hornell.
- Up in the hills
- Hornell, Geneseo
- Home
- Hornell
- Hornell, Rochester, Elmira
- We normally go to Newark, NY or Rochester, NY- this is where our friends are
- famlands, our private land, finger lakes trails
- No where, this town stinks.

Question 14.a. Why would you not consider settling in Alfred after graduation if you found a job here?

- I need a larger town and more commerce, this place is small and poor.
- too boring, takes to long to get to a city, not enough businesses, also far too cold and rainy/snowy, crummy weather.
- too rural for me - I want to live closer to cities because of the wider variety of people and activities that is offers
- too small, not enough available to do
- too small to live in for the rest of my life
- Because i have always lived in a small town. and i would like to try something different
- My career may cause me to live near a large city
- its the worst town in the US to live in.
- Alfred pretty much sucks, no employment
- I dont intend on staying in this small area. i prefer city living,
- I live in Jasper, with my husband, no need to relocate, but I would work in Alfred. much more to do, and more job opportunities

- =This area is severely isolated during the winter months, and there's not much here to do, especially when the colleges are out of session. The thought of being stranded here during a winter storm would be very irritating.
- Too far from everyone in my family - right now living in Dansville - we have to drive a long way all the time. It gets old after a while. Otherwise - I like the town and wouldn't mind.
- Too small for me
- Horribly desolate, I'd get so bored of it in a matter of minutes. Why do you think there so much drinking?
- Boring and not much to do.

Question 17. What features do you find most attractive in Alfred?

- I like the old style buildings and the simple "downtown" atmosphere.
- It's pretty and clean
- Walking distance to everything i need. Safe community...I feel secure walking down the streets at night.
- peaceful, everything is within walking distance
- walking distance
- Beauty of surrounding area, campus is compact and efficient
- The people here are friendly and happy, that is what makes Alfred the place it is.
- historic architecture, village trees & green places
- The fact that there are many place to have a drink after a hard day of class
- good program
- Main street, The Terra Cotta Coffee House
- frat houses
- Friendly and supportive environment, as well as safety
- It doesn't have a crack den
- Alex's Pizza
- small community
- Small town, not a lot of crime. I love how there are places to go to just relax in nature. It's great for you, too, because it doesn't cost the village anything to leave some nature spots alone.
- Small, Quiet, Friendly
- the pretty little houses with terra cotta roofs and little town shops
- Safe
- small town convenience
- It's a cute, quaint little college town with a fascinating history.
- Quiet / Pretty / Friendly / Small
- The Snow and people
- the buildings
- The colleges.

Question 18. What features do you find least attractive in Alfred?

- very small, one stop light.
- The close net of everything. Spread out some things. The fact that no announcements are made about town meetings, how you can become a board member of Alfred, No info about if you would like to open a business in Alfred what should you do info.
- The no-smoking laws have destroyed the local bars. Alex's is too empty and GJ's is too full.
- there's nothing here!!!!!!
- You really feel disconnected from good shopping centers for food. Most of the grocery selection in town is over priced or old (Express-marts wide selection of day old bread and milk). Kinfolk is exempt from all comments listed since they have great prices and a decent selection.
- rural...it's a bit of a drive commercial stores (Hornell, Rochester) but there isn't much you can do about that.
- lack of variety
- rather remote location
- The tavern atmosphere, and all of the frat houses and sororities on the main street in town. I think this creates an image problem and sends the wrong message about a college town.
- If you don't have a car, this place can prove to be difficult to adjust to. It would be nice if there was a stronger transportation system here.
- The fact they value their history and don't have huge rolling sports complexes that are not needed. It nice to see them save their historic buildings instead of giving up on them.
- Their ideas for the future of the campus...ie the destruction of Davis and South Hall and the building of wasteful sport complexes.
- run down alley behind Main St. business block, lack of parking at busy times, Theta Gamma ought to be torn down!
- The fact that there is NO CAR WASH!
- dorms and people with very loud stereos, no stores close by, cds far away, NO PARKING WITHIN A MILE OF YOUR VEHICLE, wireless internet only works some of the time, packages not delivered to building, wellsville stuff isn't over at main campus and it should be, it seems wherever you walk your walking up a hill and on broken steps on top of it all, and did I mention no parking??
- not much to do
- no quality of life.. time stops as you enter alfred
- The business area is too small
- It does have frats
- Frequently lousy weather;
- Lots of people who don't take students seriously (can't say as though I blame them, but I wish they'd at least give responsible students a chance).
- Lack of interesting retail outlets
- too small, nothing to do.
- secluded
- the frat houses right on the main street
- Too many trees not enough civilization

- There is little "life" here, and those who live here year-round have a tendency to look down upon the yearly influx of college students. The irony is, without us, there would be NO life in this town.
- Far away from everyone I know.
- a college town parking enforcement (sign placement,etc) poorest snow and ice control I have ever seen!!!(even in Minnesota and Alaska!)
- The Poor attitude towards students of this small town. For such a small town the cops are pretty angry at night.
- The lack of ANYTHING to do.

Question 19. Please share any additional comments you may have:

- I hope to open a business in alfred.
- I'm sure the AU big-wig's are thrilled to death that ZBT was shut down, but all the rest of us have to look at that dilapidated old house on Main Street. How about you knock/burn that place down? Some worthwhile business could go there and add to the town better than some visible reminder of the disgrace of Alfred University. Seriously, a controlled burn would be a good exercise for the AU Fire/Rescue Dept. When I ran with my locals at home, we loved that kind of stuff. It kept us on our toes when nothing else was happening.
- relocate to a warm city
- We need to crack down on vandalism (tagging is on the rise quite a bit...which is frustrating); This survey is not designed around a college student - we rarely shop...and when we do it's less frequent than you have on this form. It should be number of times per month instead. While you may be looking at people that spend more often, college students just don't. You need to customize the survey for college students to get this accurate data. I shop less often than 1-4 per week...but that's not "never." As a result, your survey is skewed from a college students perspective. You would probably get a better response if your numbers were numerical too...would be easier to summarize the results.
- a cab service would be nice, especially in the winter
- One difficulty of planning for growth in this area is the divisions of local governments and, albeit, tax structures. The residents of western NY communities have got to get over their payment for services disagreements in order to create development zones, which are beneficial in lowering the overall tax rates for all. However, when communities experience growth services increase exponentially, so taxes increase at the same spiraling rate. I'd love to see the plan; I'd love even more to help write it, but one thing for sure is the townspeople must come to terms with how much bang they will put up with for increasing the buck.
- I have fallen in love with this place and want to spend some more time here and have a bigger role in the community.
- Community Bank would be a team-player to community if they allowed parking in lot behind. There are always many empty spaces there. Theta Gamma property should become PUBLIC parking lot.
- wellsville should be over here.. ONE campus
- need a strip club

- If that tax increase passes i think you will see alot of people and businesses packing up and leaving the area.
- Being a commuter (100%) from Steuben County, I haven't had much opportunity (time) to check out the village - nor even campus activities - so I'm rather unfamiliar with Alfred per se.
- I am a commuter who is also an older continuing student
- This town would greatly benefit from more late-night options, such as more night clubs, 24 hour restaurants, and other such things. Even if existing businesses expanded their hours to round-the-clock only during times when there are students in the town, it would be a help. Not all college students are satisfied to spend their evenings in a smoky bar with a bunch of drunk frat boys. Local businesses have done a lot this fall to increase their late-night hours, and I applaud that. As they see the increased profits during those hours, I hope they realize that further expansion of late-night hours would be of an even greater benefit to their bottom line, as well as improving the quality of life in Alfred.
- I went to SUNY Brockport before and it was very clicky and everyone looked the same. I like Alfred. The people (for the most part) are very nice and there are differences in the way they look.
- Most boring town ever, seriously.

Section 1. E.
Alfred Comprehensive Plan
Tabulation of Responses to Surveys
November 2003-February, 2004

Following are tabulations of responses to survey questions.

Town and Village Residents Survey, Combined

	yes	no	
1. a Do you own property in the Village?	50	32	
1.b. Do you own property in the Town outside the Village?	52	28	
2. Do you own the house you live in?	92	12	
3. Do you rent out rooms in your house?	3	101	
4. Do you rent the house you live in?	10	86	
5. How long have you lived in Alfred?	Average: 25 years Median: 20 years		
6. Do you work in the Town or Village?	49	54	
	Yes	no	Already have
7. Do you plan to remain in Alfred when you retire?	38	19	35

8. Alfred needs more:	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
a. rental housing	19	19	41	14	2
b. single-family housing	1	11	31	36	13
c. rentals for young professionals	7	6	31	36	18
d. retirement housing options	2	9	34	32	21
e. affordable housing	1	5	29	36	26
f. businesses	2	3	24	35	36
g. medical services	1	7	34	21	32
h. Residential developments	13	21	36	17	9

9. Alfred needs to improve the following public services:					
a. police	6	22	51	13	7
b. fire/ambulance	11	36	45	7	0
c. library	12	29	38	14	8
d. roads	8	22	38	25	5
e. water/sewer	8	16	49	20	5
f. parking	2	6	19	29	46

10. How important is it to you to protect or enhance:	Strongly agree	Disagree	Neutral	Agree	Strongly agree
a. Canacadea Creek	3	3	18	39	42
b. watersheds	3	2	23	36	38
c. wetlands	4	8	22	36	33
d. wildlife	10	9	19	37	27
e. historic buildings	2	7	21	37	38
f. farmland	4	4	16	51	29
g. forests	5	3	13	48	35
h. scenic views	4	3	18	40	39
i. community rural character	5	1	17	42	39

11. It is important for Alfred to:					
a. improve the appearance of buildings and streets	2	10	8	48	35
b. plant more shade trees	4	13	42	30	12
c. preserve open space	1	9	22	43	26
d. remain pedestrian-friendly	0	1	7	46	51
e. retain its small town feel	1	3	5	47	49
f. improve the appearance of the highway approaches to Alfred	3	9	23	27	39
g. improve the appearance of the commercial area between the Village and Alfred Station	4	5	19	31	44

	Strongly agree	Disagree	Neutral	Agree	Strongly agree
12. Alfred is a safe place.	2	2	8	61	31
13. Alfred provides a good quality of life.	0	3	10	56	35
14. Alfred should remain a small, rural, college town.	1	9	10	40	41
15. I am pleased with the education provided my children by Alfred-Almond Central School.	4	6	28	31	25
16. ASC and AU do a satisfactory job in opening arts, educational and cultural events to the public.	1	12	19	57	15
17. ASC and AU do a satisfactory job in opening their recreational facilities to the public.	4	13	29	44	12
18. I would attend	2	4	31	49	20

additional summer cultural/arts events at AU and ASC if offered.					
19. Kid's opportunities for local recreation is good.	0	18	48	25	7
20. Adults' opportunities for local recreation is good.	2	16	36	39	5

Alfred State College/Alfred University Faculty and Staff E-Mail Survey Responses, Combined

1. Where do you work?	AU: 47	ASC: 59
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2. Where do you live?	Town: 23	Village: 21	Other: 62
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	Less than 1 year	1-3 years	4-10 years	More than 10 years
4. How long have you lived there?	5	7	23	62
5. How long have you worked in Alfred?	4	20	25	55

6. Alfred needs more:	a. rental housing	b. single-family housing	c. rentals for young professionals	d. retirement housing options	e. afford housing	f. affordable medical services	g. new retail businesses	
	22	24	51	19	56	28	63	
7. Alfred needs to improve its public services:	a. police	b. fire/ambulance	c. library	d. roads	e. water	f. sewer		
	13	5	14	38	13	14		
8. It is important to protect or improve:	a. Canacadea Creek	b. wetlands	c. wildlife	d. historic buildings	e. farmland	f. forests	g. scenic views	h. community rural character
	70	52	54	75	46	59	74	71

9. It is important for Alfred to:	a. Improve the appearance of buildings and streets	b. plant more shade trees	c. preserve open space	d. remain pedestrian-friendly	e. retain its small-town feel	f. cooperate with neighboring communities	g. improve the appearance of the highway approaches to Alfred	h. improve the appearance of the commercial corridor between Alfred and Alfred Station
	67	22	36	84	75	50	50	69

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
10. Alfred is a safe community.	0	1	5	68	27
11. Alfred provides a good quality of life.	0	4	15	62	23
12. Alfred should remain a small, rural, college town.	0	11	12	48	26

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
13. ASC and AU do a satisfactory job in opening arts, educational and cultural events to the public.	2	16	14	50	21
14. ASC and AU do a satisfactory job in opening their recreational facilities to the public.	3	17	32	41	8
15. I would attend additional summer cultural/arts events at AU and ASC if offered.	0	12	24	56	14
16. Job opportunities for spouses, children and college graduates are lacking.	0	5	6	54	35

Alfred State College/Alfred University Student E-mail Survey Responses, Combined

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
1. The appearance of the town was a factor in my decision to come to college here.	6	6	11	13	2
2. The wooded hills and open farmland of Alfred were important in my decision to come to college here.	9	10	9	8	2
3. Alfred is a safe town.	0	2	11	16	9
4. Alfred is a friendly town.	0	2	5	21	10

	Never	1-3 times per week	4-6 time per week	More than 6 times per week
5. How often do you shop on campus?	18	19	0	0
6. How often do you shop off campus in Alfred?	19	13	5	0

7. How often do you shop outside of Alfred?	2	26	5	4
8. How often do you shop on the internet?	9	21	2	4

	yes	No
10. Do you ever walk or bike to the stores in Tinkertown or Alfred Station?	3	34
11. Would you like more retail and service businesses opened in Alfred?	26	11
12. Is the public transportation to and from Alfred satisfactory?	15	19
14. Would you consider settling in Alfred after graduation if you found a good job here?	15	22
15. How many years have you been a student in Alfred?	Average: 3 years Median: 3 years	

	yes	no
16. Have you lived off campus?	19	17

	Town	Village	Other
16.a. If you have lived off campus, where did you live?	1	4	14

Section 1.F.
Alfred Comprehensive Plan
Comments Delivered at Public Hearings
Spring, 2004

Alfred Station Fire Hall, March 29, 2004

A Public Hearing was held Monday, March 29, 2004 for the purpose of receiving comments on the *Draft Report: Comprehensive Plan for the Town and Village of Alfred*.

Alfred Comprehensive Plan Committee members present were: Drew McInnes, Joe Dosch, Lyle Palmiter, Peg Prisco, David Fredrickson, Mark McFadden, Peter Stull, Len Curran, Tom Rasmussen, Tom Massara, Suzanne Wood and Jan Higgins. There were approximately 40 community members present (see list following comments).

Co-Chairman Drew McInnes opened the hearing at 7:00 p.m. He introduced the Comprehensive Plan Committee and reviewed the agenda. He then outlined the planning process, what has happened to date with preparing the draft report, the questionnaires that were sent out, surveys, and responses to about 250 surveys which are posted on the Village of Alfred web site. He also thanked the Alfred Sun and The Evening Tribune for publishing all press releases.

Joe Dosch read the goals and objectives recommended in the report. D. McInnes emphasized three points:

- ❖ The Committee is presenting a plan that has no legal status in draft form and will have validity only if it is adopted and implemented by the Town and Village Boards. The recommendations will require further planning, discussion and work.
- ❖ The report demands that comprehensive planning be taken seriously and that discussions be initiated beyond and between the boundaries of the Town and Village.
- ❖ The Plan Committee's charge was to look into the future 20 to 30 years and investigate problems with immediate and long-term solutions. What will Alfred look like for our children when they are grown if the goals are implemented?

The floor was then opened to the public. The following comments were received:

- Regina Pollard: There is a problem with planning bike paths and walkways along Canacadea Creek that involves protection of neighbors. D. McInnes responded that all recommendations would take more discussion. Efforts to extend recreational facilities that go beyond local boundaries would be a major project, and the benefits would be worth pursuing. Also, pathways may not be just along Rt. 244 in Alfred Station.

- Walter Shultz: The lack of sewer and water service has limited future planning. What are the upper limits of the current system? Does a regional system need to be reconsidered?
- Blake Mayo: There is a need to include a maintenance and upkeep plan so when something goes wrong there isn't an urgency to get a grant. An ongoing maintenance program is needed to replace water lines, etc. Was this addressed? D. McInnes responded that it was addressed. T. Rasmussen added that this committee wouldn't want to presume the direction to take on this, and it would be up to the Town and Village to look at the problem.
- Roger Freeman: Congratulations to the committee for putting this report together. Community services need to be consolidated. There has been a barrier in the past. P. Stull responded that it would be a good idea for the Town and Village Boards to look at what can be shared and what is compatible. Also, there is Town highway equipment that is not compatible for the Village due to its size. He would like to see a bike path along Rt. 244 between Alfred and Alfred Station if the shoulders were swept two to three times a year. Other possible locations would be the train track if the railroad were abandoned again and Alfred to Philips Creek.
- Mario Prisco: If there is interest in a merger between the Town and Village, how will that happen? D. McInnes responded that it will be up to the Boards. He added that many of the things that are in the report are not new, but are going on in other parts of the state and country. There is information on the NYS Dept. Of State web site.
- M. Prisco: The tax load needs to be considered--only 12% in the Village is taxable. D. McInnes responded that a document in the appendix concluded that a possible merger would bring only a 1% savings.
- Doug Clarke: There is a need to look at other sources of revenue besides property tax.
- Terry Palmiter: The Town and Village have already merged in many areas. Alfred Police working in the Town; highway crews help each other; the fire companies work together; and the court system is shared. There is a need to look at Almond and Andover also.
- Ben Link: It is encouraging to see the forward thinking, but how many on the committee are under 30? Younger people need to get involved. Are the subjects in the report ordered by priority? The committee members explained that the report does not prioritize the problems it addresses. D. Fredrickson stated that much more time was spent talking about creating jobs, reducing taxes, etc. than about green spaces. The committee talked about Alfred children going away to college and never coming back due to the lack of jobs.
- Amanda Snyder: What can be done to make New York State tax friendly to small businesses and keep people in the state?
- John Ninos: The two institutions have evolved through the years. Residents have developed a notion that it is wise to drive to Rochester or other places to pay less for something that they could get in Alfred. They forget that they need to support the local businesses. Also, the businesses may not have done everything they could do to improve their appearance and provide affordable prices. If businesses are to survive, they must meet the needs and demands of the community, and the community must support them.

- M. Prisco: The two colleges have introduced businesses to meet students' needs on campus. There may be a need for closer consultation between the colleges and businesses.
- J. Ninos: The colleges have developed a "utopia" on campus. The students don't need to leave campus. Students used to be actively involved in the community and part of it. They no longer interact with local people, so they don't come back to visit. D. Fredrickson added that many employees live outside the Town and Village, and they shop outside the community. If there were a way to get employees to live in the community, it would be better for everyone. D. McInnes stated that he met with the Alfred Business Assoc. at the beginning of this project.
- R. Pollard: The students don't feel like the businesses want them to hang around downtown. She personally encourages them to go downtown.
- Gary Ostrower: The business district is not going to thrive if the colleges don't thrive and vice versa. Local businesses can't compete with Wal-Mart. Several years ago all students got their mail downtown; this gave them a reason to go downtown. Now they get their mail on campus. There are two phases to economic development. First, ensure the vitality of the business district. Second, develop jobs that may not be related to ceramics, glass, etc. There will be no serious economic development unless you have adequate infrastructure, such as sewer and water. The Village didn't participate in the regional sewer district due to cost--it would have cost the Village more than \$12 million. D. McInnes stated that local zoning ordinances need to be reviewed to see if they are compatible with the Comprehensive Plan. The needs of the community must be examined and zoning adjusted to meet those needs.
- D. Clarke: Students may want fast food but can have alternatives to what people are used to. We may have to educate people and students to these alternatives.
- Brian Goodrich: As a student you are never told to go downtown or even told what is downtown. Will Foster Lake and other land acquired by AU take more property off the tax roll? Alan Burdick responded that AU is building a horse farm but will continue to pay taxes on the land. D. McInnes added that if fraternity and sorority houses are bought by AU and taken off the tax roll, this will have consequences.
- Elliott Case: The culture has changed. Students haven't eaten anywhere but at franchises. Job opportunities have changed--years ago it was your choice where you went. Now, there are maybe 200 applicants for the same job, so if you get an offer, you take it. We have been engulfed by a cultural change. We shop in malls, etc. Colleges are reacting to students' wants in order to compete with other campuses.
- Ron Link: Why were students, faculty and staff surveyed as to why they don't live here? D. McInnes answered that the committee wanted to know the specific reasons why they weren't living in Alfred. Students were asked what they did and didn't like about Alfred.
- R. Link: The colleges should donate more to the ambulance and fire companies. D. Fredrickson responded that AU is very generous to the ambulance companies. Two out of three calls are related to the colleges.
- Gary Ostrower: AU provides many thousands of dollars to the Village in PILOTS, subsidizing the Police Department, etc. The State College provides payments in kind, for example, in the renovation of Village Hall. Both pay water and sewer tax, funding the Crandall Hook and Ladder Co.

- B. Link: Alfred Station Volunteer Fire Co. is funded solely by contract with the towns of Alfred, Ward and Hartsville, and by grants and fundraisers. It does not receive any of the water and sewer tax, but responds to the same calls. D. McInnes stated that the Village taxes are not the highest among the surrounding municipalities. The Town is third lowest. People living in towns and villages where tax rates are higher can get more house for the money. The reasons people gave in the survey for not living in the Village included the cost of housing, types of housing available, and taxes.
- Ben Palmer: Retail business is fine, but there is a need to make a product that will provide jobs. What about industry? D. Fredrickson stated that the report talks about promoting Sugar Hill Industrial Development. P. Stull added that we are competing with Hornell for large industries.
- Alan Burdick: Can a local income tax be assessed on people who work here but don't live here?
- Gary Ostrower: What happened to the old comprehensive plan should not happen to this one. This plan is going to need the support of the Town and Village Boards and community for implementation. T. Rasmussen responded that the planning boards and community groups will have to participate.

The hearing was closed at 9:00 p.m.

Community Members Present (list may not be complete):

Harold and Bev Snyder
 Mrs. Randolph
 Mrs. Soule
 Anne Acton
 Elliott Case
 Mr. and Mrs. Meacham
 Mary Lou Cartledge
 Nelson and Amanda Snyder
 Ben and Leani Palmer
 Walt Czworka
 Tom Mansfield
 Alan Burdick
 Dave Snyder
 Blake Mayo
 Gary Ostrower
 Jeff Ormsby
 Ben Link
 Ron and Coral Link
 Regina Pollard and daughter
 Phil Curran
 Walter Schulze
 John Ninos
 John E. Ninos

Mario Prisco
Roger Freeman
Terry Palmiter
Doug Clarke
Brent Reynolds
Cliff Dubreuil
Brian Goodrich
Barb Timbrook

St. Jude's Parish Hall March 31, 2004

A Public Hearing was held Wednesday, March 31, 2004 for the purpose of receiving comments on the *Draft Report: Comprehensive Plan for the Town and Village of Alfred*.

Alfred Comprehensive Plan Committee members present were: Drew McInnes, Joe Dosch, Lyle Palmiter, David Fredrickson, Peter Stull, Tom Massara, Suzanne Wood, Cindy Fraser, Mike Hyde, Dan Neverett, Jerry Snyder and Jan Higgins. There were approximately 35 community members present (see list following comments).

Co-Chairman Drew McInnes opened the hearing at 7:00 p.m. Introductory remarks made at the March 29 hearing (see above) were repeated. The floor was then opened to the public. The following comments were received:

- Ed Coll: The State Historic Preservation office is immovable when it comes to historic preservation. How has the committee dealt with their bureaucracy? D. McInnes stated that the committee did not address this. The importance of Alfred's architecture and terra cotta roofs was noted repeatedly in replies to the committee's questionnaire. Larry Greil clarified some of the issues involving the State Historic Preservation Office: if public funds are involved, the state has influence. If funding is private, they don't have much say. If there are federal or state funds involved, the office is required to be involved and sign off on projects. D. McInnes questioned how many historic houses Alfred can lose before it loses its character. E. Coll added that the Town and Village can control the historic character with local zoning laws. The Historic District has cost AU over \$1 million dollars in the Ceramic Museum project.
- Elizabeth Gulacsy: Did the committee address the issue of where faculty and staff live? There are eight houses for sale in the Pine Hill neighborhood. D. McInnes responded that the committee's the report and questionnaire address the issue, and that there is a need for affordable housing for young families. E. Gulacsy added that the cost of houses in the Village is higher than in surrounding towns. M. Hyde stated that AU is very concerned about this. Fewer than 10% of new hires live in the Village; they usually locate in Hornell or Wellsville due to the cost of houses and services. There is a need to figure a way to capture these people and get them to live here. The Town and Village need to collaborate on this. P. Stull explained the possibility that

the Village could annex vacant land in the Town, provide sewer and water, and build new houses that in turn would increase the tax base for the Village.

- Bev Snyder: There is a concern about off-campus student housing. Such housing can lower the value of neighboring houses. D. McInnes stated that the committee recognizes the problem and addresses it in the Housing section of the report.
- L. Greil: The Historic District regulations do not dictate paint color or building maintenance.
- Holly Shulman: There is a serious problem for new people in the community to receive notices of local events.
- Emrys Westacott: How would local trails be established? D. McInnes responded that it would take further planning, discussion and volunteer effort.
- Ed Coll: Did the committee look at the idea of the colleges buying the business district? Houghton College is an example; they bought up the business district and put in the types of businesses that meet the needs of the community and students. D. McInnes responded that the committee discussed the interaction of the State College and University operations with local businesses at length.
- E. Gulacsy: Did the committee come up with a solution to the future of the fraternity and sorority houses? D. McInnes stated that the issue was addressed in the housing section of the report, although a specific solution is not proposed.
- Galen Brooks: There is great professionalism in the plan. A design review process should be developed to serve the two municipalities.
- Gary Ostrower: There is a need for vigorous code enforcement, but without becoming a police state. There is a need for balance. Students from State College and AU are very limited in their need to go downtown. Students used to get mail downtown. Now there is less activity. The report does not establish priorities. Does economic development present a conflict with the development of green spaces? D. McInnes responded that all recommendations are going to take more discussion and work. The committee has discussed issues that have divided the community. This report goes to a certain level, and now there is a need to take the issues to the next level of detail. We are not alone as a community in facing the problem of how to maintain our small-town character and grow economically.
- G. Ostrower: There are two challenges. First, providing detail and giving life to the plan. Second, generating support of the community. M. Hyde responded to remarks regarding the business district, explaining that there is a need to be realistic as to what the problem is. ASC has met the demand of their students in order to stay afloat. Students don't want to walk downtown.
- Tim Koegel: Businessmen in the community get a regular turnover of students. They don't develop long-standing relationships with costumers. It is an uphill battle to cultivate students who are used to shopping at Wal-Mart. The colleges could assist. There is limited opportunity to make contact with the students. Businesses would like to be able to notify them before they arrive on campus. Alfred as a community is not going to compete successfully with large stores. Our uniqueness is one of our stronger points, and we need to keep that. We need to keep channels of communication open with the colleges and share resources. M. Hyde added that the colleges could do a better job of telling merchants what students want to buy.

- Anne Acton: The Town and Village should adopt the plan. Residents need to jump on board and carry the plan forward for the improvement of the Town and Village.
- Mary Huntington: We need to ask what the community could do to get the students downtown.
- Tim Timbrook: There is a need to improve the community for our children. There is nothing for the youth in the winter. An ice skating rink would be popular; can one be constructed in the Village? G. Ostrower stated that the Village was told by their insurance company that they would not pay for an injury at the old playground, and there is a similar situation with an ice rink.

D. McInnes brought the hearing to a close by outlining the final steps and citing the five committees recommended for implementing the plan. D. McInnes read a letter from AU President Edmondson supporting the formation of a committee to bring together ASC, AU, the Town and Village for discussions.

Written comments on the draft report will be accepted until April 7, 2004. The Plan Committee will review the comments from the public hearings and written comments and amend the report if necessary. The final report will be submitted to the Town and Village Boards, which will hold public hearings within 90 days (this could be a joint meeting). The Boards will then have the option of adopting the plan.

The hearing was closed at 9:00 p.m.

Community Members Present (list may not be complete):

Bev Snyder
 Barrett Potter
 Elizabeth Gulascy
 Ed and Carol Coll
 Brad Bowden
 Philip Prigmore
 Anne Acton
 Mary Huntington
 Martha Mueller
 Lou Lichtman
 Norm Titus
 Larry Greil
 Carl Luger
 Galen Brooks
 John Ninos
 Brent Reynolds
 Rich Hoffman
 Sally Hopkins
 Walt Czworka
 Gary Ostrower

Craig Clark
Phil Curran
Holly Shulman
Barb Timbrook
Tim Timbrook
Emrys Westacott
Tim Koegel

Section 1.G.
Alfred Comprehensive Plan
Written Comments on *Draft Report: Comprehensive Plan for*
the Town and Village of Alfred, March 1, 2004

Spring, 2004

Letters Received From:

Steven Arrasmith
Kier Dirlam and the Allegany County Planning Board
Charles M. Edmondson, President, Alfred University
Carl Luger
Angela M. Rossington
Angela M. Rossington, Board Secretary, The Alfred Montessori School
Amanda L. Snyder

Hello Neighbors,

It is a great plan. I commend the committee for its professionalism and dedication.

There is only one thing missing; the most important thing: trust. Trust is the first thing that needs to be improved in this community and the lack of trust is the thing that will prevent the achievement of almost all of the worthwhile goals. Cooperation is necessary for success, and cooperation is virtually impossible to achieve without trust.

We have various factions in the community that don't trust one another. AU employees don't trust the AU Administration (hence the union). AU Administration doesn't trust the village merchants and vice versa. There are factions within ASC and AU that don't trust each other. Townies don't trust the Gownies. Some people don't trust the landlords, and no one really trusts the students, even though they are the reason most of us are here.

In mathematical game theory (thank you Russell Crowe as Graham Nash) this situation is called the Prisoner's Dilemma. In brief, cooperation (trust) by all the factions is necessary for success. Lack of cooperation (trust) results in gradually declining fortunes for all factions. Also, (and this is the most important part) any faction that takes a risk for the community and is betrayed is seriously hurt. For example, what if I made a considerable investment, at the urging of some faction in the community, to open up an equestrian supply store on Main Street, and then shortly afterwards the same faction decide to open up its own equestrian supply store with a significant business advantage due to location or debt structure. I'd be screwed. Some would call me a fool to trust again. This is Alfred. Most factions will not take the risks necessary for the Comprehensive Plan because of a lack of trust.

I suggest that the action items in the plan be arranged in order of "trust investment necessary." Achievable ones (i.e. not involving much money) that require cooperation should be first to serve as trust-building exercises. Subsequent tasks would require more trust, and more money, to be achieved.

Alfred is a thumbnail sketch of world. We need to work, build and trust people that, frankly, we don't really know all that well and/or really don't like at the moment. People thrown together by circumstance in a group may be civil and superficially appear to be a community. But it is not until they work together, in conflict and cooperation, to solve common problems that they are really a community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven Arrasmith". The signature is fluid and cursive, with a large, stylized "S" at the beginning and a long, sweeping underline.

Steven Arrasmith

56 West University (5 days a week)

Alfred, NY

To: Drew McGinnis
From: Kier Dirlam & Allegany County Planning Board
Re: Alfred Plan – Comments
Date: April 7, 2004

Dear Drew:

At the Allegany County Planning Board meeting held on March 31, 2004 the board discussed the Alfred Plan. Everyone noted appreciation of the amount of work that you and your group have obviously put into this plan. Comments were minimal from a critical standpoint. One member submitted written comments and these are summarized below.

*After glancing through the Alfred Plan the following comments:
These comments are regarding economic development. There is very little that addresses development outside of the campuses' concerns. The major case, is the use of the old Buffalo Crushed Stone site. Considering the email from William D. Burt [WNY&PA Railroad], concerning Railroads it should be recognized that this site is a prime industrial site. It is the only site in the Town of Alfred that has a railroad siding, or that has the potential for a railroad siding. It is more or less isolated from view, and from most residential and business areas. There are other sites that can be used for academic purposes, but this is the only one that has access to the railroad.*

One of the major problems that have been stated concerning recruitment of staff for the colleges, concerns the lack of jobs for spouses. Ed Coll [former President of Alfred University] stated recently that he is tired of seeing a 1000 people walk across the stage at graduation, pack their bags and leave the area. Without an industrial base, the probability of "growing" jobs is reduced to almost nothing. An old saying states, "It is too that simple".

Put in simple terms, until someone makes a product and sells that product, nothing happens. You can have all the accountants, lawyers, stockbrokers, insurance salesmen, Teachers, professors, retail stores, service businesses, etc. but until that product is made and that product is sold you have nothing. The Alfred Plan needs to address bringing industry to the area more, so that these jobs are available.

I have also included a copy of a letter that you may find of interest from a few years ago regarding my concerns about the Village water source. DEC's response was that there is nothing to be concerned about and they approved the Mining permit.

When you have approval from the Town and/or Village that they are going to adopt this plan then you will have to submit the final plan to the County Planning Board for an official review as discussed according to the New York State laws.

November 26, 2001

Kenneth C. Taft
NYSDEC Region 9 Allegany Sub-Office
182 East Union – Suite 3
Allegany, NY 14706

Dear Ken:

I read the listing in the ENB for the Buffalo Crushed Stone, Inc. project in Alfred Station. I have concerns with this project in a couple of respects. The existing and the proposed mine area is less than a mile from the Village of Alfred's municipal wells located near the Town of Alfred's Municipal building. The mine is also up-gradient of these wells. I am not aware of any analysis of the recharge area of these wells that has been to the extent necessary to make an exact determination of the recharge area. However it seems likely that due to the topography, soils and general trend of water in that valley that the gravel deposits that are proposed to be removed may be a significant area of recharge for the well system. My concerns include the possible degradation of the quality of water that is afforded to the wells and the quantity that is available to the system. It seems reasonable to draw a connection between the proposed mine area and the well system. If the well system experiences any new problems with either quantity or quality in the next few years I would have to conclude that a possible cause is this new mine. In that case it seems that the Village will have a possible recourse in filing a complaint with the NYSDEC and possibly starting litigation with the mine's owners for the costs required to develop a new water source. All involved should be aware of this possibility, as it seems that the DEC is likely to approve this permit application. I do want to note that I am supportive of the business development effort that Buffalo Crushed Stone has put into this area and that in general they have been a good corporate neighbor in the Alfred Station area in recent years. I hope that they have a positive closure plan for this mine site and their other sites. There is a need for planned development that would go nicely in some of their present mining sites if they were properly graded and redeveloped after closure. A paper copy of this letter will follow this e-mail.

Sincerely,

H. Kier Dirlam

Cc: Gary Ostrower – Mayor of Alfred
Alan Burdick – Town of Alfred Supervisor
Ron Stuck – Allegany County Planning Board Chair
Brent Reynolds – Allegany County Legislature - Planning and Development
Chair
John Foels - IDA

Alfred University

To: Drew MacInnes
From: Charles M. Edmondson
Date: March 31, 2004
Re: Planning Document



Drew, I regret that I will be out of town and thus unable to attend the public comment session regarding the draft long range plan for the Town and Village of Alfred. However, I have reviewed the draft and I believe it offers this community some very good insights and intriguing directions for the future.

I note that at several junctures, the draft Plan calls for improved cooperation between Alfred University, Alfred State College, the Town of Alfred, and the Village of Alfred on matters related to the growth and development of our community. I would like to suggest that we form an ad hoc community planning group consisting of representatives from these four entities. This group would meet periodically (perhaps quarterly) to continue the discussion that you and your colleagues on the long range planning committee have begun. I would be pleased to host the first meeting of such a group, although I think that it should rotate its meetings between the University, Alfred State, the Village Hall, and the Town offices.

My compliments to you and the Committee for a job well done.

To the Alfred Comprehensive Planning Committee:

After much procrastination, I have finally read the Draft Report of the Comprehensive Plan for Alfred. It's obvious that a great deal of work has been put into developing the plan thus far.

However, I would like to make several points:

*Several times in the plan you refer to Alfred as being "friendly." While individuals may be friendly to other native residents, the natives are not at all friendly to "outsiders". There certainly are friendly relationships at ASC and AU, but outside of the two colleges the converse is true.

Solution; Establish a "Welcome Wagon" or similar organization to welcome all new residents to the village or town of Alfred. A representative would visit new residents with a listing of businesses, community services, activities, etc. Businesses might donate gifts or coupons for newcomers. If interest warrants, a Gourmet Club might be formed that would meet in members homes on a rotating basis.

*On page 7, the statement is made that AU is "considering a change ... requiring all juniors ... to live on campus". This change has been made. The consequence is that there will be less demand for off campus housing. This will mean a dramatic increase in vacant apartments, which in turn means a deterioration of village and town housing. Since AU certainly understands this phenomenon, it appears they have little interest in the appearance of the village or town.

In addition AU's closing of 10 fraternities and sororities has also caused a detrimental effect on the appearance of the housing in the village.

*The older houses on Main and West University are typically large houses that were built when families were larger and often included extended family members. Today these homes are too expensive to buy, too expensive to maintain, too expensive to heat. And if you want to improve the house, the owner is obligated to go through the Site Development Plan Review with the Village Planning Committee. This process often delays the project and usually - if not always - increases the cost of the project.

It's no wonder that the owners don't improve their properties or turn the building into rentals. As the demand for rentals decreases, it is likely that some buildings will simply be abandoned or given to AU.

Solution; Establish a task force for property improvement consisting of both village and town officials. This committee must meet with the AU Administration and Board of Directors to impress on them the detrimental effects their policies and actions are having on the village and town.

Secondly, abandon or dissolve the Village Historic District. It includes many properties with little if any historical importance and it does not include several houses that have historical significance, including one that we own that is one of the oldest in the village. Instead this committee along with local historians should identify 10 or 20 of the most historically significant buildings in the village. The owners of these buildings should be given financial assistance through local funding or state grants.

*For at least 25 years, the Village Planning Requirements have mandated one parking space per bedroom. Many residents meet these criteria. The problem arises when developers approach village officials with plans that do not include adequate parking. Waivers are often granted. This demoralizes the residents and causes people to ignore local laws and zoning ordinances.

Solution; enforce local laws without exception and if a new project is proposed and waivers have been granted in the past, work out a solution to the waiver before approving the new project.

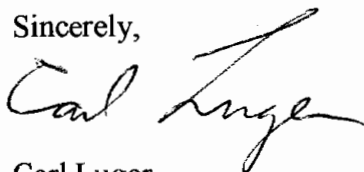
*Under Community Services Objective #1, several excellent strategies discuss further cooperation among police, sharing facilities, sharing planning and joint purchasing.

The Town and Village have two distinct fire departments. Although both departments are volunteer and not municipal organizations, the Village and Town governments provide funding for the departments. While there is cooperation between departments, further steps should be taken to increase the cooperation. The leadership for these steps must come from the Town and Village governments:

1. A timetable to elect one set of officers
2. A procedure to jointly approve the purchase of major capital items, i.e. fire trucks, tankers, ambulances.
3. Sharing training of personnel
4. Sponsoring joint money raising activities

Hopefully the Comprehensive Planning Committee will give serious consideration to these ideas and incorporate them into the final report.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carl Luger".

Carl Luger

David & Angela Rossington
4 Terrace Street · Alfred, NY 14802
607·587·8310

March 13 2004

Drew McInnes
Co-Chair, Alfred Comprehensive Plan Committee
19 High Street
Alfred, NY 14802

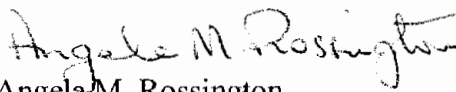
Dear Drew,

As a member of the Board of the Box of Books Library, I would like to tell you that I heartily endorse the plan for the Town and Village of Alfred as defined in the Draft Report of your committee dated March 1, 2004.

I strongly encourage the support of the five-year plan of the Box of Books, which is such an important service for our school. The Box of Books provides services to the entire community. As a member of the Board of Trustees of the Alfred Montessori School, I have a special interest in the Library as it is used by our children. Provision of adequate off-street parking should be a priority, and any expansion of adjacent buildings which might prevent future library expansion, should be more carefully considered.

The plan to make Alfred a place in which people would choose to live is also in the best interest of all of us who live in this delightful community. We would encourage the Village and Town Boards to adopt this plan as a vision for the future our community, and to actively implement the plan where possible.

Sincerely,


Angela M. Rossington
Board Secretary

Cc: Janice Porter



March 13 2004

Drew McInnes
Co-Chair, Alfred Comprehensive Plan Committee
19 High Street
Alfred, NY 14802

Dear Drew,

On behalf of the Alfred Montessori Board, I would like to tell you that we heartily endorse the plan for the Town and Village of Alfred as defined in the Draft Report of your committee dated March 1, 2004.

As you are well aware, the Alfred Montessori School has supported and implemented the renovation of one of the buildings in Alfred's Historic District, a building that is distinctive in its terra cotta roof. We would support any effort to restore and maintain other buildings that are similarly distinctive and which could be put to a useful purpose.

Our interest in maintaining "green spaces" and re-establishing the gardens behind Crandall Barn is obvious as these efforts would contribute to the aesthetics of our Village, as well as being used by the community, especially by the children who attend our school.

We would also encourage the support of the five-year plan of the Box of Books, which is such an important service for our school. The Box of Books provides services for the entire community and should therefore be provided with off-street parking, and protected from expansion of adjacent buildings which would enable future library expansion.

The plan to make Alfred a place in which people would choose to live is also in the best interest of our school as this would provide us with an ongoing source of children!

We would encourage the Village and Town Boards to adopt this plan as a vision for the future our community, and to actively implement the plan where possible.

Sincerely,

Angela M. Rossington
Angela M. Rossington
Board Secretary

March 30, 2004

Alfred Comprehensive Planning Committee

Dear Board Members,

I was impressed with all the difficult and thorough work you have done.

Perhaps our desires outweigh the ability to have everything we wish. We need to prioritize those things that this area needs.

We need to add to the tax base. In order to have this happen, what does this area need to do? I think we already know the answers – sewage facilities, new small industries. Is this committee working with the group of 44 that has been organized for plans for Allegany County?

Families can only purchase what their incomes allow, excluding the credit card mania that is promoted by banking companies.

Our towns and villages will only be able to support that which our taxes or volunteers can support.

We will need to let our Town, Village, County, and State governing bodies know that we cannot afford higher incomes for government workers. (This includes any person on a government payroll.) We need to demand of our State that mandates which mean more taxes are not going to be paid by the people in New York State counties. Our income, which we work hard to earn, is not for the government to take from us to support programs that are not really needed in our county or our country.

Thomas Jefferson said, "A wise and frugal government shall not take from the mouth of labor the bread it has earned."

Abraham Lincoln stated, "You cannot help men permanently by doing for them what they could and should do themselves."

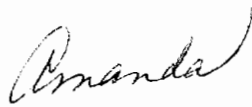
Locally, people who live in these communities need to support the businesses which are here. I talked with one store owner who said community people will never try to do most of their shopping in our area. I have found that our family can get most of its needs met in the Town and Village of Alfred. Notice I said, "needs" not "wants".

How has the Business Community promoted itself? I'm sure the ALFRED SUN would appreciate a column each week featuring a local business, not necessarily for certain items on SALE but promoting services which each business has for the community. We can and should promote ourselves. We are creative people in this area. As Bob the Builder, asks, "Can we do it?" we can answer, "Yes, we can!" When sales taxes are spent in Allegany County, they come back to Allegany County.

A few years ago, businesses were concerned because of the action of students in downtown Alfred. (From what I've heard, it was the action of students early in the morning who were causing disturbances and destruction in the Village of Alfred.) I spoke with a Senior Citizen who was very active with SUNY Alfred and when that concern was heard, the "Tech" decided to try to keep students on Campus. "We" can't have it both ways. When the Freshman Tech class came here in August 2003, the students were sent to downtown Alfred on a scavenger hunt. I asked Jeanne Hyland if she knew who had set that up. She said the office of the President of Tech provided that project.

I feel that with encouragement from governing officials and people who do try to purchase goods here, as we do, we can build a thriving area.

Sincerely,

A handwritten signature in cursive script that reads "Amanda".

Amanda L. Snyder
1282 Randolph Rd.
Alfred Station, NY 14803

MINUTES – Alfred Village Board of Trustees Public Hearing on the Alfred, NY Comprehensive Plan

January 7, 2020

Present: Mayor Becky Prophet, Deputy Mayor McClain, Trustees Brown, Gill and Ninos; Clerk Hasper; County Director of Planning Kier Dirlam and County Planning and Development Specialist Michelle Denhoff; Town of Alfred Supervisor Dan Acton, Town of Alfred Deputy Supervisor Fion MacCrea, Town of Alfred Councilmen Bill Cleveland, Matt Snyder and Wendy Dailey; and approximately 14 members of the public.

- 1. Public Hearing Opening** – Mayor Prophet opened the public hearing at 7:00 p.m.
- 2.** Board members from each municipality introduced themselves to the public.
- 3.** Trustees Ninos expressed gratitude to all who have worked so hard and diligently over the past five years to make this Alfred Comprehensive Plan a reality.
- 4.** The floor was opened for comments concerning the Alfred NY Comprehensive Plan
- 5. Public Comment:**
 - a. Town resident Fred Sinclair, while complimenting those who have compiled the Comprehensive plan, shared several concerns regarding it. Noting the weight this document holds in setting direction and future actions, he suggested:
 - i. Removal of the word “wireless” on page 38, paragraph 2, sentence 1 between the words “bringing” and “broadband”.
 - ii. Removal of the word “wireless” on page 56 under “Planned Achievements”, sentence 2 after the word “Armstrong”.
 - iii. Adding a statement at the end of the plan which states that the Town and Village reserves the right to employ The Precautionary Principle and or require SEQR review of projects or actions which may impact public health or the environment.
 - b. A request was made for a summary of the plan. Kier Dirlam responded giving a history of Alfred’s comprehensive plan from 2004 to the present noting challenges encountered, ideas incorporated into it, various people and groups who contributed, projects integrated into it, and preservation of good from former plan while laying aside dreams that required adjustments for the future.
 - c. A suggestion was made to include exterior housekeeping and renewable energy. It was noted that it is in there on page 66 Goal #1. The concepts are included while the mechanism/how to remains open ended.
- 6. Adjournment – A motion was made** and seconded by Trustee Ninos/Brown to adjourn the public hearing. Motion passed 5-0.

Alfred Comprehensive Plan – A motion was made and seconded by Trustees Brown/McClain to approve the Alfred Comprehensive Plan with the following minor edits:

MINUTES – Alfred Village Board of Trustees Public Hearing on the Alfred, NY Comprehensive Plan

January 7, 2020

- a. Change the year from “2019” to “2020”
- b. Glossary - Add “precautionary principle”
- c. On page 38, paragraph 2, sentence 1 Remove the word “wireless” which appears between the words “bringing” and “broadband”.
- d. On page 56 under “Planned Achievements”, sentence 2 remove the word “wireless” after the word “Armstrong”.
- e. Add the following statement to the end of the plan: “The Town and Village of Alfred reserve the right to employ a diligent review, i.e. the precautionary principle and/or SEQR, of projects or actions which may impact public health or the environment.”

Motion passed 5-0.

Adjournment – A motion was made and seconded by Trustee Ninos/Gill to adjourn the meeting at 7:52 p.m. Motion passed 5-0.

Respectfully submitted,

Carolyn Hasper, Clerk

Section 2
Alfred Comprehensive Plan
Summary of 1970 Report: *A Comprehensive Master Plan, Town and Village of Alfred, Allegany County, New York*

Regional Development Plan

Goals

1. Exercise proper restraint and guidance in future development to ensure that the area becomes one of the more dynamic centers in Southern New York State.
2. Develop plans and pursue strategies to strengthen the growth of the region.

Objectives

1. Initiate action for a continuing planning process at the regional level.
2. Urge local governmental units to work “with” rather than “around” regional plans.
3. Maintain a good social and political climate for regional action.

Recommendations

1. Communities that do not have subdivision regulations should adopt them.
2. Communities should adopt up-to-date comprehensive zoning ordinances.
3. Communities should establish building inspection and code enforcement programs.

Comprehensive Plan for the Town and Village of Alfred

General Goals

1. The Town and Village of Alfred should develop in a manner that will integrate the community into a meaningful pattern of regional development with the other communities involved in the Alfred-Almond-Hornellsville region.
2. The Town and Village of Alfred should develop in a manner that will permit Village and Town residents to achieve their full potential toward social, cultural and economic well-being.
3. The Town and Village of Alfred should develop in a manner that will create a community which provides a high standard of living, an amenable atmosphere for urban development, and an active and viable economy, capable of supporting all the civic, commercial and educational institutions that combine to create the full environment.

Specific Goals

1. Future physical growth shall be orderly, planned and efficient; necessary municipal and educational resources should be provided in locations that will benefit present residents and encourage additional sound development.
 - New development should be guided into locations compatible with existing and proposed uses, facilities and services.
 - Strip development and disorganized and congested commercial uses must not be permitted to continue or develop along major traffic arteries.
 - Planning for municipal facilities and services, both existing and proposed, as well as private plans, should be regarded as development-shaping opportunities which can, with proper zoning and land subdivision regulations, encourage the type of development desired within both the Town and Village.
2. Residents of Alfred should have ready access to the greatest possible variety of goods, services and facilities.
3. The Town and Village should encourage an increasingly higher variety, amount and quality of housing for all its residents, both present and potential.
 - Encouragement to builders and developers to try new housing types, methods and materials, continued updating of development and construction codes and control of housing quality through code enforcement and selective remedial procedures should all be used to preserve and enhance the supply of quality housing.
 - The preservation of older residential areas should be actively encouraged to maintain an attractive and healthy environment.
 - Municipal or neighborhood self-help clean-up programs, coordinated with the availability of municipal equipment, should be encouraged.
 - Neighborhood improvement associations are recommended as a means to initiate voluntary neighborhood revitalization.
4. Provision should be made for the safe and efficient movement of traffic in both the Town and Village.
5. Both the Town and Village should be concerned with the provision of adequate and functionally efficient governmental operations.
 - Such facilities should be designed to meet both present and future needs of municipal administration and the public it serves.
6. The Village of Alfred should institute a strong effort toward the renovation and revitalization of the Central Business District to assure its future in an advantageous competitive business race against proliferating area-wide shopping centers.
7. The Town and Village should actively encourage desirable expansion and improvement of existing businesses, as well as attempt to attract new and diverse commercial and industrial uses into the area to provide local opportunities for an expanding residential population.
 - Planned and properly regulated industrial development should be encouraged to create and maintain an attractive and harmonious, as well as economically vigorous, environment.
 - Because of the proximity of the educational institutions, primary efforts should be aimed at the attraction of research and development uses, which could best utilize the talents and resources found in Alfred.

8. Both communities should continue with their efforts to coordinate development in the Alfred-Almond-Hornellsville region.
 - Regional transportation facilities should be coordinated with larger political units.
 - In areas of economic development, the pooling of governmental resources and the consolidation of municipal services should be considered whenever a substantial benefit would accrue.
 - Active participation and leadership to achieve many of these ends should originate at the local level.

I. Land Use Plan

Goals/objectives

1. Encourage new development to locate within, and contiguous to, existing development, creating a compact area of development that will allow the logical and most economical extension and expansion of community services, streets, and utilities.
2. Discourage the growth of unsightly and unsafe strip commercial development along major traffic arteries but permit the development of businesses oriented to motor transportation in limited locations along regional routes, providing adequate standards for access control to properties, off-street parking, and the limitation of advertising signs.
3. Maintain desirable residential characteristics of both Village and Town through the application of appropriate density regulations.
4. Conserve and protect residential neighborhoods, because the revitalization of deteriorated and dilapidated neighborhoods will return a greater share of revenue to the community and bring about important social benefits as well. (Housing for the elderly should also be considered.)
5. Formulate land development policies that require new development to bear its fair share of the costs for necessary increases of public improvements.
6. Protect natural drainageways in order to minimize the cost of public improvements made necessary by new development.
7. Restrict development in areas where the structural and drainage capabilities of the soil are poor.
8. Encourage the retention of large areas of woodlands in their natural state as a legacy to future generations and as a natural watershed.
9. Seek to improve the physical and functional relationships within and between business and industrial, institutional, and civic areas, to maximize their effectiveness and increase their service to its citizens.

Recommendations

General Recommendations

1. Adopt subdivision regulations.
2. Adopt up-to-date comprehensive zoning ordinances.
3. Establish housing codes and building inspection and code enforcement programs.

Specific Recommendations

Residential

1. Anticipate low-density development along Randolph and Elm Valley Rds., along Moland Rd., and along Rt. 244 between Palmiter and Sherman Rds.
2. Consider annexation of the Randolph/Elm Valley and Moland areas to the Village.
3. Control and limit density of development in growing neighborhoods.
4. Promote low density, 1 and 2-family housing for the major portion of the non-educational area of the Village.
5. Promote multi-family dwellings along the west side of North Main St. between Church St. and Pine St., along the west side of South Main St. between Terrace St. and West University St., and along the north side of Church St. and west of Elm St.
6. Permit cluster development in the Town.

Commercial

1. Continue commercial development in its current location: Rt. 244 north of the Village and Rt. 21 at Rt. 244 in Alfred Station.
2. Renovate and rehabilitate existing buildings in the commercial zone of Alfred Station.
3. Revitalize the Village business district, addressing parking, lack of commercial space, and aging buildings.
4. Allow for grouping of commercial buildings.
5. Require landscaping and sidewalks around commercial buildings.

Industrial

1. Locate and promote manufacturing and research/development along Rt. 21 at Alfred Station.
2. Locate heavy industry at the gravel quarries.
3. Enact strict zoning regulations to locate and guide industrial development.
4. Require off-street parking, buffer areas between different uses, landscaping, and loading areas for industrial development.

II. Circulation Plan

Goal

1. Improve the Village's and Town's circulation system to help the community grow in a more orderly and efficient way in future years.

Objectives

1. Provide an efficient intra- and inter-regional transportation system, which will connect the Town and Village with other nearby communities and to regional centers throughout the State.

2. Provide convenient accessibility from outlying areas of the Town and surrounding towns to the business and educational areas of the Village.
3. Maximize the efficiency of existing highways by separating through and local traffic routes, requiring adequate off-street parking in all new development, eliminating poorly designed intersections and removing all traffic hazards inherent in severe horizontal and vertical road curvature.
4. Provide a functional street classification system where different streets serve different functions; thus, the right-of-way and pavement widths can be varied to suit the purposes for which the different streets in the system are intended.
5. Create an intra-municipal system of collector streets to allow the free movement of local traffic without conflicting with regional traffic, and also to create greater community cohesiveness.
6. Coordinate efforts with surrounding communities to establish an organized inter-municipal road system beneficial to all municipalities.

Recommendations

1. Classify streets as arterial highways, collector roads and local roads, each with its own right-of-way and development standards.
2. Widen Moland Rd.
3. Pave Kenyon Rd.
4. Maintain Town roads.
5. Extend High St. to West University St. at Water Wells Rd. to provide for residential development and a Village-center bypass.
6. Construct a new connector from Rt. 244 at Glen St. to ASC.
7. Construct a new two-lane connector from Rt. 244 near Sherman Rd. to the AU street system.
8. Extend Pine Hill Dr. to South Main St.
9. Extend Lower Campus Rd. to create loop at ASC.
10. Construct new connector between Rt. 21 and Elm Valley Rd. north of Kenyon Rd.
11. Control development along arterial frontage to provide for safe and efficient movement of traffic; require setbacks, off-street parking, and controlled entrances and exits.
12. Exercise strict control over the commercial strip development along Rt. 244 north of the Village to protect the long-range goals of the Town and Village.
13. Realign Rt. 244 near Alfred Station and improve the section to the Village boundary.
14. Add two lanes on Rt. 21 between Almond and Rt. 244 at Alfred Station.
15. Eliminate the five-way intersection at McHenry Valley and Hanneman Rds.
16. Connect Sayles St. and Saxon Dr.
17. Realign intersection of Shaw Rd. and Rt. 244.
18. Eliminate severe curves on Green Rd.
19. Construct new road near Lusk Rd.

III. Community Facilities Plan

Goal

1. Provide the citizens of Alfred with as full a range of community facilities and services as possible.

Objectives

1. Reserve land for future public uses in both Town and Village.
 - Wherever possible, these sites should be acquired before they are actually needed and in advance of development.
2. Utilize standards that would encourage new developments to provide land for the creation of neighborhood recreation facilities.
3. Set aside marginal lands and drainageways as areas of permanent open space and passive recreation.

Recommendations

Town

1. Construct municipal building, to include administrative facility, meeting room, police station and firehouse and used by both Town and Village.
2. Acquire and develop 200-acre Pine Hill site for park to serve Town and Village.
3. Expand Village water supply to new developments in the Town adjacent to the Village.
4. Expand storm sewers into new developments.

Village

1. Acquire 5-acre site for Village park adjacent to municipal complex, between So. Main St. and W. University St.
2. Acquire and develop site for new water well.
3. Maintain Village streets.
4. Acquire land for neighborhood parks.
5. Replace police department vehicles.
6. Expand water treatment capacity.

Town and Village

1. Participate in regional landfill operation.
2. Participate in regional sewer system.
3. Replace highway maintenance equipment.
4. Construct new highway garage.
5. Anticipate expansion of AACS facilities at the present site.
6. Require developers to dedicate a portion of land in subdivisions as public open space.

IV. Financial Plan

Goal

1. Obtain all the community facilities and services which will be necessary to the well being of the citizens of the Town and Village without imposing undue financial hardship.

Recommendation

1. Set priorities and identify funding sources.

V. Capital Improvement Program

Recommendation

1. Initiate a yearly capital improvement program

VILLAGE OF ALFRED
CENTRAL BUSINESS DISTRICT STUDY

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JUNE 1978

A most striking conclusion one may drive from this report is that the Village of Alfred has a very strong economy, albeit a small one- one that supports not only its own residents, but also twice as many non-residents. The next conclusion that comes to one's mind is why there are so few business establishments limited to just a few categories of goods and services, represented in this market with a daily inflow of over 700 commuter employees and some 6,000 student residents? Keeping in mind the fact that Alfred is the cultural center of the area as well- the locale of plays, concerts, lectures, football and basketball games- that shall attract substantial numbers of visitors, the answer to this question is even more pressing.

Apparently little thought has been given so far to the fact that this situation is a source of strength not weakness, considering that so many people come to Alfred and so few reside does not exclusively imply that funds are taken out of Alfred to benefit other communities in the vicinity. It also implies that the non-residents do not represent additional costs to the Alfred community, like schooling their children, using municipal services, etc.

Consequently, the first and most important economic objective might become the effort to direct some of these significant funds back into the Alfred community.

However, patterns of spending are very difficult to change. The national picture clearly indicates that the practice of working one place and living and spending in another is a well stabilized pattern (viz., the

decline of downtown areas and the prosperity of suburban shopping plazas and malls). People spend their money where they live not where they work. It also happens to be true that students will make most of their purchases in their hometowns before coming to school or during vacation.

This is not to argue that patterns of spending cannot be altered. However, change will require astute and innovative business techniques.

The Village of Alfred will have to undertake a major effort to differentiate itself - i.e. create the image of a distinct, unique and special place in the area. Each and every business establishment which aspires to attract customers from the outside, or gain the patronage of commuters and students (as well as village residents) will have to concentrate on differentiating its physical premises, its products and services.

Even if one or a few businesses succeed in doing it, it still remains questionable whether people will be willing to travel to Alfred because of one or two places of interest. In other words an effective, successful effort at community action that would require community action - community action that would take advantage of all marketing and advertising techniques available.

As cooperation among the various sectors of the community could bring about productive results, it is recommended that an Economic Development Board be organized.

Such a Board should include representatives of all segments of the community who have a stake and interest in the Village's economy, like the village government, the business community and the two schools. Such a body would serve as a permanent forum where coordination of efforts

and mutual cooperation could be arrived at. There is no doubt that a great number of possibilities could be explored. The questionnaires indicate that not that many residents of surrounding communities attend activities of Alfred - wouldn't coordination with some events organized by the business community attract more visitors? Do Alfred's activities have to cease in May? Couldn't the facilities of the schools and the community attract a summer clientele? Wouldn't summer offer some advantages for programs involving sports, the outdoors, summer stock theater, etc.

Alfred has some unique features - two major institutes of higher learning. On one hand, as mentioned above, they have the potential of attracting a number of people to special events, like concerts, and plays, etc., on the other hand they have a pool of talent that can be harnessed to organize and conduct workshops, seminars, clinics of all aspects of small business management, like marketing and advertising and problems of accounting and finance.

The findings of the foregoing study indicate that exploring possibilities in a number of business areas might be useful. However, one must keep in mind that the success or failure of business is not a function of the type of business or product exclusively, but even more so of the person or persons behind the business.

Business management is an intricate and complex function requiring training, skill and a special acumen. The fact that such a large proportion of businesses listed in the study is of a relatively new vintage as can be seen from the statistics in the study and considering that the first five years is the most critical - a period where the incidence of

failure is the highest, and that probably some of the listed businesses might not be around by the time this section is written has probably more to do with this fact than with the lack of opportunity in this community.



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CLEAN WATER ACT SECTION 604(b) WATER QUALITY PLANNING AND MANAGEMENT PROGRAM

TOWN AND VILLAGE OF ALFRED GROUNDWATER PROTECTION PROJECT

OCTOBER 1993

PREPARED BY THE SOUTHERN TIER WEST
REGIONAL PLANNING AND DEVELOPMENT BOARD
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PROJECT SUMMARY

The Southern Tier West Regional Planning and Development Board (STW) has undertaken this project to develop groundwater protection recommendations for the Town and Village of Alfred, New York and to encourage them to move in the direction of developing local protection measures. A Local Task Force was created to facilitate STW's understanding of the local issues and concerns and to act as a communication link to the two Alfred communities. The project included efforts to provide these selected members of the Alfred communities with a basic knowledge about their "unseen" water resource and about the potential threats placed on it by unchecked land use. Also discussed were possible local protection measures.

The result of these efforts was the production of this guide. The guide is intended to provide assistance to local planners, local officials, other local decision-makers and anyone with a concern over water quality should they wish to initiate a groundwater protection program.

This project follows a 1989 STW study that identified land uses, potential recharge areas, and potential contamination sources within a one-mile radius of each of the two Village public supply wells. The information from the past study is included in this binder along with some new information obtained during this study (see Section 2).

The Village wells are actually located in the Town of Alfred. All of the Village is supplied by the Village wells. The Town of Alfred from Alfred Station along Route 244 to the Village line is hooked into the Village's public supply system and purchases water from the Village. The rest of the Town relies on domestic wells. There is still much that is not known about the recharge areas of the aquifer(s) beneath the Town and Village of Alfred. It is known, however, that the municipalities have the ability to affect the quality of each other's water supplies. The Town's population and activity center and the Village are both upgradient of the Village municipal wells and, therefore, both have the ability to contaminate those wells.

Current planning efforts of the Town and Village (and the Town of Almond) which aspire to developing the area as a significant part of the ceramic corridor recognize and stress the importance of water and sewer infrastructure as shared resources if efforts are to be viable. This shared goal can be significant in terms of future cooperative efforts, which could include provision of services (i.e., infrastructure) and also regional (inter-municipal) groundwater protection. Availability of high-quality water is a significant selling point in the recruitment of business and industry and necessary for future residential growth.

Despite a lack of definitive knowledge about recharge area boundaries and other hydrogeologic information, some actions should be taken by the Town and Village, and even Almond. In the case of Alfred, it would be best to be as conservative as possible in protection efforts until the hydrogeology of the area is more specifically defined. A quick survey of remediation costs for contaminated groundwater supplies will show that prevention is well worth the effort. Corrective measures can rapidly escalate into the millions of dollars, not to mention yielding substantial inconveniences to those dependent on the contaminated water supply. There really is no such thing as being overly protective when it comes to groundwater protection, especially when it is a

community's only source of drinking water.

In addition to the previous STW groundwater information, also available are: 1) a few scattered well logs, 2) some geophysical information, 3) topographic maps, 4) soils information, 5) regional USGS reports which give generalized groundwater information, and 6) information on characteristics of sand and gravel river valley aquifers in the Alfred region. These can all supplement the technical information needs of developing protection measures and determining which areas in Alfred need the most protection. By knowing some of this general information, it is possible to at least begin taking precautionary measures.

The materials enclosed in this binder are intended to provide the Town and Village of Alfred with assistance in developing local groundwater protection measures. Groundwater protection must be a local initiative. At the local level protection primarily is achieved through land-use controls, either by restricting or prohibiting activities in the more sensitive recharge areas and the tributary watersheds which provide significant amounts of runoff to the recharge areas. And while land use regulations are geared toward future land uses, in order to be comprehensive in groundwater protection efforts, it is also important to evaluate existing land uses and make sure that proper precautions are taken. Some general recommendations are made in the recommendations section of this guide.

Within the binder are the following:

- Findings and recommendations for the Village and Town of Alfred related to groundwater protection;
- Materials from the previous STW groundwater study and other technical information which may be of assistance;
- Basic informational materials on groundwater/aquifer dynamics and groundwater contamination;
- Brief descriptions of federal, state and county laws already in place that protect groundwater;
- Materials about potential local land-use controls;
- Zoning ordinances and watershed rules and regulations in place in other communities to use as models (including some points to consider when drafting land-use controls to protect groundwater); and
- A listing of contacts for technical assistance, technical information, educational materials, regulatory advice/information, land-use planning development advice/information.

STW hopes that this guide will be useful to the Village and Town of Alfred and strongly encourages the two municipalities to work together to protect the groundwater resource on which they both depend. Groundwater protection efforts are most effective when done on a more regional level as aquifers and their recharge areas do not stop at jurisdictional boundaries.

The potential for groundwater contamination exists in the Town and Village of Alfred. While many of the suggestions provided in this guide may seem politically unpopular in the short-term,

having contaminated groundwater would be even more unpopular. It is far easier to address threats and prevent contamination than to deal with the costs and other problems associated with crisis-type situations. A proper educational program accompanying the development of protection strategies should serve to diffuse concerns over "unnecessary" regulations and assist in gaining the cooperation and encouragement of Town and Village residents, businesses, and officials. More information about types of educational programs can be found in Section 5 (Potential Local Land-Use Controls).

FINDINGS

The following are the Findings for the Town and Village of Alfred Groundwater Protection Project determined with input from the Alfred Local Groundwater Protection Task Force.

WATER SUPPLY:

- 1) Groundwater from the two village public supply wells is of high quality and adequate quantity.
- 2) The entire village and the more populated portion of the town (from Alfred Station along Route 244 to the village line) utilize and depend on the two village wells for their water supply. The rest of the town residents and businesses, which are primarily concentrated along Route 21 south of Alfred Station, rely on private wells. Many of these private wells tap shallower aquifers than the municipal wells.
- 3) Information from a previous STW study exists on potential recharge areas, potential contamination sources, and land uses within a one-mile radius of each of the two village wells.
- 4) Information on the extent of the recharge area for the village wells is lacking, as well as groundwater travel times and zones of influence for the wells. Information does exist about the general geographic area and river valley aquifer characteristics.
- 5) Village wells, located in the northwest corner of the Town of Alfred, are situated in the Canacadea Creek valley, a river valley characterized by significant sand and gravel deposits.
- 6) The village is upstream/upgradient of the activity and population center of the town, as well as the village wells.
- 7) Groundwater, extending beyond single jurisdictional boundaries, is a shared resource. Independent town and village activities can impact each other's water quality.

LAND USE:

- 1) Village wells are located in an area zoned for industrial use, although the town is working towards re-siting its industrial zone due to recognition that the existing location is more residential in nature and also poses a threat to the groundwater supplying the public wells.
- 2) Both the town and village have and strictly enforce zoning, the town having revised its zoning law two years ago. The town is reluctant to go through this revision process again in the near future.
- 3) The dominant land uses in the Village of Alfred are educational facilities and grounds, residential, and service-oriented business with a zone set aside for research and development along the Canacadea Creek immediately upstream of the Village sewage treatment plant.

- 4) The dominant land uses in the area of the Town of Alfred on which this project is focusing (the northeast corner) are residential, agricultural, commercial, and small-scale industrial.
- 5) Some planning and development entities in the Alfred area hope it will grow as a significant part of the ceramic technology corridor. Others are not as pro-industry, seeing the Town and Village of Alfred's future more in terms of being a bedroom community to more industrialized areas such as Hornell and Wellsville. Either way, there is potential incentive for joint development and use of water supplies and wastewater treatment facilities and infrastructure by both the Town and Village of Alfred and the neighboring Town of Almond.
- 6) Watershed Rules and Regulations were developed for the Village of Alfred in the 1960s with a focus on preventing contamination of its public wells by human excreta, manure, compost, sink wastes, polluted liquids of any kind, dead animals, camps, cemeteries, and any other activities which may result in well contamination. The Allegany County Health Department has the right to mandate the Village's strict enforcement of these rules and regulations.

CONTAMINATION CONCERNS:

- 1) Only very limited areas around each of the village wells are held in protected use. Potentially threatening land uses in the immediate vicinity of the wells include industry (ceramics), septic systems, a highway garage, above ground petroleum storage tanks, and residual petroleum-contaminated soils from underground storage tanks (tanks were removed and monitoring of contaminant migration is ongoing). Other land-use concerns within distances ranging from one-half mile to two miles from public wells are salt storage piles, a sewage treatment plant in need of upgrades, sand and gravel mining activities, industry (i.e., ceramics), the closed Alfred-Pattons Landfill, and potentially, improperly closed, abandoned oil, gas, and private water wells.
- 2) The village wastewater treatment plant malfunctions and is under order by NYS DEC to be upgraded.
- 3) Improperly closed, abandoned gas and oil wells are known to be common in Allegany County and pose threats to groundwater.
- 4) The village has storm drains which empty into the Canacadea Creek upstream of the village wells. These can transport a variety of pollutants directly to waterways and down into the well vicinity.

GENERAL:

- 1) There is often a hydraulic connection between surface waters (i.e., creeks) and groundwater.
- 2) There is nothing in the Allegany County Sanitary Code that specifically addresses wellhead or groundwater protection, and as such, the County's involvement is limited. The Health

Department is, however, involved with it, as it is essential to the protection of public water supplies for which it is responsible.

- 3) The NYS Department of Environmental Conservation, in both their Upstate New York Groundwater Management Plan and Wellhead Protection Program, gives significant responsibility to local governments for the protection of their groundwater supplies and encourages municipalities to develop local protection programs. Development of wellhead and general groundwater protection measures are, at the present time, strongly suggested by federal, state, and county governments. In the future they may be mandatory, especially public-supply wellhead protection.
- 4) Prevention of groundwater contamination is much less costly than remediation.
- 5) A high-quality, plentiful water supply is an economic advantage in the recruitment of industry, business, and residents.
- 6) There is a positive relationship between the town and village.
- 7) The Allegany County Regional Planning Board (and its Alfred/Almond Economic Development Task Force) and the Alfred Twenty-First Century Group (A21CG) are entities currently discussing and promoting development of the area, the former being interested in promoting it as part of the ceramic corridor. The A21CG group cites that it offers services to the Town and Village in the areas of community planning, community outreach, and community development.

RECOMMENDATIONS

Based on the Findings, the following are groundwater protection Recommendations developed for the Town and Village of Alfred.

GENERAL:

- 1) Protect the existing high quality of groundwater as it is important to the health of the town and village residents and necessary for economic growth and recruitment of business, industry, and residents to Alfred.
- 2) Use an aquifer-wide groundwater protection approach. This should involve both the Village of Alfred and the Town of Alfred in the project's focus area, and should even include the Town of Almond along Route 21. These areas probably tap the same groundwater supplies whether private, municipal, shallow, or deep wells. Land uses in these areas, especially in a downstream orientation (in order, V. of Alfred, T. of Alfred, T. of Almond), have potential to impact each other's water quality. Further determination of recharge areas and other hydrogeologic information will yield a more accurate picture.
- 3) Protecting potentially viable future municipal well sites should be considered. Residentially zoned areas where significant numbers of private wells might be needed in the future, should use protection measures.
- 4) Get additional hydrogeologic information about the area (i.e., cone of influence for municipal wells, time of travel, etc.) through hiring a hydrogeologist or utilizing the technical expertise of local universities/schools (faculty and/or geology class projects) to determine better the locations of vulnerable recharge areas to enable more accurately placed land use controls.
- 5) Carefully plan ceramics corridor activities/land use to incorporate groundwater protection measures.
- 6) Ensure that NYS DEC and NYS DOH continue their monitoring efforts related to leaching from the closed Alfred-Pattons Landfill.
- 7) Upgrade the Village of Alfred sewage treatment plant.
- 8) Expand sewer infrastructure to include portions of the Town of Alfred, especially in the village well vicinity (and even into Almond) to assure that future economic development activities being solicited for the area will pose less of a contamination threat to groundwater.
- 9) Urge local officials to look at long-term environmental and groundwater protection, and not just short-term economic gain.
- 10) As per the U.S. EPA Priority Pollutants List (See Section 2), have wells regularly tested for chemicals of concern that are known to be used in Alfred's wellhead/groundwater protection area.

- 11) See that State Environmental Quality Review Act (SEQRA) reviews pay particular attention to groundwater impacts of proposed activities.

ZONING/LAND USE:

- 1) Town and Village of Alfred, and even Allegany County, should develop a program to require the submission of well log data from all well drillers. This information would supplement existing information about the hydrogeology of the area and enhance protection efforts by allowing more detailed delineation of areas needing protection.
- 2) ReVise town and village zoning laws to include a groundwater protection overlay district within which measures such as site plan review and performance standards would be included and a fee could be charged to cover costs of reviewing proposed activities for Alfred. An overlay district should take into consideration precautionary measures (restrictions and/or prohibitions) for land uses including septic systems, salt storage, petroleum storage, vehicle maintenance, floor drains, and industrial activities, especially in the vicinity of the village wells and actual/suspected sensitive recharge areas. If an overlay district were created, it should, until additional information yields a more accurate picture of recharge area boundaries, be a one-zone protection overlay district. The configuration of such a district could resemble the map ("Watershed/Suggested Groundwater Protection Overlay District") in Section 2. When additional data is obtained, this single zone may be broken into two or three zones based on variable protection needs.
- 3) Address other contamination concerns, specifically abandoned oil, gas and private water wells, and activities associated with gravel mining such as petroleum bulk storage, dust control chemicals (calcium carbonate products are used widely with safety), and land reclamation.
- 4) Evaluate existing land uses to assure that they are in compliance. Existing commercial/industrial facilities within recharge areas should be examined on a facility-by-facility basis by appropriate state or county agencies to determine whether a facility poses a threat to groundwater, whether it is in compliance, and whether monitoring wells should be required. A person engaged in an activity found to have potential to adversely affect groundwater should be required to develop and implement an approved monitoring source reduction plan.
- 5) For proposed activities, enforce compliance with federal, state, county, and local regulations. Be alert to the existence of certain laws and have a "checklist" so that during review of proposed activities the applicant knows what laws must be complied with. Continued compliance must also be monitored. This is not a redundant exercise. Higher government levels encourage local governments to assume the responsibility since it is their own water supplies at stake and since local governments are the entities most familiar with local situations and concerns.
- 6) Assure that information on hazardous materials/chemicals being used in protection areas is supplied to all necessary parties (all reporting requirements have been met) and that contingency plans exist where activities warrant them.

- 7) Combine stormwater control regulations with groundwater protection regulations in order to further minimize transport of sediments, nutrients, metals, organic chemicals, and bacteria to surface water and groundwater. Institute controls on construction activities in recharge areas with respect to erosion and sedimentation. Develop timbering controls in watersheds tributary to recharge areas.
- 8) Minimize paved surfaces over known/suspected recharge areas.
- 9) Make changes to portions of existing village and town zoning as follows:
 - Add language which shows specific intents/purposes of various sections to include the prevention of contamination of groundwater and surface water.
 - Include precautions/regulations relating to appropriate disposal facilities and the appropriate handling and storage of hazardous materials.
 - Town should re-evaluate uses currently permitted in the flood plain, e.g., agriculture (chemical use/infiltration and runoff), roads (impervious surfaces, contaminant runoff), golf courses (chemical use/infiltration and runoff), drive-in theaters (impervious surfaces, vehicle fluid runoff), and storage yards for equipment and material (infiltration of contaminants) in terms of potential to impact groundwater in these generally more permeable areas and provide for precautions/best management practices.
 - Town of Alfred should relocate their industrial zone as it is currently located in a recharge area.
 - Overall, add an overlay protection district as per Zoning/Land Use Recommendation #2.
- 10) In the event that no other precautions are to be taken, the Village should at least enforce its existing Watershed Rules and Regulations to ensure safety of activities in the vicinity of its public wells.

EDUCATION/VOLUNTARY:

- 1) Encourage residential, institutional, business, industrial, and agricultural water conservation through education and even through pricing policies to discourage excessive use. This would lessen environmental stresses to the groundwater resource caused by withdrawals, as well as ease discharge volumes and contamination loadings to the wastewater treatment facility and septic systems.
- 2) With respect to agricultural land uses, encourage the use of integrated pest management, water conservation techniques and best management practices for fertilizer use. Technical advice can be obtained from entities such as the county soil and water conservation district, the local Cornell Cooperative Extension office, and the local soil conservation service.
- 3) Encourage regular maintenance and upkeep of septic systems in the community.

- 4) Tap local educational resources in the area to assist in promotion of groundwater protection (i.e., Alfred University geology/environmental science departments) and for technical assistance in site plan reviews.
- 5) Utilize the Allegany County Regional Planning Board/Alfred-Almond Economic Development Task Force and A21CG as promoters of groundwater protection for area and to assure that groundwater protection is considered in future development plans.
- 6) The village, as a municipal water supplier, should become involved in the promotion of groundwater awareness and resource protection.
- 7) Encourage Allegany County to establish a groundwater protection program. Allegany County should consider revising its Health Department's Sanitary Code to include groundwater protection in its programming, and of similar priority to protection of surface water. Groundwater and its recharge areas occupy areas greater than single municipal jurisdictions, and as such, groundwater protection would be more easily administered and enforced at the next higher level of government.
- 8) Educate village residents/businesses about storm drains, and their outlets. Perhaps engage youth groups in a storm drain stenciling project. This type of project entails marking around storm drains using stencils and paint with statements such as "DON'T DUMP - DRAINS TO CREEK". These stencils have already been developed and can be obtained from NYS Sea Grant Extension.
- 9) As part of an education program, encourage residents to properly dispose of household toxic materials such as paint, used oil, and cleaning agents.
- 10) Contact the Rural Water Resources Program for possible no-cost assistance with educational activities, project planning and coordination, development of financing strategies including grantsmanship assistance, and development of water supply protection management plans. (See Section 7 Contact List.)

SOURCE WATER ASSESSMENT REPORT

System Number: NY0200309

Date: January 24, 2003

System Name: ALFRED VILLAGE WATER SUPPLY

County: ALLEGANY COUNTY

Municipality: ALFRED

System Type: Community

This report results from a statewide program called the Source Water Assessment Program (SWAP), in which each source of water that is used for public drinking water is evaluated for possible and actual threats to its quality. The Source Water Assessment Program is designed to compile, organize and evaluate information to make better decisions regarding protecting sources of public drinking water. The information compiled for the assessments will assist the State in overseeing public water systems and protecting their source water quality. The assessments are also intended to assist owners and operators of public water supplies in protecting sources of public drinking water. It is important to note that this source water assessment *estimates* the *potential* for contamination of *sources* of drinking water, not finished water.

The New York State Department of Health (NYS DOH) contracted with various organizations to develop the source water assessments. The source water assessment reports are based on reasonably available information, primarily from statewide databases. Although efforts have been made to check these reports for accuracy, the nature of the available data makes the elimination of all error from these reports nearly impossible.

The assessment for each well:

- Delineates the source water assessment area(s) – the assessment area approximates the actual land area which could contribute water (and potential contamination) to the well. The assessment area included two zones: an **inner zone** closer to the well which is more likely to contribute recharge to the ground water pumped by the well, and; an **outer zone**, a more broadly delineated area that could contribute recharge or overland runoff to the well. In most cases, more in-depth hydrogeologic analyses could improve the accuracy of these assessment areas.
- Inventories Contaminant Sources – the land uses and specific facilities, (e.g. landfills, Superfund sites) are reviewed within the well's delineated area to assess their potential to contaminate the ground water. The potential contaminant sources located in the inner assessment zone are given more weight.
- Evaluates Susceptibility to contamination– the assessment will not only look at potential sources of contamination within the delineated area(s), but also how likely contamination will reach that well (referred to as the sensitivity of a well). The assessment will consider both of these factors to determine the overall susceptibility of the well to contamination.

The assessment report that follows summarizes the data and rationale used to evaluate the potential for contaminants to impact the wells for the public water system listed above.

Table of Significant Potential Sources of Contamination			
Well Name: WELL #2			
Well Number: 2549630			
Contaminants of Concern	Potential Land Cover Sources of Contamination	Potential Discrete Sources of Contamination	Potential Impact to Water Source
Halogenated Solvents		1 NPDES Facility(s) in Inner zone.	High
		1 Mine(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Petroleum Products		1 Mine(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Herbicides/Pesticides		No significant potential sources of contamination were identified for this well but it has high sensitivity.	Medium-High
Other Industrial Organics		2 NPDES Pipe(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		1 Mine(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
Metals		1 SPDES Permitted Facility(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Nitrates		2 NPDES Pipe(s) in Inner zone.	Very High
		1 NPDES Facility(s) in Inner zone.	Very High
		1 SPDES Permitted Facility(s) in Inner zone.	Very High
Protozoa		2 NPDES Pipe(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		1 Mine(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
Enteric Bacteria		2 NPDES Pipe(s) in Inner zone.	Very High
		1 NPDES Facility(s) in Inner zone.	Very High
		1 SPDES Permitted Facility(s) in Inner zone.	Very High

Enteric Viruses	2 NPDES Pipe(s) in Inner zone.	Very High
	1 NPDES Facility(s) in Inner zone.	Very High
	1 SPDES Permitted Facility(s) in Inner zone.	Very High
Cations/Anions (Salts, Sulfate)	1 SPDES Permitted Facility(s) in Inner zone.	High
	2 NPDES Pipe(s) in Inner zone.	High
	1 NPDES Facility(s) in Inner zone.	High
	1 Mine(s) in Inner zone.	High

Table of Significant Potential Sources of Contamination			
Well Name: WELL #1			
Well Number: 2549632			
Contaminants of Concern	Potential Land Cover Sources of Contamination	Potential Discrete Sources of Contamination	Potential Impact to Water Source
Halogenated Solvents		1 Mine(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Petroleum Products		1 SPDES Permitted Facility(s) in Inner zone.	High
		1 Mine(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Herbicides/Pesticides		No significant potential sources of contamination were identified for this well but it has high sensitivity.	Medium-High
Other Industrial Organics		1 Mine(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		2 NPDES Pipe(s) in Inner zone.	High
Metals		2 NPDES Pipe(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
Nitrates		1 SPDES Permitted Facility(s) in Inner zone.	Very High
		1 NPDES Facility(s) in Inner zone.	Very High
		2 NPDES Pipe(s) in Inner zone.	Very High
Protozoa		2 NPDES Pipe(s) in Inner zone.	High
		1 NPDES Facility(s) in Inner zone.	High
		1 SPDES Permitted Facility(s) in Inner zone.	High
		1 Mine(s) in Inner zone.	High
Enteric Bacteria		1 NPDES Facility(s) in Inner zone.	Very High
		2 NPDES Pipe(s) in Inner zone.	Very High
		1 SPDES Permitted Facility(s) in Inner zone.	Very High

Enteric Viruses	2 NPDES Pipe(s) in Inner zone.	Very High
	1 SPDES Permitted Facility(s) in Inner zone.	Very High
	1 NPDES Facility(s) in Inner zone.	Very High
Cations/Anions (Salts, Sulfate)	1 SPDES Permitted Facility(s) in Inner zone.	High
	1 Mine(s) in Inner zone.	High
	1 NPDES Facility(s) in Inner zone.	High
	2 NPDES Pipe(s) in Inner zone.	High

Sensitivity

The sensitivity of a well to potential sources of contamination is determined by evaluating the well's integrity (depth, casing, etc.), historical monitoring data, and the hydrogeologic factors related to the pathways, fate and transport, and rate of migration of contaminants from sources to the well. The well's sensitivity rating is intended to provide an indication of the potential for contaminant movement toward a well within the natural hydrogeologic setting. There are two separate sensitivity ratings for each well, one rating for chemical contaminants and one rating for microbiological contaminants.

Well Number &	Class:	Sensitivity:	Reason(s):
2549630 WELL #2	Chemical	High	Has detections of nitrates at levels consistent with a high chemical sensitivity.
	Microbial	High	Based on the data provided, the well yields or pumps greater than 100 gpm from an unconfined aquifer.
2549632 WELL #1	Chemical	High	Has detections of nitrates at levels consistent with a high chemical sensitivity.
	Microbial	High	Based on the data provided, the well yields or pumps greater than 100 gpm from an unconfined aquifer.

From: William D. Burt <wburt@lalrr.com>
Reply-To: "William D. Burt" <wburt@lalrr.com>
Organization: Livonia, Avon & Lakeville Railroad Corp.
To: Drew McInnes <mcinnes@infoblvd.net>
Date: Friday, October 31, 2003 1:16 PM
Subject: Re: Alfred Comprehensive Plan

Mr. McInnes:

Going west, the Western New York & Pennsylvania Railroad enters the Town of Alfred at Milepost JC 339.51+/- and exits at MP JC 346.25+/- . The total route-miles in the Town is the difference between these mileposts, 6.74 miles. Due to historical inaccuracies in placement of mileposts, these distances cannot be considered exact, but they are fairly reliable. MP 339.51 is in the middle of the large embankment that was recently rebuilt across Canacadea Creek from the intersection of Route 21 and Whitford Road. MP 346.25 is about a mile west of Tip Top.

There are no sidetracks or passing sidings in the Town.

WNYP is interested in developing freight traffic to/from industries in the Town. Possible candidates include the sand and gravel quarry across the valley from the railroad at Alfred Station. We have sufficient property at Alfred Station to build a sidetrack serving local users.

We have no plans to offer passenger service.

Other points that may merit consideration:

- 1.) As a federally regulated industry railroads are not subject to local land use regulation and are entitled to improve and expand their facilities, including intermodal facilities, without seeking zoning permits. Our policy is to consult local government on a cooperative basis before proceeding with any large-scale change.
- 2.) Except under special circumstances that would probably not apply in the Town of Alfred, railroads are required by law to sound the horn at all public grade crossings. We often find developers and/or individuals building housing closer to the tracks than appears to be appropriate, and then find ourselves on the receiving end of complaints from people who claim that they were told by their realtor that "The railroad is never going to come back" or "The railroad only runs once a week" or "The railroad only runs during the day." In these cases, it would appear not only that the realtor may be at fault, but also the planning and zoning board that permitted these situations to occur.
- 3.) Encroachments on railroad property are scattered throughout the region. In the Town of Alfred, we found that Vesuvius Crucible's Hartsville Road plant was built several feet over onto railroad property, and was allowing vehicular parking and placement of a dumpster literally at the edge of the ties. While this company responded responsibly by

entering into a lease and paying the cost of a guardrail to separate their uses from the clearance envelope of the track, many encroachers resist correcting their encroachment, forcing the railroad to take action against them. We had to deal with one such individual near Tip Top.

4.) Drainage--We often find local government and private interests designing their drainage on the assumption that it can be dumped into the railroad's ditch. This usually creates a problem for the railroad. The accumulation of such decisions over the years, along with other changes in land use, has drastically increased the water flow toward the railroad's drainage structures, far beyond the water flow for which they were designed. We wish to be consulted in advance whenever someone proposes to increase the flow of water, gravel, or silt toward railroad property. Erosion and washouts of the railroad are a major issue for us in the Town of Alfred, and we will be working steadily in the years to come to protect the railroad against sudden interruption of service due to drainage and related failures.

5.) Private crossings--NYS law provides a limited right to have a farm crossing to access actively farmed land. Some other crossings were required as a condition of sale of the property to the railroad more than a century ago. Our policy is to comply with the law and any deeded requirements that exist. Other private crossings will be discouraged due to liability and safety concerns.

7.) Trespass--There is a major problem in the Town of Alfred with ATV's using the railroad despite the fact that the property is posted. A particular problem is the well-worn ATV path along the north side of the track from Satterlee Hill Road to the state game lands above Almond. ATVs damage the track structure and we will seek the arrest and prosecution of any ATV rider found on the railroad.

8.) The line wire poles are not needed for operation of the railroad and will come down as priorities permit.

WNYP wishes to be a partner in economic development in the Town of Alfred. If any such opportunity presents itself, please do not hesitate to contact me.

William D. Burt
President and Chief Operating Officer
Western New York & Pennsylvania Railroad

Friendship Empire Zone Alfred Sub Zones Sites - 2001 Expansion

Site No.	Business Name or Site Designation	Landowners or Management	Site Address	Zone Acreage	Map Reference
5001	Moore Merkowitz Tile, LTD	Susan Moore & Neil Merkowitz	Sugar Hill Lot No. 3, Alfred, NY 14802	2.40	0
5002	Scott Teller	Scott Teller	Sugar Hill Lot No. 1, Alfred, NY 14802	1.46	0
5003	Alfred Tile	Sugar Hill	Sugar Hill Lot No. 2, Alfred, NY, 14802	4.05	0
5004	Tinkertown Hardware, Inc.	Robert E. Volk, President	833 State Route 244, Tinkertown Road, Alfred Station, 14803	0.21	0
5005	Proposed Grocery Store Site	Morris Property	State Rt.244 Alfred Station, 14803	1.22	0
5006	Saxon Glass Technologies, Inc.	Arun K. Varshneya, Ph.D.	Sugar Hill Lot No. 4 ?, Alfred, NY 14802	1.77	0
				11.11	
6001	Alex-Bro LLC	Gary Brown	38-44 North Main Street, Alfred	0.34	164.7-1-12
6002	Rental	Bayer	31 S. Main St. Alfred	0.15	164.11-1-15
6003	Rental	Luger	42 S. Main St. Alfred	0.21	164.11-1-66
6004	Rental	Rase	83 N. Main St. Alfred	0.12	164.7-1-56
6007	Rental	Hainey	31 S. Main St. Alfred	0.11	164.11-1-71
6008	Proposed Commercial/Residential	Rosen-Embser Property/USPS	63 N Main St. Alfred	0.23	164.07-1-22
6009	Commercial/Residential	Brown	57 N Main St. Alfred	0.04	164.07-1-24
6010	Commercial/Residential	ZBT Frat Property	55 N Main St. Alfred	0.06	164.07-1-25
6011	Commercial/Residential	Uni-Mart	Main St. Alfred	0.07	164.07-1-26
6012	Commercial/Residential	The Gallery	43 N Main St. Alfred	0.09	164.07-1-37
6013	Commercial	Community Bank	39 N Main St. Alfred	0.07	164.07-1-28.1
6014	Commercial	Sub Shop	31 N Main St. Alfred	0.05	164.07-1-29
6016	Commercial	Main Bus Block	Main St. Alfred	0.68	164.07-1-31
6023	Rental	Curran	60 N. Main St. Alfred	0.04	164.7-1-19
6024	Rental	House /Smith	58 N. Main St. Alfred	0.02	164.7-1-18
6025	Rental	House /Brown	56 N. Main St. Alfred	0.02	164.7-1-17
6026	Rental	Gamma Theta Gamma Frat House	Main St. Alfred	0.05	164.7-1-16
6031	Rental	Commercial	Manhattan West Pharmacy	0.17	164.7-1-10
6032	Rental	House	46 S Main St. Alfred	0.07	164.7-1-65
6033	Rental	House	29 S Main St. Alfred	0.05	164.7-1-14
6034	Rental	House	54 S Main St. Alfred	0.07	164.7-1-62
6035	Rental	House	36 S Main St. Alfred	0.05	164.7-1-70
6036	Rental	House	50 s. Main St. Alfred	0.08	164.7-1-64
6037	Rental	House	40 S. Main St. Alfred	0.05	164.7-1-68
6038	Alfred Technology Resources (Incubator)	Jon Wilder ATRI Director	Main Street Alfred	0.47	0
6039	Rental	House	38 S Main St. Alfred	0.06	164.7-1-13
6040	Rental	House	40 1/2 S Main St. Alfred	0.04	164.7-1-11
				3.46	

Friendship Empire Zone - Alfred Town Sub Zone - 2002 Expansion

Town of Alfred						
Site	Known As	Number	Street	Municipality	Zip Code	Total Acres
5007-1	Sugar Hill New Lot 4	4	Sugar Hill	Alfred	14802	0.237
5008-1	Sugar Hill New Lot 5	5	Sugar Hill	Alfred	14802	0.527
5009-1	Sugar Hill New Lot 6	6	Sugar Hill	Alfred	14802	0.587
5010-1	Sugar Hill New Lot 8	8	Sugar Hill	Alfred	14802	0.484
5011-1	Sugar Hill New Lot 9	9	Sugar Hill	Alfred	14802	0.608
5012-1	Sugar Hill New Lot 10	10	Sugar Hill	Alfred	14802	0.517
5013-1	Sugar Hill New Lot 11	11	Sugar Hill	Alfred	14802	0.959
5014-1	Sugar Hill New Lot 12	12	Sugar Hill	Alfred	14802	0.301
5016-1	Bed and Breakfast	1289	State Route 244	Alfred	14802	0.056
5017-1	Warriner Ceramic	6030	Andover Road	Alfred	14802	0.101
5018-1	Benjamin Palmer	936	State Route 244	Alfred	14802	0.119
5019-1	Steuben Trust	928	State Route 244	Alfred	14802	0.132
5020-1	Arrow Mart	912	State Route 244	Alfred	14802	0.302
5021-1	Snyder House - Rental	764	State Route 244	Alfred	14802	0.147
5022-1	Stearns Poultry	900	State Route 244	Alfred	14802	0.102
5022-2	Stearns Poultry	900	State Route 244	Alfred	14802	0.073
5023-1	Seventh Day Baptist	587	State Route 244	Alfred	14802	0.031
5024-1	College Suppliers	886	State Route 244	Alfred	14802	0.055
5024-2	College Suppliers	886	State Route 244	Alfred	14802	0.118
5025-1	Vockovic	864	State Route 244	Alfred	14802	0.034
5026-1	Performance Automotive	854	State Route 244	Alfred	14802	0.113
5027-1	Motel Chandan Hospitality LLC	846	State Route 244	Alfred	14802	0.088
5027-2	Motel Chandan Hospitality LLC	846	State Route 244	Alfred	14802	0.074
5027-3	Motel Chandan Hospitality LLC	846	State Route 244	Alfred	14802	0.036
5027-4	Motel Chandan Hospitality LLC	846	State Route 244	Alfred	14802	0.097
5027-5	Motel Chandan Hospitality LLC	846	State Route 244	Alfred	14802	0.115
5028-1	Dollar General	820	State Route 244	Alfred	14802	0.319
5029-1	House No. 804	804	State Route 244	Alfred	14802	0.044
5030-1	House No. 790	790	State Route 244	Alfred	14802	0.06
5031-1	House No. 784	784	State Route 244	Alfred	14802	0.063
5032-1	House No. 780	780	State Route 244	Alfred	14802	0.051
5032-2	Alfred Collision	780	State Route 244	Alfred	14802	0.074
5033-1	House No. 774	774	State Route 244	Alfred	14802	0.053
5034-1	House No. 764	764	State Route 244	Alfred	14802	0.036
5035-1	House No. 760	760	State Route 244	Alfred	14802	0.038
5036-1	House No. 752	752	State Route 244	Alfred	14802	0.043
5037-1	House No. 752	752	State Route 244	Alfred	14802	0.065
5038-2	House No. 736	736	State Route 244	Alfred	14802	0.02
5039-1	House No. 736	736	State Route 244	Alfred	14802	0.056
5040-1	House No. 732	732	State Route 244	Alfred	14802	0.076
5041-1	C. Burdick Farm	708	State Route 244	Alfred	14802	0.986
5042-1	Little Sicily	933	State Route 244	Alfred	14802	0.051
5043-2	ST Concrete	911	State Route 244	Alfred	14802	0.537
5044-1	ST Concrete	911	State Route 244	Alfred	14802	0.08
5045-1	Shorts Miniplaza	899	State Route 244	Alfred	14802	0.717
5046-1	House 863	863	State Route 244	Alfred	14802	0.045
5047-1	House 857	857	State Route 244	Alfred	14802	0.023
5048-1	Old Town Garage	846	State Route 244	Alfred	14802	0.062
5049-1	House 803	803	State Route 244	Alfred	14802	0.093
5050-1	House 803	803	State Route 244	Alfred	14802	0.059
5051-1	House 797	797	State Route 244	Alfred	14802	0.07
5052-1	House 783	783	State Route 244	Alfred	14802	0.021
5053-1	House 773	773	State Route 244	Alfred	14802	0.174
5054-1	House 767	767	State Route 244	Alfred	14802	0.035
5055-1	House 759	759	State Route 244	Alfred	14802	0.057
5056-1	House 733	733	State Route 244	Alfred	14802	0.038
Totals						10.059

Friendship Empire Zone - Alfred Village Sub Zone - 2002 Expansion

Village of Alfred						
Site	Known As	Number	Street	Municipality	Zip Code	Total Acres
6041-1	Alfred Sun Publishing	11	South Main Street	Alfred	14802	0.057
6042-1	18 Church Street/ AKA Nikkapokka	18	Church Street	Alfred	14802	0.055
6043-1	Alpha Kappa Omicron	26	South Main Street	Alfred	14802	0.101
6044-1	Klan Alpine	61	South Main Street	Alfred	14802	0.091
6045-1	Delta Sigma Phi	79	North Main Street	Alfred	14802	0.119
Totals						0.423

Fiscal Impacts and Municipal Options

for

The Town and Village of Alfred, New York

*Prepared for:
Alfred University
in partial fulfillment of
Contract #: 35789*

July 28, 1999

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Executive Summary

The purpose of this report is to assess some of the implications of changes in service delivery and/or municipal form of the Village of Alfred and Town of Alfred in Allegany County, New York. The report contains two major assessments. First, there is an overview of services, revenues and expenditures for the Town and Village of Alfred. This is contained in the section titled, **Fiscal and Service Delivery Profile**. The revenue and expenditure items are based on budgeted figures for the Town's 1999 fiscal year and the Village's 1998-99 fiscal year. The report contains a detailed item by item review of service expenditures followed by a summary. Second, in the section titled, **Summary of Options and Fiscal Impacts**, seven organizational and policy options are reviewed. Each of these options is evaluated with regard to the impact on town and village tax rates.

The combined service and financial summary did not provide support for the creation of a single municipal unit through either village dissolution, the creation of a coterminous town-village, or joint incorporation as a city. There is already substantial service provision integration either through a single provider/producer that contracts with the other government or through other means. Service provision by a single unit that serves portions of both municipalities exists in following areas: police services, justice court, emergency medical services, water, sewer, and the assessment of property. In other instances, the service needs of the two municipalities are relatively distinct. Local street and highway services and planning and zoning typify the distinctiveness of service needs between the municipalities. Most opportunities for cooperation and consolidation of services and administrative activities can be achieved without forming a single government. The costs of maintaining two governments that could only be eliminated by creating a single government constitute about 1% of the combined spending of the town and village.

There appears to be substantial property tax relief from several options that are summarized in Table 3, below. The creation of a city from the village or the combined town and village would lead to significant tax savings for the village in both cases (Options 3 and 4). The town would suffer increased property tax rates with village only incorporation as a city and benefit from decreased tax rates under the combined option. Countywide sales tax sharing based on population would provide greater tax relief for the town and village than incorporation as a city, under the assumptions used in this analysis (Option 6). Tax sharing on the basis of population would eliminate the village tax rate along with additional surplus sales tax revenues. If countywide sales tax sharing was based on assessed value, the village would fare less favorably and the town outside village property tax rates would be the lowest of any option evaluated (variation on Option 6). Substantial tax savings result for village residents if the town were to move the expenses for town highway equipment and snow removal to the town-outside-village portion of the highway budget (Option 5). This shift of expenses would increase tax rates on town outside village property.

**The Impact Sales Tax Sharing
On County, Town and Village Property Tax Burdens
In Allegany County, New York**

*Prepared for:
Alfred University
in partial fulfillment of
Contract #: 35789*

August 2, 1999

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Executive Summary

Introduction. Communities and counties continue to experience a variety of changes. Population size and composition, economic sectors, individual firms, employment opportunities and many other local factors have a continuous if sometimes imperceptible flux. Local governments are influenced by these broader changes in the community and region. Adjustments in local government structure are needed overtime to better serve changing communities. The purpose of this report is to evaluate the broader countywide tax impacts of a change in local government structure. This report examines the sales tax impacts on other Allegany County governments if city charters were proposed and granted to the Villages of Alfred and Wellsville by New York State. If either or both of these villages became cities, a variety of changes would follow, many of which have fiscal implications. For purposes of this report the other potential changes are set aside, and only the fiscal impacts of changes in sales tax distribution are addressed. The impact of county sales tax sharing with towns and villages, without the creation any cities, is also evaluated in this report.

Data and Approach. There were two major tasks in projecting sales tax impacts in Allegany County. First, a method was established to project the changes in the amount of property tax revenue needed by Allegany County in future years, assuming the reduction of sales tax revenue. Second, a method was used to allocate both county property tax burdens and new sales tax revenues to towns and villages in the county. Based on these allocations, the change in net town and village property tax burdens caused by changes in sales tax distribution in the county were calculated. For towns with villages, property tax burdens were evaluated for the town-outside-village only portion of the budget (excluding townwide and special district funds). The analysis relied on a mix of two data sources: historical trend data provided by the Office of the New York State Comptroller which is based on county reporting, and current year updates of this fiscal data which was provided by Allegany County administrative staff.

Results. Any redistribution of tax revenues will result in some municipalities gaining tax resources and others losing tax resources. The results reported here provide initial insights into which towns and villages gain and lose from a decision to share sales tax revenues in Allegany County. The distribution of sales tax revenues based on population will, in general, reallocate property taxes to decrease burdens on village property and increase burdens on town and town outside village property. The incorporation of Wellsville as a city shifts a larger portions of revenue to the city and decreases the number of towns and villages that gain from sales tax sharing. If the county cuts expenditures in response to the loss of sales tax revenue then the level of property tax burden is reduced for all towns and villages.

Given the options presented here, the Village of Wellsville fares best by a change to city status (Options 2, 3, 5 and 6). These option leads to a reduction in tax burdens for current village property owners by nearly half. The Village of Alfred receives the greatest reduction in combined village and county tax burdens under the county wide sales tax sharing options (Options 1 or 4) with no changes in municipal structure (e.g. when Wellsville and Alfred remain villages). Under these options the combine county and village burden on property in the Village of Alfred is reduced by 30 to 40%. The Village

of Alfred receives less property tax burden relief when Wellsville, or both Wellsville and Alfred are incorporated as cities.

The reallocations in this report are based on specific assumptions. There are a variety of other scenarios that could be developed. For example Livingston County distributes to towns a portion of sales tax based on full valuation and a portion based on population. Orange County distributes sales tax revenue to towns and villages based on population, but has a separate pool of funds for towns and for villages. Options could be examined which use full valuation as a criteria for distribution either singly or in combination with population.

Tax policy and distribution is an important element that influences local economic activity and local government service provision. Further examination of tax options is warranted to help identify a sound tax structure for Allegany County's changing federation of communities.