

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
ERIE COUNTY, NEW YORK

JOINT COMPREHENSIVE PLAN



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The Town of Concord and The Village of Springville

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EXECUTIVE SUMMARY

The Town of Concord is a rural community located 45 minutes southeast of Buffalo, in an environment of beautiful wooded hillsides, dramatic stream valleys and very productive farmland. The Village of Springville is the economic and social heart of the community, the only village in the Town of Concord, and an urban center serving the surrounding nine-town area.

In recognition of the many interdependencies between the two communities, Concord and Springville have prepared a joint comprehensive plan, and have pledged to work together on its implementation. The development vision adopted for the plan is as follows:

The Concord/Springville community values and wishes to preserve the scenic beauty, farmland, hamlets, natural environment, historic architecture, sites and ambiance of the Town of Concord. It also wishes to enhance and strengthen the Village of Springville as the civic, cultural, and economic center of Concord and the surrounding nine-town area, and maximize its location at the southern gateway to Erie County.

The Comprehensive Plan's future land use concept includes preservation of Concord's significant environmental, natural and agricultural resources through designation of most of the Town's rural countryside for continued rural use, including three-acre residential zoning, measures for farmland protection, and limitations on commercial and industrial development. Higher residential densities and mixed use development are recommended for the Town's existing hamlets of East Concord, Morton's Corners and Fowlerville.

Proposed development projects intended to reinforce and strengthen the Town and the Village of Springville as its center include:

- A new 50-acre *planned business park* adjacent to US Rte. 219, to create sites for larger-scale business and industry. The development of the business park depends in large part on the construction of the proposed Zoar Valley Road Connector, a proposed new access road connecting Zoar Valley Road with the Springville entrance to Rte. 219. Construction of this road would be facilitated by the upgrading of Rte. 219 to a limited access highway south of Springville, as is being considered by the NYS Department of Transportation.
- *Extension of water and sewer service* to currently unserved areas of Cascade Drive as well as to the proposed planned business park.
- *Revitalization of downtown Springville*, including reinforcing current trends for location of smaller specialty shops and medical offices in downtown, as well as design improvements, including facade renovation, landscaping, street trees, and parking improvements.
- A new *planned residential area* in the now undeveloped northeastern section of the Village, including recommendations for clustering of housing units, preservation of environmentally sensitive water and other features, and development of a new community park.
- *Upgrading of the Town and Village Hall facilities* and development, in the Village center, of new shared facilities to accommodate needed expansion.

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- *Park and recreation improvements*, including renovation of the Springville Youth Incorporated pool house, new playfields at the Concord Community park, a new park at Scoby Hill Dam, and a new greenway system along Spring Brook.

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I. INVENTORY OF EXISTING CONDITIONS

The Inventory of Existing Conditions was prepared following review of existing documents (see Appendix A); several detailed tours of the area, both walking and driving; discussions with the Advisory Committee for the Joint Comprehensive Plan appointed by the Town and the Village; interviews; and a series of seven focus group sessions attended by approximately 70 representatives of various community groups and stakeholders. Focus groups included the following:

- Business and Industry
- Downtown Springville
- Medical
- Rural/Farming
- Historic Preservation
- Public Agencies
- Recreation and the Environment

A. ECONOMY AND POPULATION

Economic Base

The Town of Concord is a rural community located 45 minutes southeast of Buffalo, in an environment of beautiful wooded hillsides, dramatic stream valleys and very productive farmland. The Village of Springville is the economic and social heart of the community, the only village in the Town of Concord, and an urban center serving nine towns in Erie and Cattaraugus Counties (Boston, Colden, Sardinia, Yorkshire, Ashford, East Otto, Collins, North Collins, and Concord).

Historically, Springville was the center of a prosperous agricultural district, providing services and goods to farmers in the countryside and serving as a market for agricultural products. Today, agriculture is shrinking, and ties to Buffalo have become increasingly important, with more residents commuting north to the metropolitan area for employment.

Springville remains strong as a business, retail and medical center for Concord and its surrounding hinterland. One important reason for this is the completion in the early 1980's of US Rte. 219 as a limited access highway from Buffalo south to Springville. Not only does this improve transportation to and from the area, it also has spawned a modern "big box" retail area along Cascade Drive, which forms the initial non-limited access portion of Rte. 219 as it travels south to Ellicottville and Rte. 17.

The medical community of Concord/Springville is an important aspect of its economic base. Bertrand Chafee Hospital reports that it serves 50,000 people in the surrounding communities, and the physicians and other medical services associated with the hospital draw many people to the Village on a continuing basis.

Recreation creates another economic sector for Concord/Springville, including Kissing Bridge ski area, snowmobiling centered in the eastern part of the Town, and hiking, canoeing, fishing and sightseeing in the Zoar Valley area. The retail and service businesses along Rte. 219 in Springville

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also benefit from visitors traveling south from Buffalo to recreation/resort areas in Ellicottville and Allegany State Park.

Additional elements of the area economy are the NYS Correctional Facility in Collins and the West Valley Demonstration Project, a US Department of Energy nuclear facility, currently undergoing cleanup in Ashford. Each of these facilities employs several hundred people.

Population *Please see Tables 1 and 2 at the end of this Chapter.*

As is shown in Table 1, the Concord/Springville community has almost doubled in population from 1930 to 1990, from 4453 to 8387 people. During that time, the Village has remained consistently over 50 percent of the total population. Within the unincorporated areas of the Town, the most populated areas are in the eastern part of the Town, including East Concord, the Crane Ridge/Ridge View subdivision along Rte. 240 near Kissing Bridge, and neighborhoods immediately adjacent to the Village.

The strength of Springville/Concord is particularly striking when compared to population statistics for the Buffalo metropolitan region. Erie County lost 9 percent of its population in the 1970's and an additional 5 percent in the 1980's. During the same two decades, Concord/Springville gained 8 percent and 3 percent, respectively.

Population projections for Erie County communities are prepared by the Greater Buffalo -Niagara Regional Transportation Council (GBNRTC). As is shown in Table 2, the total Concord/Springville population is expected to reach 10,000 by the year 2020, a gain of almost 10 percent per decade. It is projected that the present 50/50 population split will continue, with Springville having 5070 people and the unincorporated areas of the town 4930 in 2020.

Household size in the US has been decreasing over time, as families have fewer children, and more people live independently, whether single, divorced or elderly. This has meant that the number of households has increased faster than population, creating additional demand for new housing. Between 1980 and 1990, when population increased 3 percent in Springville and Concord, households increased 12 percent, from 2736 to 3050 households. The GBNRTC predicts that household size will have stabilized somewhat by 2020 in Springville/Concord, and that there will be 3700 households at that time. This represents approximately 650 new households since 1990.

Per capita income in the Town and the Village were very similar in 1990 at \$12,495 and \$12,677 respectively. This is less than that of Erie County as a whole (\$13,560), but more than that of Cattaraugus County (\$10,595).

Employment *Please see Table 3 at the end of this Chapter.*

According to the GBNRTC, 2671 people were employed in the Concord/Springville area in 1980. By 1990, this had increased over 50 percent to 4069. (For detail, refer to Niagara Frontier Transportation Committee, *Phase 2 Economic/Demographic Overview Study Final Report*, September, 1997.) Approximately half of the increase (618 jobs) was in the Village and half in other areas of the Town (770). It is assumed that much of the increase in the Village is

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due to additional retail and service jobs associated with development along Rte. 219 and that the increase in the unincorporated areas is due in part to expansions at Kissing Bridge and other employers along the Rte. 240 corridor.

The top ten current (1998) employers in Concord/Springville include the following:

<u>Employer</u>	<u>Business Type</u>	<u>No. of Jobs</u>
Bertrand Chaffee Hospital	Health Care	340
Griffith Institute School District	Education	325
WalMart Supercenter	Sales	325
Peerless-Winsmith	Machinery	220
Robinson/Fiddlers Mfg. Co.	Mfg. Knives	200
Fiddlers' Green Manor Nursing Home	Nursing Home	111
Tops Market #203	Sales	105
Jennie B. Richmond Nursing Home	Health Care	95
Springville League for the Handicapped	Special Education	65
Springville Manufacturing	Manufacturing	46

Source: Town of Concord

GBNRTC employment projections for 2020 show continued strength in the job market, with 5100 jobs predicted. This is a 26 percent increase over 1990, in contrast to Erie County jobs, which are projected to increase only 8 percent during the same period. In the Springville/Concord area, continued concentration of jobs in the Village is predicted, with 82 percent of year 2020 jobs located there (compared with 78 percent in 1990).

Regarding types of jobs, GBNRTC projects that manufacturing will continue the decline it has seen almost everywhere in the US, decreasing from 602 jobs in Springville/Concord in 1990 to 520 jobs in 2020. Retail jobs will increase, although marginally, from 958 to 1100. The largest increase will come in all other jobs, growing from 2365 to 3347, an increase of 41 percent. Presumably these will be concentrated in service occupations, including health, personal and business services.

Commercial Development

Downtown

Downtown Springville "between the lights" is the oldest and most concentrated area of commercial activity in the community and remains its civic center. Although stressed in recent years, downtown appears to be on the upswing. Important strengths include:

- High quality historic architecture
- Intact building frontages and streetscape
- Available parking
- Location of the Town and Village Halls, Hulbert Memorial Library and the Post Office in downtown

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- Very attractive public open spaces at Fiddlers' Green and along Spring Brook
- Operating historic Joylan Theatre
- Bertrand Chaffee Hospital and associated medical services
- Pop Warner Museum

Many downtown retail establishments remain, including ^{hardware} furniture, florist, books, office supplies, meat and jewelry stores, as well as several restaurants, gift shops and antiques stores. Rite Aid has opened a new store on West Main Street; 56 East Main Street has recently been renovated into a street of specialty shops; the renovation of one of downtown's largest buildings, the former Simon Brothers department store, into doctors' offices, is planned by one of the local medical groups; and the local Center for the Arts is renovating the former Brown Shoe Store as an arts center, including performance and gallery space.

In interviews and focus groups held for this project, local businesspeople had a number of suggestions for downtown improvement: better signage, especially for parking; more consistent evening hours for retail stores; recruiting additional retail businesses; diminishing the impact of trucks going through Main Street. Local merchants are currently getting together to discuss ways of attracting tourists, particularly those now going to resort areas in Ellicottville and south. Several people mentioned need for more restaurants, which was also the conclusion of a needs survey conducted by the Springville Grange and Springville Area Chamber of Commerce in December 1997.

In addition to the area centered on Franklin and Buffalo Streets, Main Street has several other areas of retail activity. The historic B&P Depot along West Main has been renovated for shops and service businesses, with an adjacent ice cream shop. Together with the Agway and restaurant on the opposite side of Main Street, this forms a business center in the Caroline St./Cochrane Avenue area.

A few hundred feet further west, Gentner Auction operates a day-long auction on Wednesday, which brings hundreds of people to Springville each week. Immediately east of Cascade Drive is the Barnsted Shops, a newly renovated barn with several small shops and a deli.

East Main Street is the location of Springville's major medical facilities, with Bertrand Chaffee Hospital and the Jennie B. Richmond Nursing Home between Elm and Newman Streets. These are surrounded by a number of physicians' offices and medical service facilities. The Fiddlers' Green Manor Nursing Home is located on Main Street west of downtown. At the focus groups session, representatives of the medical community said that their patients found downtown convenient as a location. Changes in health care delivery nationally are expected to cause some downsizing, but the future of Springville as a strong center of medical service is an accepted reality.

Cascade Drive

Cascade Drive, called the "Golden Mile," is Springville/Concord's big box retailing area. Almost all the commercial establishments on the strip were built following the construction of Rte. 219 as a limited access highway. The area includes a large Tops supermarket; a WalMart; Value Home Center; franchise fast food operations, including McDonald's, Burger King, Ponderosa, Pizza Hut, as well as several local restaurants; a Ford dealership and several auto supply and service shops; a farm equipment dealer; a bank; several professional offices; a bowling alley/tavern; a vacant former

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Ames store; and a small motel. This is the largest commercial/retail area along Rte. 219 from Springville south to the state line, servicing not only the traditional Springville hinterland, but also travelers and to and from Ellicottville and the Salamanca/Allegany State Park area.

While downtown Springville is still responding to the changes created by the Cascade Drive commercial area, there appears to be an increasing specialization by type, with downtown the location of more specialized stores, offices and medical services, and Cascade reserved for large retail and franchise operations requiring more standardized buildings and large parking lots.

The fact that the Cascade commercial area is within the Village has meant that many of the businesses there can access Village utilities, and the Village is able to retain tax base which it might otherwise have lost.

Unincorporated Areas of the Town

The small amount of commercial development in the Town outside of the Village is generally concentrated along Rte. 240. The larger of these include Kissing Bridge ski resort (see *Recreation* below) in the northeast corner of the Town, a feed operation in East Concord, a restaurant, a poultry operation, a greenhouse, and several businesses located along the west edge of the Village.

Industry

The community's primary traditional industrial area is along the former B&P railroad tracks. Larger businesses there include Peerless-Winsmith, machinery manufacturers, Robinson/Fiddlers Manufacturing Co., manufacturers of knives, and Springville Manufacturing, machine shop. The first two are in the Village north of Main Street and west of the tracks, and the third is just north of the Village along North Street east of the tracks.

Sand and gravel mining is a growing business in the Town, with at least nine areas now designated for mining. Products are used at a concrete plant located in the southwest area of the Town at Morton's Corners, as well as sold for use in the Buffalo area.

In the 1980's, the Town and the Village set up an Industrial Development Agency which purchased land between Waverly Street and the railroad tracks for an industrial park. While a storage facility and doctors' offices were developed on the site, the kind of industry envisioned by the IDA was not able to be attracted.

Agriculture

Agriculture in the Town consists of dairy and animal farming such as beef, swine and chickens, with some crop farming, including potatoes, vegetables, corn and hay. One particularly large operation is Schichtel's Nursery, which devotes approximately 700 acres to the growing of trees. The County Right-to-Farm Law affords farmers some protection from development.

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The Real Estate Market

The pace of real estate development has been estimated by speaking with knowledgeable real estate and development professionals, Town and Village Clerks and the Town assessor. Building permit data has been examined for the period 1988-98.

Concord/Springville's Residential Market

Since 1993, the market for existing home sales in both Springville and Concord has been active and generally increasing. The majority of purchasers are relocating from the City of Buffalo and the inner ring towns such as Tonawanda, Cheektowaga, Lancaster and areas of Amherst. Purchasers are attracted because of relatively low house and land prices and the easy accessibility of Concord/Springville via Rtes. 219 and 400. A large number of purchasing families have elementary-school aged children; a number of others are retirees. Major development events in the area, such as the Westinghouse's development at West Valley and the construction of a new NYS correctional facility in the Town of Collins, have added to the market.

Existing Home Sales

Existing houses presently sell within 30-90 days. The price range is \$80-150,000, with a typical price around \$100,000, for a typical home of 2,000-2,500 square feet. These are generally older homes built between 1940-70. Values are seen as staying even or slightly declining rather than significantly appreciating. Housing affordability is generally not an issue, especially with current mortgage rates at 6.2 percent for 30 years with only 5% down. Where there are affordability issues, sellers typically take back purchase money mortgages representing 5-10 percent of the sales price.

Based on discussions with area realtors, it is estimated that some 75-80 existing houses in the Town and Village will be sold to new buyers during 1998. 1998 is reported to be a very strong year in number of sales, as it has tended to be in most areas of the United States. Existing residents of Springville are showing preferences for the older, more historic, Victorian homes located in the Village, which are often referred to as "real houses." Approximately 10-15 of the "Victorian" historic houses of Springville sell each year. Many of these are purchased by residents at or approaching retirement age.

New Home Construction

Approximately 5-10 new houses are built in the Village each year. In the Town, new home construction has averaged 27 homes per year during the 1987-1998 time period, as illustrated by the following table.

**Building Permits Issued by the Town of Concord
for New House Construction Outside the Village, 1987-1998**

<u>Year</u>	<u>Permits for New House Construction</u>
1987	20
1988	18
1989	22

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1990	30
1991	33
1992	32
1993	32
1994	25
1995	23
1996	30
1997	26
1998	39
Total	329
12 Yr. Average	27

Source: Town of Concord & Nutter Assoc.

The GBNRTC projects that between 1990 and 2020 there will be 700 additional households in the Town of Concord (including the Village). As the above table shows, 301 new housing units were built between 1990 and 1998, leaving a demand for about 400 new units between 1999 and 2020, or construction of about 20 units per year.

New homes constructed in the Town outside the Village are typically on individual 1-5 acre lots served by wells and septic tanks. A typical new house location would be along Abbott Hill Road, Manchester Road or Kern Road. Houses outside the Village are usually built on single, free-standing lots, and not as part of subdivisions. Where subdivisions have been attempted in Concord to date, lot sales and house development has occurred slowly.

Commercial Development

There is a major difference between the larger-scale suburban development area along U.S. Rte. 219/Cascade Drive and village center commercial revitalization along Main Street/NYS Rte. 39. Along Cascade Drive (existing Rte. 219), approximately 400,000 square feet of new suburban-scale commercial development has been constructed over the past ten years, with approximately twenty million dollars in construction value. The WalMart store is the largest single development of the "big box retail" type. Property values along Cascade are presently in the \$1.50-3.00 per square foot range, depending on the proposed use.

During the early 1990's the advent of suburban commercial development along Cascade added to a decline in Village Center retail activity, with resulting increases in vacancies and declining property values. Recently the Village Center has begun to experience a resurgence of commercial and institutional development projects reusing older building space. These include: (1) the recently completed renovation of 11,600 square foot 56 East Main Street building (the former V & S Variety Store) for 8 retail tenants, including a café/deli, bakery, gift shops, tanning salon, candy store and liquor store; (2) the renovation of Springville's B & P Train Station for retail uses including gifts, candy, a travel agency (in the former stationmaster's alcove) and an ice cream parlor in a historic caboose, soon to be joined by a coffee shop in a restored St. Louis vintage American streetcar; (3) the renovation of the Waite Building as an Antique Center, (4) the Springville Arts Center's 1998 renovation of 35 East Main Street (formerly Brown's Shoe Store) for the Little Theater (60 seats) and connecting Art Gallery, and (5) the proposed renovation of the former Simon Brothers Store for doctors' offices.

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Purchase prices for older downtown commercial properties typically range from \$5-10 per square foot of usable floor area, and achievable rents range from \$1-2 per square foot. Pedestrian traffic along Main Street, although considerably less than in past decades, is positive and increasing. There appears to be moderately growing interest in new, smaller retail and service uses. There is a smaller presence of office uses in downtown, consisting primarily of medical, law, accounting, tax and insurance offices.

B. HISTORY

The first non-native American settler in the area that is now Concord and Springville was Christopher Stone, who arrived in the fall of 1807. Others came soon after, mostly from New England and eastern New York. The Town of Concord was established in 1812 and originally included the neighboring Towns of Sardinia, Collins, and North Collins. The Town of Concord took its present form when these other Towns were established in 1822.

The Village of Springville, first established in 1807, was officially incorporated in 1834, its name having been derived from the many fresh water springs that were found in the area.

Early in the nineteenth century, Springville emerged as a regional center, with numerous small businesses. By 1860 these included a woolen factory, two planing mills, a turning shop, a sawmill, two grist mills, a tannery, a stone sawing mill, a foundry and a machine shop. The economy of the surrounding Town remained largely agricultural, including dairy farming, timbering and some crop production.

Late in the nineteenth and early twentieth centuries, railroad transportation was central to the ongoing growth of the Village. Two railroads served the Village: the Buffalo, Rochester and Pittsburgh, beginning service in 1878, and the Buffalo and Susquehanna, beginning in 1906. The railroads improved overall access to the area and encouraged development by providing a reliable means of obtaining raw materials and distributing manufactured goods.

By the late nineteenth and early twentieth century, the Springville area had become quite prosperous. A number of businesses developed to process agricultural products and wood from the region, including gristmills, a cheese factory, a cannery, saw mills, a sash and blind factory, and furniture makers. Other industries included a harness factory, a foundry, a shoe factory and the Antidolar Manufacturing Company. Dr. Ralph Waite, who founded Antidolar, was a pioneer in the use of novocaine and cocaine as oral anesthetics. The company was one of the leading producers of anesthesia in the world when it was taken over by Sterling Products in 1928. It was located in the Waite Building on Main Street.

"Pop" Warner, father of Pee Wee football, is a nationally known figure who lived in Springville. His personal collections are housed in the Warner Museum.

Both the Town and the Village contain a number of buildings and sites of significant historical interest, four of which are currently listed in the National Register of Historic Places.

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C. LAND USE AND URBAN DESIGN

See Current Land Use Maps for the Town of Concord and the Village of Springville

The Village of Springville

The total area of the Village of Springville is 2259 acres. A number of the major streets radiate out from the Village center, with Main Street acting as a central spine along which many of the community's civic resources are located. Older neighborhood streets tend to form irregularly shaped but coherent traditional blocks, while streets in newer developments are more often cul de sacs.

Most of the houses in the Village are well-kept single-family structures that are closely spaced, with minimum setbacks. Most structures are wood-frame, with occasional masonry buildings. Neighborhoods at the center of the Village are dense and compact, with attractive tree-lined streets and sidewalks. Farther from the Village center, increased building setbacks and fewer sidewalks create a more suburban character, particularly in more recently developed areas. Throughout the Village, entrances to homes generally face the street. Front porches, architectural detailing and landscaping provide a great deal of variety and visual interest along the street front. These elements combine to create a pleasing small town character.

There is a large developable vacant area in the northeast corner of the Village, bounded by North and Vaughn Streets. There are also a few vacant interior parcels scattered throughout the Village that may be developable. Otherwise, most of the available building sites with street frontage have been developed.

There are seven apartment complexes in the Village, including several senior citizen apartment complexes. Even so, a need for additional apartment buildings and/or townhouse options, particularly for senior citizens, was expressed at the focus group meetings.

Unlike a number of cities and villages in upstate New York, downtown Springville was spared the urban renewal of the 1960's and 1970's. Most of the traditional fabric of the central business district has been retained, with its attractive small town character. Continuous building facades of three or four stories are articulated with interesting ornamentation of stone, wood, cast iron and pressed metal. Generally consistent scale and setbacks from the street bring a strong level of architectural definition to the street edge and provide a sense of security and visual interest for the pedestrian. "Between the lights" (Main Street between Buffalo and Franklin/Elk Streets), this edge is broken only by alleyways or streets, with the exception of the gas station/mini-market at the corner of Main and North Buffalo Streets. The recent construction of the Rite Aid store, one block west of the Village center, called attention to the potential for the loss of historic structures and the impact of new development that may be incompatible with the existing historic village character.

Parking is available along Main Street and in a large municipal parking lot located behind the buildings on the south side of Main Street. At present, the amount of parking appears to be adequate, although several merchants expressed a need for more convenient parking when the Main Street spaces are full. Pedestrian linkages from the municipal lot are weak and no signage directs visitors to the lot. The parking area is also undefined, and although it borders Shuttleworth Park, the

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lot itself has no landscaping. Along Main Street, truck traffic associated with gravel mining is a perceived nuisance, generating noise, dust and safety considerations .

Several buildings in downtown are notable for their historic and architectural character. The Citizens National Bank building, now used as the Village Municipal Building, and the Joylan Theater are exceptional examples of the 1930's Art Moderne Style. The Leland House, one of Springville's most visually interesting buildings, is a striking example of the Second Empire style. It was constructed as a hotel in 1879 and currently functions as a restaurant. The building is underutilized at present and funds are being sought for rehabilitation consistent with its status as a local landmark and focus of the Village Center. The Waite Building, unusual for its light gold brick and Chicago style windows, is somewhat underutilized and requires additional renovation. Renovation of 56 Main Street and the planned renovation of the Simon building, discussed above, are important enhancements to the urban design character as well as the economy of downtown.

The blocks immediately north of Main Street between Central and Spring Street also function as a part of downtown. This area is centered on Fiddlers' Green, a lovely landscaped village square, including a bandstand and a Civil War Memorial. A number of important civic buildings are located around Fiddlers' Green, including Godard Memorial Hall, which serves as the Concord Town Hall; the First Presbyterian Church; the Free Baptist Church; the new Hulbert Memorial Library; and the former Universalist Church, now the Concord Historical Society's Center for Genealogical Research and a senior citizens' center. Immediately adjacent to the Green, on the north side of Franklin Street, are the traditional and attractive Post Office and Fire Hall Building. Immediately east of the Post Office, a former grocery store has been renovated into medical offices. The Fiddlers' Green area is conveniently located in relation to Main street shopping and businesses. Small side streets and alleyways provide appropriately scaled pedestrian linkages between the two areas.

Shuttleworth Park is located just southwest of the municipal parking area to the south of Main Street. Spring Brook flows through the park and between 1870 and 1950 was the site of a 4.7-acre millpond that provided the Village with recreation and ice as well as power for the Shuttleworth factory. The park provides a pleasant green setting with benches and trees and also is the location of the Village's war memorials, some of which were recently placed.

The Town of Concord

Encompassing 42,761 acres, Concord is the largest town in Erie County. The Town is predominately rural in character. Residential development is generally dispersed, with concentrations in areas immediately adjacent to the Village, in the subdivisions of Crane Ridge and Ridge View, and in the hamlets of East Concord, Fowlerville and Morton's Corners.

Older farmhouses predominate in the countryside, interspersed with 1950's-70's ranch style homes, some larger and more modern suburban style houses, and a few mobile homes. Residences generally face and are relatively close to the roads. Typically, frontage lots are sold off as building sites while the interior parcels continue to be farmed or are left in open space. As in many rural communities, this has resulted in some conflicts between farming interests and the new residents. More recent construction tends towards larger homes set back from the roads to achieve greater privacy. These homes are sometimes not visible from the road. There are two densely developed

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subdivisions in the Town, Crane Ridge and Ridge View. Located adjacent to each other in the northeast corner of the Town, these are privately developed subdivisions consisting of densely clustered homes.

The great majority of non-residential land the Town can be generally characterized as one of the following: agricultural; wooded; or open land that was formerly agricultural or cleared for timber. (Note that, for purposes of this Plan, these lands are not considered vacant, and are classified as agricultural/residential on the Current Land Use Map).

Agricultural, commercial and industrial land uses are described in the *Economy and Population* section above.

Extensive wooded areas are found in the northeast and northwest portions of the Town, along Eighteen Mile Creek, and in the Cattaraugus Creek Valley. These areas are described in more detail under the *Environmental Resources* section that follows.

Among the areas of historic interest in the Town outside the Village are a number of farm homes dating to the 1850's, and several buildings and sites in East Concord. These include the East Concord Community Church, built in 1854, and the Evergreen Cemetery, which is the burial place of Archibald Griffith, for whom Springville Griffith Schools are named. An additional historic site is the Scoby Hill Power Dam and Generating Plant, a unique example of early 20th century technology. Located on Cattaraugus Creek, the Town's southern boundary, this is listed on the National Register of Historic Places.

D. ENVIRONMENTAL RESOURCES

See Map – Town of Concord Development Constraints

Watercourses, Flood Zones and Wetlands

Four primary watercourses flow through the Town of Concord: Cattaraugus Creek, Spring Brook, the west branch of Cazenovia Creek, and Eighteen Mile Creek. Cattaraugus Creek is the largest of these watercourses and forms the southern boundary of the Town. It meanders in a southwesterly direction, draining a portion of southwest Erie County before flowing into Lake Erie. Spring Brook, a tributary of Cattaraugus Creek, also flows southward, through the Village of Springville to the Village sewage treatment plant and on into Cattaraugus Creek.

Both Eighteen Mile Creek and Cazenovia Creek have their headwaters in the Town of Concord. Eighteen Mile Creek begins near the center of the Town at Townsend Hill, which is the Town and the County's highest point. The creek flows in a northwesterly direction, draining a portion of southwest Erie County and entering Lake Erie approximately fifteen miles south of Buffalo. The West Branch of Cazenovia Creek flows northward through the northeast corner of the Town, and, along with Cazenovia Creek, drains the central part of Erie County into the Buffalo Harbor.

Water quality in all of these streams is quite high and all are suitable for fish habitats. The NYSDEC classifies the water quality of the portions of the streams that flow through the Town as follows:

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<u>Stream</u>	<u>Class¹</u>
Cattaraugus Creek	B
West Branch Cazenovia Creek	B
Spring Brook (source to the sewage treatment plant)	CTS
Spring Brook (sewage treatment plant to Cattaraugus Creek)	CT
Eighteen Mile Creek	AT

Overall, flooding and erosion does not appear to be a chronic problem in the above stream beds, although periodic erosion occurs in Spring Brook, south of the Village, and along Eighteen Mile Creek. The June 1998 storm caused a great deal of flooding and erosion. This storm has been categorized as up to a two-hundred-year storm in some localized areas, an unusual event that is not normally considered as the basis of planning. Bank stabilization should be considered, however, in places that were most damaged by the storm.

The four water courses described above and many of the Town's smaller streams and tributaries are protected by the NYS Department of Environmental Conservation (NYSDEC). Any alterations to their banks require a NYSDEC permit.

Development in wetlands is regulated by both the NYSDEC and the US Army Corps of Engineers. NYSDEC wetlands, defined as 12 acres or larger, require a permit for any alterations. There are approximately 20 NYSDEC designated and mapped wetlands in the Town, concentrated primarily in the east central and west central portions of the Town. Wetlands under 12 acres are regulated by the Army Corps. These have not been mapped, but are delineated on a case by case basis as development projects are undertaken.

Many attractive ponds are scattered throughout the Town - some natural and many created by excavation or damming.

Vegetation, Soils and Natural Areas *See Map - Town of Concord Agricultural Districts*

The highest point in Erie County is located in the Town of Concord, at Townsend Hill, six miles northwest of Springville. The elevation at this point is 1935 feet above sea level. It is interesting to note that, with the exception of the Catskills and the Adirondacks, few areas of New York State reach 2000 feet.

The Concord area owes much of its topography and soil conditions to the glacial lakes that covered the region in prehistoric times. Glacial lake beaches created the Town's gravel deposits; lake bottoms formed areas of sediment.

¹The NYSDEC describes Class A waters as suitable for drinking, contact recreation and fishing. These waters are suitable for fish propagation and survival. Class B waters are suitable for contact recreation, fish propagation and fish survival. Class C waters are suitable for secondary contact recreation, including boating and fishing, will support fish survival and may be suitable for fish propagation. "T" identifies trout in the stream and "TS" identifies trout spawning.

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Three major soil associations are predominant in the Town, according to the *Soil Survey of Erie County, New York*, published by the US Department of Agriculture, Soil Conservation Service. These include:

- The Hudson-Varysburg-Valois association, found in the northeast and southwest portions of the Town. These are deep, moderately well to well-drained and moderately fine to fine-textured soils typically found in areas that are gently sloping. These soils are underlain with glacial outwash and in steep areas these soils may have a tendency to slump or slip down slope.
- The Volusia-Mardin-Erie association, found in the central and northwest portions of the Town. These soils are deep, somewhat poorly drained to moderately well-drained, and are medium textured soils that have a fragipan, or impermeable subsoil layer. They are typically found in areas that are gently sloping to sloping. These soils were formed in glacial lake beds and contain sediment deposits.
- The Chenango-Castile-Varysburg association, found in the southeast portion of the Town around the Village of Springville. These are deep, somewhat excessively drained to moderately well-drained, and are medium-textured soils, typically found in areas that are nearly level through moderately steep. These soils were formed in areas of glacial outwash and contain large amounts of rounded gravel. The gravel in these soils may cause steep areas to have a tendency to slump or slip down slope.

All of these soil types are suitable for residential and other types of development in areas where slopes are not greater than 15 percent. Areas that border streams or drainage ways must be approached with caution, and while the storm of June 1998 was an isolated event, it highlights the potential for erosion and slippage problems.

Some of the Town's soils, including Chenango, Castile and Valois, are extremely well-suited to agriculture as they are deep and drain very well in the spring, enabling early planting. The Varysburg, Volusia and Erie soils are moderately suited, and some of the Hudson and Mardin soils are poorly suited to agriculture.

As is shown on the *Town of Concord Agricultural Districts* map, much of the Town of Concord is in New York State Agricultural Districts. The Erie County Agriculture and Farmlands Protection Plan, *Erie County: Farms for the Future*, illustrates a hierarchy of strategic agricultural lands that recognizes the suburbanization surrounding Buffalo. The plan divides the County into three zones: Core, Transition and Agricultural Reserve. The Core area is the urban area of Buffalo and its adjacent Towns. Transition areas are farther out, and Agricultural Reserve areas are at the edges of the County. Concord is seen as an area of Agricultural Reserve. The report outlines strategies for recognizing the value of agricultural land and ways to reserve it for that purpose.

The Town of Concord's native vegetation is that typical of a northeastern mixed-hardwood forest. Native tree and shrub varieties include: hemlock, beech, hornbeam, birch, black cherry, dogwood, hawthorn, black walnut, shagbark hickory, maple, ash, oak, cottonwood, witch hazel, sumac and shadbush.

As is shown on the *Current Land Use Map*, the Town has three areas of County Forest, all located in the northeast section of the Town near Kissing Bridge Ski Resort and Sprague Brook County

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Park. County Forest areas total over 600 acres, including Lot 8 (64.7 acres), Lot 9 (276.5 acres) and Lot 13 (295.1 acres). The forests are open to the public but no facilities or trails are maintained except for firebreak roads. Some timbering takes place, with the wood produced being used for county public works projects.

Concord's native wildlife is also that typical of a northeastern hardwood forest. The Town's large areas of wooded, undeveloped land and abandoned farmland support turkey, deer, hawks, chipmunks, garter snakes, owls, and other birds. Trout fishing is possible in some of the streams, and Cattaraugus Creek has salmon up to the dam. The many ponds create habitats for waterfowl, including Canada geese.

In the Village of Springville, street trees are an important asset, providing beauty, character, shade and habitat. Species include oak, maple, hawthorn, ash and locust. It is important to note that many of the trees are older and have begun to decline. As trees age they may require significant maintenance. Older roots may invade sewer pipes or building foundations and/or cause sidewalks and streets to crack or buckle. Some older trees may also have weak wood. In certain areas of the Village, it appears that all street trees have been lost, e.g., Mill Street between Cattaraugus and Pearl Streets. Few new street trees have been planted recently and opportunities exist to fill in gaps with new trees, thus softening the impact of the eventual decline of aging trees.

Areas of Archaeological Significance *See Map – Town of Concord Areas of Archaeological Sensitivity*

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) maintains records of identified archaeological sites and has mapped areas of archaeological sensitivity within the Town of Concord. These are shown on the map titled "Areas of Archaeological Sensitivity." Seven areas are identified, meaning that sites were identified within a one-half mile radius of the circle or square. Details on the sites are not available and are generally not made public. The intent is to provide guidance in areas where particular caution should be exercised when undertaking new development projects.

E. HISTORIC PRESERVATION *See Map - Village of Springville Potential National Register Historic Districts*

Four individual properties in the Village and the Town are currently listed on the National Register of Historic Places. These are all in Springville and include the United States Post Office on Franklin Street; the Citizen's National Bank Building (1939), which is the present Village Municipal Building, on Main Street; and the Buffalo, Rochester and Pittsburgh Railroad station (1910) also on Main Street; and in Concord, the Scoby Power Plant and Dam (1928). No National Register Historic Districts have yet been designated.

In April 1998, a *Reconnaissance Level Survey of Historic Resources* by Bero Associates identified 22 individual properties and three districts as potentially eligible for listing on the National Register. The three districts are Main and Franklin Streets, East Hill, and West Main Street. Properties in all the districts date from the nineteenth and early twentieth centuries. The Main and Franklin Streets Historic District encompasses all or part of four blocks at the Village center, including 48 civic and commercial properties, one residence, and Fiddlers' Green Park. The East Hill district includes 55

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residences on both sides of Main Street, between Elk Street and just east of East Avenue. The West Main Street district includes 26 mostly residential buildings on both sides of Main Street from Waverly Street to just east of Central Avenue.

The Bero Associates report makes several recommendations regarding the protection and promotion of the Village's historic resources. These range from developing educational programs and encouraging awareness of the Village's historic assets to continuing the process of pursuing National Register listing for Historic Districts.

The Concord Historical Society, with 114 members, is active in promoting education about and awareness of historic resources. The Society's headquarters is at the Warner Museum on Main Street, where it maintains the Warner collection, a carriage house, and a Victorian garden. Annual museum attendance averages 1200-1500. The Society sponsors a variety of activities during the year including a Victorian Tea, a cookie sale, the Dairy Festival, bus and car tours, and programs with local schools. The Society's Center for Genealogical Research, located in the former Universalist Church, houses local records, issues of the *Springville Journal* dating back to the 1860's and the 1883 Briggs *History of Springville*. Research can be performed at this location on both family history and local history in general.

F. PARKS AND RECREATION

The Village of Springville, Town of Concord, Springville-Griffith School District, and Erie County each own and maintain parks within the Town of Concord. Table 4 at the end of this chapter details the size and facilities available in each of the public parks.

The Village of Springville has five parks within the Village, including Eaton Park, Fiddlers' Green, Fireman's Park, Shuttleworth Park, and a facility utilized by Springville Youth Incorporated. The Town of Concord owns and maintains Concord Community Park, which is located on Buffalo Road just north of the Village. While it has some good facilities, the Community Park is generally perceived as underutilized and underdeveloped. An additional public recreation area is managed by the Springville-Griffith School District at the Springville Griffith Institute (the High School).

Sprague Brook Park, owned and operated by Erie County, is located in the northeast corner of the Town, extending into the Town of Sardinia. This large regional park offers a wide variety of recreational opportunities ranging from camping to natural areas.

Privately owned recreational facilities in the Town include the Springville Country Club's golf course and the Kissing Bridge ski resort.

Springville Youth Incorporated, a volunteer organization, programs and sponsors the following recreation and athletic activities and facilities:

- Baseball, basketball, football, & soccer programs
- Baseball, soccer, basketball, and tennis clinics
- Arts & crafts classes
- Camps
- Operation of the municipal pool

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Identified recreation needs include lighted ball fields, hockey facilities, a new pool house at the municipal pool, and a paid full-time recreation director to coordinate activities and pursue funding. A \$50,000.00 matching grant has been awarded for a new pool house, but this is \$100,000.00 short of the estimate for the current pool house design.

A Spring Brook Park Master Plan was prepared by E&M Engineers in 1974. Though not implemented, the Plan outlines the potential for a linked recreation system that provides access to a number of the Town's unique and scenic assets. A four mile long park area is proposed, to border Spring Brook from Middle Road to its confluence with the Cattaraugus Creek at Felton Bridge on Mill Street, including nature trails, bicycle paths, canoe landings, and picnic areas. Also proposed is a canoe landing and picnic area at the former Village Power Dam on Scoby Hill Road, enabling canoe trips through the Cattaraugus gorge from Mill Street to the Power Dam.

The abandoned Buffalo-Pittsburgh Railroad line running through the Village of Springville connects Buffalo with Ellicottville and Salamanca to the south. In addition to proposals to utilize the line for economic development purposes (see *Transportation* below), utilization for a tourism train to resort areas in Ellicottville, the railroad museum in Salamanca, and Allegany State Park have also been proposed. Recent storm damage to the track was extensive, however, adding considerable cost to any proposal for reviving rail use. An alternate use for rails-to-trails development has also been proposed.

G. COMMUNITY SERVICES

Town and Village Halls

The Town Hall, Godard Hall, is in downtown Springville facing Fiddlers' Green. The Village Hall is a former bank building located on Main Street. Both are very attractive historic buildings, centrally located, and their use for civic purposes not only helps preserve the buildings, but also contributes to a sense of community pride and tradition. Each of the buildings, however, has space and other physical limitations which have created a need for some additional space as government responsibilities have increased.

Library

Springville and Concord's public library, the Hulbert Memorial Library, was completed in 1996. In addition to reading materials, the one-story 5,200 square foot structure offers a variety of services including computer facilities with access to the Internet, a computer for the visually impaired and on-line connection to all libraries in Erie County; books on tape; video tapes; large print books; readings; story hours; and a community meeting room. The building is completely A.D.A. compliant, including Braille signage. The facility is extremely popular, and while it is nearly new, there are reports of space shortages.

Fire Service

The Town of Concord has three volunteer fire departments serving three fire districts. They are: Springville (2 fire halls); East Concord (2 fire halls), and Morton's Corners. Springville serves as

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Fire Control for all three districts, including receiving 911 calls and fire calls for four fire companies. Fire and emergency equipment includes:

Springville Fire Department

- four class A pumpers
- one aerial ladder
- one heavy rescue vehicle
- one ambulance

Morton's Corners Fire Department

- two class A pumpers
- two rescue trucks

East Concord Fire Department

- three standard pumpers and one mini-pumper
- one heavy rescue vehicle

The Village of Springville is in the process of instituting a fire pre-plan. Questionnaires will be sent to every home and facility in the Village in an effort to collect information regarding building construction type, access, floor plans, fire arms and ammunition and other information to facilitate effective fire fighting. All information will be input into a computer system. When a fire is reported at a given address, information on that address will be called up. The intent is to collect this type of information in the future as a part of the building permit procedure.

The Town of Concord has implemented a Firefighters Service Award Program, an incentive program including payments upon retirement for volunteer fire fighting and training.

Police Service

Police service in both the Town and the Village is provided by the Erie County Sheriff's Department. The Village has provided a vehicle and contracts with the County for "intensive coverage," or 20 hours per week of coverage by an officer.

Public Schools

The Springville-Griffith Central School District serves a nine-town area, including the Town of Concord and the Village of Springville. There are four schools: the High School, Elementary, and Middle Schools in Springville, and an additional school in Colden. The system serves a current enrollment of about 2500 students, a number which has been relatively stable over the past decade. The District's most recent bond issue was is being devoted to renovations at various locations. No new construction is currently contemplated.

Other Community Services

Meals on Wheels operates entirely with volunteers. Meals are furnished by the Bertrand Chafee Hospital; the program is currently serving 20 people.

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H. TRANSPORTATION

Highways

Town of Concord

The Town of Concord has an excellent highway network of State and County Roads. The main north-south corridor serving Concord is US Rte. 219, which runs from Buffalo through Springville and Ellicottville, connecting with US Rte. 17 at Salamanca. From Buffalo to Springville, Rte. 219 is a four-lane divided expressway. South of State Rte. 39 in Springville, Rte. 219 reverts to the use of existing surface streets, beginning with Cascade Drive. Rte. 219 is a main trucking corridor between Buffalo and points south into Pennsylvania. It is also the major commuter route for Concord and Springville residents who work in Buffalo and other northern towns. An exit at Genesee Road provides a second access point for Town residents.

The NYS Department of Transportation has a major study underway regarding upgrading US 219 from Springville south to Salamanca. The three main options are (1) upgrading the existing non-limited access portion of the road, i.e., widening, plus new bypasses of Ellicottville and Salamanca, (2) constructing a new freeway (limited-access divided expressway), or (3) no action. No decision has yet been made regarding which alternative will be chosen. Earliest completion date for any upgrade or new construction in the Springville to Salamanca segment would be 2005, and may be considerably later. Eventually, US 219 is intended to connect through Pennsylvania to Washington, DC, but no information is available regarding route south of NY State or schedule. Final funding commitments have not been made for any segment.

The Springville-Boston Road (State Rte. 391) parallels Rte. 219 through the northern portion of the Town, terminating at Rte. 39 in the Village. Before the 219 expressway was constructed, this road was Rte. 219. As such it was the major access to the Town and Village from the north.

State Rte. 240, located east of the Rte. 219 corridor, provides additional north-south access through the Town. From north to south, it passes by Kissing Bridge Ski Area, the hamlet of East Concord and the east bounds of the Village of Springville (here known as Vaughn Street) before entering Cattaraugus County north of West Valley.

East-west traffic is facilitated by State Rte. 39, which connects with US 219 at Springville and feeds traffic to Gowanda on the west and Arcade to the east. Rte. 39 is also the Village's Main Street and is subject to heavy traffic, including truck traffic, through the business district.

Genesee Road is an Erie County road that bisects the Town in an east-west direction. Other main highways in the Town of Concord include Trevett Road, Middle Road, Sharp Street, Mortons Corners Road and Zoar Valley Road.

Village of Springville

As stated above, State Rte. 39 is Main Street through the Village. At the west side of the Village, US 219 is South Cascade Drive. These two streets form the commercial core of the Village and are the locations of most retail and service businesses. Other major streets include:

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- Waverly Street, connecting West Main and South Cascade Drive
- Buffalo Street, a north south route between North Street and Mill Street
- Newman Street, connecting North Street and East Main Street
- Franklin Street, connecting East Main and North Cascade Drive
- Vaughn Street (State Rte. 240), a north-south Street on the Village's eastern boundary

Parking is available on most streets in the Village. In downtown, parking for an additional 200+/- cars is provided by the Village in a lot south of Main Street between South Buffalo and Pearl Streets. On South Cascade Drive, most businesses have their own parking lots.

Bus Lines

Trailways buses stop in Springville twice a day on a route from Buffalo to Pittsburgh. Niagara Frontier Transportation Authority buses run from the Buffalo area south to Boston, not serving Concord/Springville directly.

Railroads

The Buffalo and Pittsburgh Railroad line, now abandoned, runs up the west side of the Spring Brook valley and travels through the center of Springville. Traveling north through East Concord, it passes through the valley of the West Branch of the Cazenovia Creek, passing Kissing Bridge ski area before entering the Town of Colden. The B&P line carried freight between Pennsylvania and Buffalo for many years, but business diminished over time. Its recent abandonment was due to lack of customers and high maintenance costs.

During the June 1998 rainstorms the B&P rail bed suffered extreme erosion, making the track impassible in various locations. Erie and Cattaraugus Counties are currently in negotiation with the Buffalo and Pittsburgh Railroad to potentially purchase the line and continue providing transportation services. Additional services might include a commuter rail to promote tourism and transportation between the Southern Tier and Orchard Park. Industrial transportation is also a possibility with West Valley Nuclear Services being a potential primary customer transporting nuclear waste from their current site in West Valley. There is also a group desiring to turn the line into a "Rails to Trails" project.

I. INFRASTRUCTURE

The Village of Springville and limited portions of the Town of Concord are served by public water and sanitary sewer systems. The Town systems are located in Special Improvement Districts.

Water Systems

Village of Springville

The water distribution system supplies water to all of the developed portions of the Village and approximately 30 customers outside the Village limits. There are large tracts of undeveloped land in

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the Village without water service, including areas in the northeast (along Vaughn Street) and southwest (along South Cascade Drive).

There are a total of 1654 Village water system customers, of which 1449 are residential, 197 are commercial, and 8 are industrial. All customers are metered. Average water consumption is about 800,000 gallons per day. The system is considered to be in good condition, and has the capacity for a 20 percent increase in use. Property developer-owners would be responsible for providing any needed waterline extensions to connect to the existing system.

The Village water supply is from a group of three wells located in the north central portion of the Village. Prior to being pumped into the system, the well water is treated for removal of iron and addition of chlorination and fluoride. The maximum capacity of the system is rated at 800 gallons per minute (1,152,000 gallons per day) based upon current iron removal system capabilities. There are 2 elevated water storage tanks in the system; one on Franklin Street, the other on Newman Street. The first tank has a capacity of 250,000 gallons, the second 500,000 gallons. The distribution system is made up of various pipe sizes including 4, 6, 8, 10 and 12 inches in diameter. Fire protection is provided by fire hydrants throughout the system.

Town of Concord

Crane Ridge - The Crane Ridge subdivision is located in the north portion of the Town, just east of Rte. 240. It has a private water system which is well-fed and serves 181 users.

Concord Water District #1 - This water district was formed in 1993 to serve portions of the Kissing Bridge ski area. The district serves the main lodge area, Kissing Bridge Lane Subdivision and the Bridge Top Subdivision. The system has capacity for serving the total 28 lots in the subdivision; only 19 are currently developed. There are no out-of-district customers. The main lodge has its own well while the two subdivisions are served by another two wells on a single system. A portion of the well water is treated with a chlorination system located adjacent to a 6,000 gallon capacity storage tank. Average monthly consumption is approximately 9,000 gallons. The water mains serving the two subdivisions are 4 inches in diameter. There are no fire hydrants provided.

A second Town Water District (#2) is currently being developed to serve an area of Trevett Road in the northern section of the Town near the Boston town line. This will be a public system using water from the Erie County Water Authority in a line coming south from Boston. It is designed to serve 35 residences currently using a substandard private water system.

Sewer System

Village of Springville

Most of the Village is served by the Village sanitary sewage collection and treatment system, although large, undeveloped areas in the northeast and southwest of the Village do not have sewer service. Some developed properties along North Street, Vaughn Street and South Cascade Drive (south of Waverly) also do not have sewer service and utilize septic systems. The Village system has 1376 residential customers, 173 commercial customers and 5 industrial customers.

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The sewage treatment plant is located off Mill Street in the south-central section of the Village. The plant has a State permitted capacity of 1,150,000 gallons per day; its average daily flow ranges from 800,000 gallons per day during dry conditions to 1,400,000 gallons per day in wet conditions. During summer conditions, the system has 20 percent excess capacity. During periods of wet weather in the spring, however, the capacity of the treatment plant is exceeded by present flows. A 1995 study by TVGA Engineering recommended methods of reducing infiltration, and a program is ongoing to make these improvements, thus reducing the amount of water leaking into the sewer pipes. The study does not address needs for providing sewer service to potential substantial new development in the service area.

The plant provides advanced secondary treatment before sewage is discharged to Spring Brook. Sewage treatment progresses through primary settling tanks, a high rate trickling filter, secondary settling tanks (with phosphorous removal) and chlorination. Sewers in the Village are separate sanitary sewers from 6 through 20 inches in diameter. There are a total of approximately 200,000 feet of gravity sewers in the Village, plus four sewage pump stations which lift sewage from low areas.

Town of Concord

Sewer District #1 - This district serves the Crane Ridge Subdivision. There are 181 system customers, all residential. The sewer district is fully developed and no additional capacity is available. The sewers in the district are 6 and 8 inch, tributary to a sewage treatment plant which discharges into the West Branch of the Cazenovia Creek. The treatment facility consists of 2 independent parallel systems, providing extended aeration activated sludge with bubble aeration and settling tanks. The plant treats on average 30,000 gallons per day in summer months to 60,000 gallons per day in winter months. The increase of flow during winter months is due to occupancy of rental units and seasonal homes during ski season at Kissing Bridge. The plant capacity is limited to 72,000 gallons per day, as stated on the 1994 SPDES Permit.

Sewer District #2 - This district serves the same areas of the Kissing Bridge ski area as are served by Water District #1. The plant discharges its treated effluent to the West Branch of the Cazenovia Creek. The plant has a capacity to treat 25,000 gallons per day. During the winter months, it is at capacity; during the off-season, it only treats on average 2,600 gallons per day. No additional development is expected without additional improvements to the plant. All of the district sanitary sewers are 8 inches in diameter. Sewage from the two subdivisions and the central ski lodge is treated at an extended aeration treatment plant consisting of an aerated equalization basin, aeration tanks with diffused aeration, secondary settling tank, chlorine contact tank and a sludge holding tank.

Electrical Service

The Village of Springville is its own electric supplier, obtaining its power wholesale from Niagara Mohawk Power Corporation. The Village then sells electricity to homes, businesses and industries in its franchise area. Rates are considerably below those in areas without municipal electric, averaging \$.03/KWR, and constitute an economic development advantage for the Village.

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The Village Electric Department is self-supporting with no budget monies coming from Village taxes. The electric franchise area is bounded on the north by North Street (and straight line extensions east and west), on the west by Spooner Creek, south by Cattaraugus Creek and on the east by a north-south line one-half mile east of Vaughn Street.

The Village has a 10,000 KW allocation on hydropower and an additional 4,000 KW on supplemental (non-hydro) power. The average usage does not exceed 10,000 KW therefore there is additional electric distribution capacity.

The balance of the Town of Concord has electric service through New York State Electric and Gas Company. NYSEG electric rates average \$0.125/KWhr

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**Table 1
SPRINGVILLE AND CONCORD POPULATION
1930-1990**

Area	1930	1940	1950	1960	1970	1980	1990
Springville	NA	2832	3322	3852	4350	4285	4322
Concord		1692	1969	2600	3223	3886	4065
Total	4453	4524	5291	6452	7573	8171	8387

**Table 2
SPRINGVILLE AND CONCORD
POPULATION AND HOUSEHOLDS
1980 - 2020**

Area	Population				Households		
	1980	1990	2020		1980	1990	2020
Springville	4285	4322	5070		1509	1664	1976
Concord	3886	4065	4930		1227	1386	1724
Total	8171	8387	10000		2736	3050	3700

**Table 3
SPRINGVILLE AND CONCORD
EMPLOYMENT
1980-2020**

Area	Total Employment			Manufact.		Retail		Wholesale		All Other	
	1980	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020
S'ville	2588	3206	4208	428	326	808	928	102	101	1838	2604
Cncrd	83	853	1072	144	124	150	172	32	32	527	743
Total	2671	4069	5100	602	520	958	1100	134	133	2365	3347

Note: Concord includes unincorporated areas only.

Source: 1930-1990: US Bureau of the Census;

2020 Projections: Greater Buffalo-Niagara Regional Transportation Council, *Phase 2*

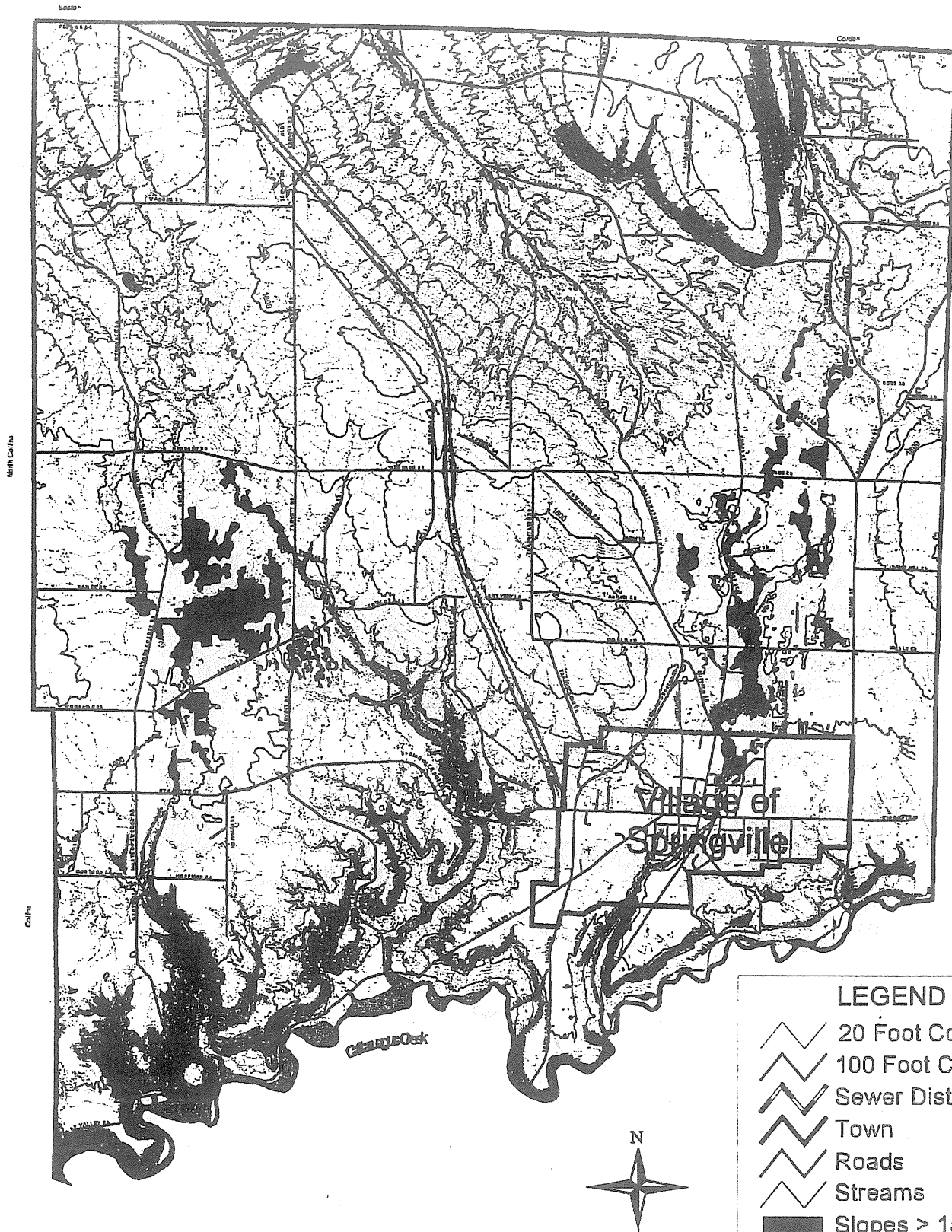
Economic/Demographic Overview Study Final Report, September, 1997, and updated Traffic Analysis Zone Allocations, October, 1998.

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Table 4

PUBLIC PARKS IN CONCORD/SPRINGVILLE

Village of Springville Parks	Acreage	Facilities/ Amenities
Eaton Park	1.7	Wading pool Play equipment Benches Tennis courts Rollerblading
Fiddlers' Green	.42	Bandstand Benches Civil War Memorial
Fireman's Park	2.2	Baseball diamond Concession stands Night lighting
Shuttleworth Park	+/- 1	Benches Asphalt trail WWI, WWII, Korea and Vietnam Memorials
Springville Youth Incorporated	6.2	Landscaped sign for Village of Springville Swimming pool Pool House Play Equipment Basketball courts Baseball Soccer Arts and Crafts Pavilion
Town of Concord Parks	Acreage	Facilities/ Amenities
Concord Community Park	17.6	Play equipment Restroom facilities Athletic field Tennis courts Concession building Paved parking area Picnic shelters Barbecue grills Snowmobile trail
Erie County Parks	Acreage	Facilities
Sprague Brook Park	609.3 in Concord 387.8 in Sardinia	Picnic shelters Restroom facilities (Handicapped Accessible) Paved parking area Camping with electricity and dumping stations Baseball / Softball field Bicycling Fishing Hiking trails Ponds Cross country skiing Snowmobiling Tennis courts



Town of Concord Development Constraints Town of Concord / Village of Springville Joint Comprehensive Plan

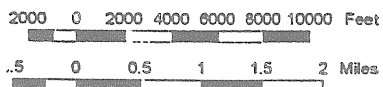
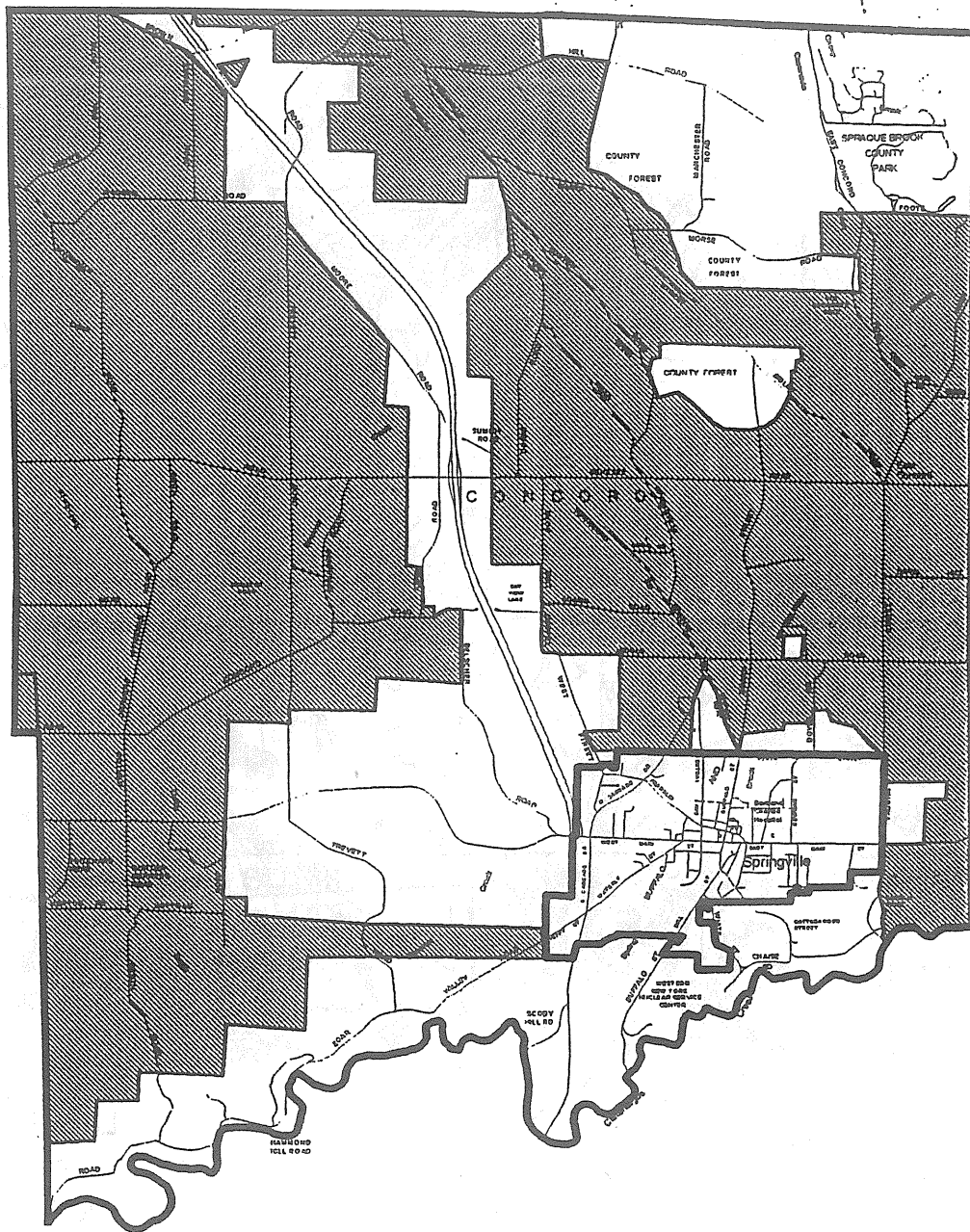
- LEGEND**
- 20 Foot Contour
 - 100 Foot Contour
 - Sewer District
 - Town
 - Roads
 - Streams
 - Slopes > 15%
 - Wetland
 - Floodplain
 - 100 Year
 - 500 Year

Base Map COPYRIGHTED by the Erie County Water Authority.
 "Planimetric features have been captured from 1980 aerial photography and compiled in accordance to National Map Accuracy Standards 90 % of the features are within +/- 2.5' at 1" = 100' scale. Planimetric features have been updated where information is available.

0 1 2 Miles

Map Prepared by:
 Nutter Associates, Community Planners
 Trowbridge & Wolf, Landscape Architects
 E & M Engineers and Surveyors P.C.
 GIS Resource Group, Inc.

Date: 10/13/98



Town of Concord **Agricultural Districts**

 Agricultural Districts

Basemap Copyrighted by the
New York State Department of Transportation

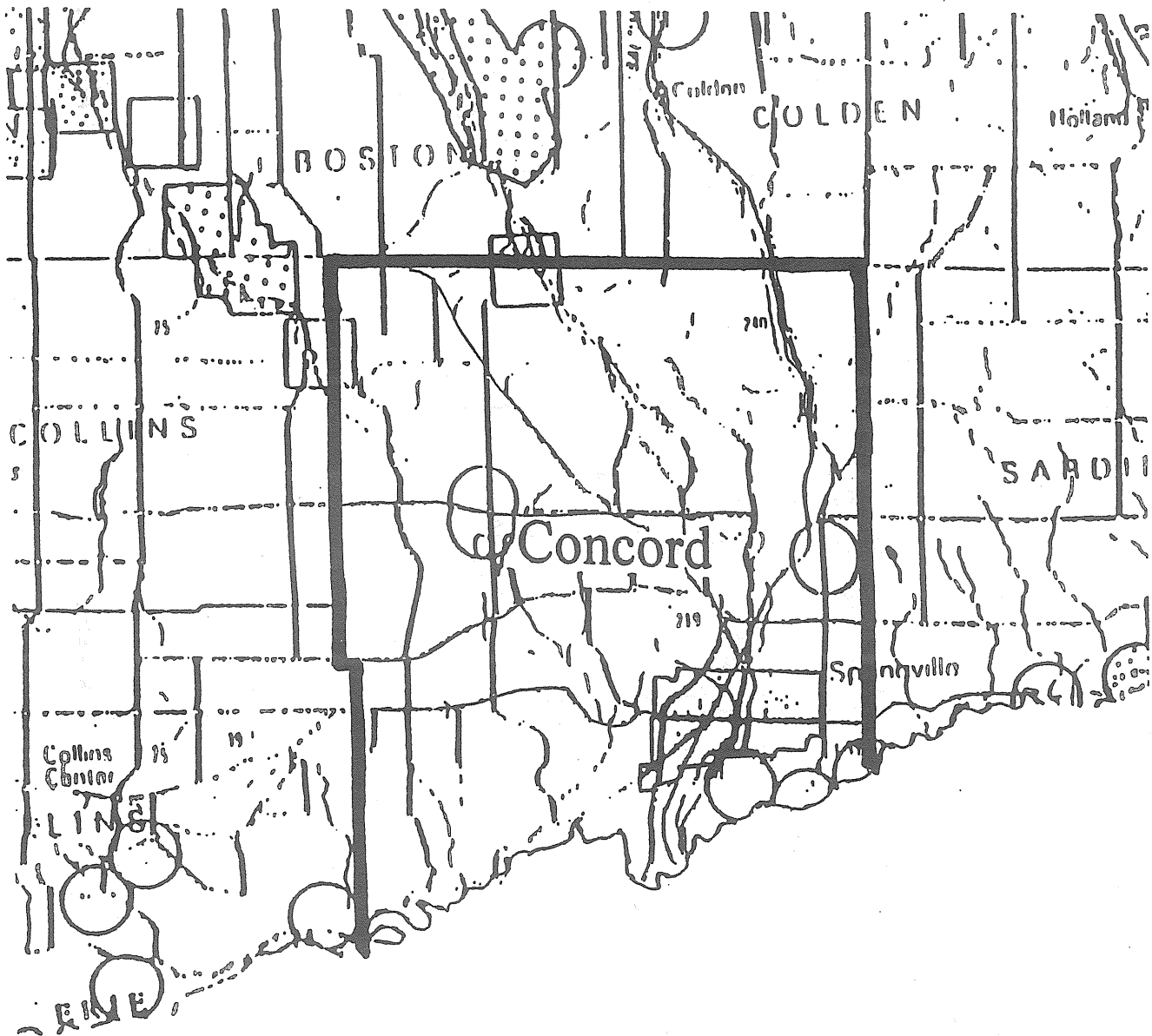
Prepared by the
Erie County Planning Division
9/28/98

Legend

○ *Circles:* Indicate areas within identified sites within a one-half mile radius

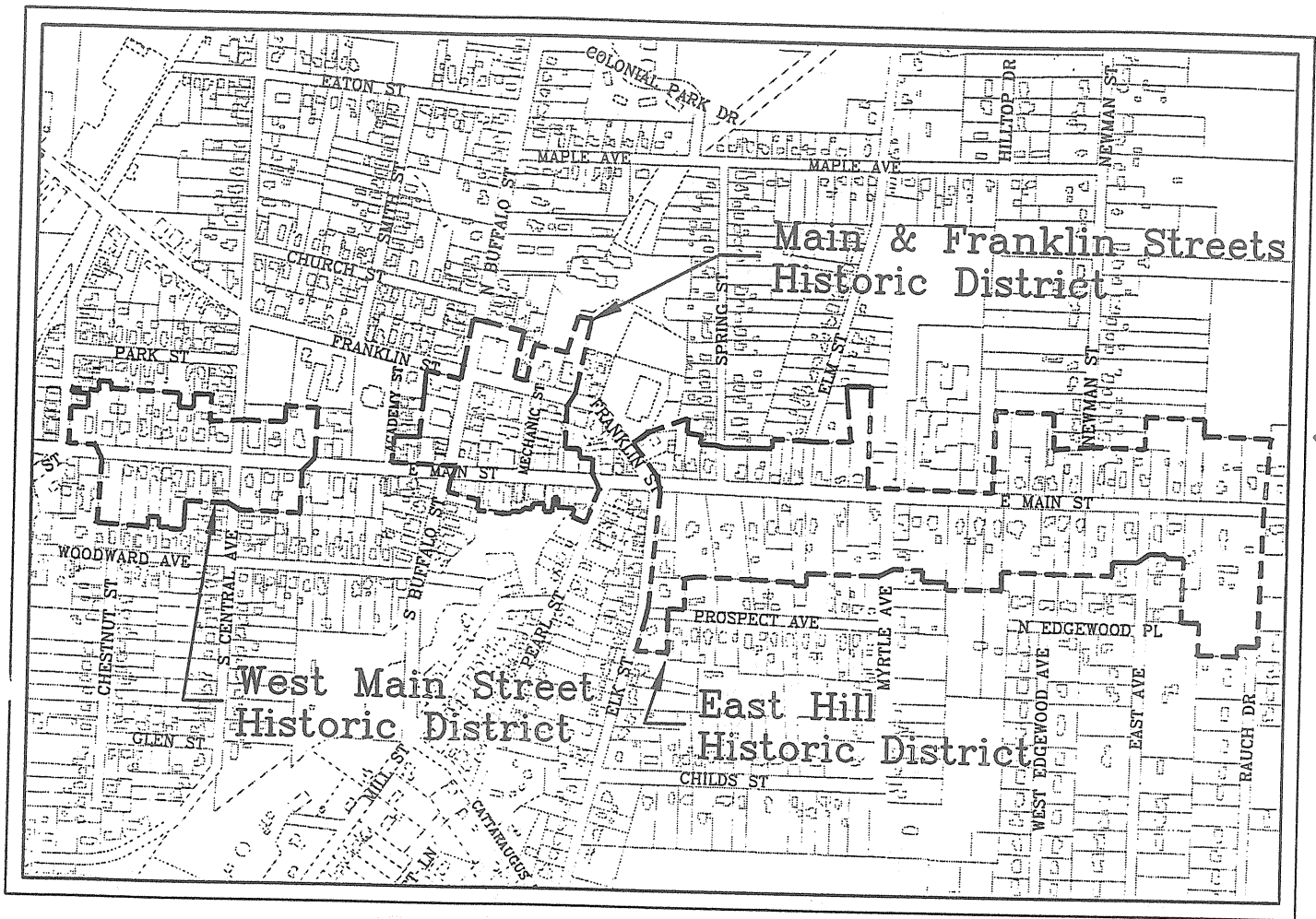
▨ *Stipled areas:* Indicate multiple sites identified

□ *Blank squares:* Indicate prehistoric sites



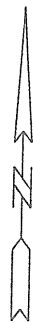
Town of Concord
Areas of Archeological Sensitivity

*Source: New York Department of Parks,
Recreation and Historic Preservation
March 1992*



Village of Springville Potential National Register Historic Districts

Based on Reconnaissance Level Survey of Historic Resources
Prepared by Bero Associates Architects



TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

II. DEVELOPMENT VISION AND GOALS

A. DEVELOPMENT VISION

Concord/Springville is an historic rural community focused on a strong traditional village. The community wishes to maximize both its rural and its urban assets, and, in the spirit of regionalism, adopts the following development vision:

The Concord/Springville community values and wishes to preserve the scenic beauty, farmland, hamlets, natural environment, historic architecture, sites and ambiance of the Town of Concord. It also wishes to enhance and strengthen the Village of Springville as the civic, cultural, and economic center of Concord and the surrounding nine-town area, and maximize its location at the southern gateway to Erie County.

B. GOALS AND OBJECTIVES

The Environment

- Preserve, protect, and enhance sensitive environmental conditions, including woodlands, steep slopes, waterways, habitat areas, and scenic resources.
- Encourage the preservation of prime and active farmland, and support existing agricultural and farming operations.
- Encourage retention of open space.
- In conjunction with Erie and Cattaraugus Counties, advocate for environmental protection and enhancement of the Zoar Valley and the Town's other stream and creek valleys, including support for the Eighteen Mile Creek Watershed Plan being prepared by the Western New York Land Conservancy.
- Require responsible control of gravel mining practices, including reclamation and restricting mining in areas more suited to development or conservation.
- Support the continued clean-up effort at the West Valley Demonstration project.
- Encourage recycling and proper waste disposal practices.

Economic Development: Commerce and Industry

- Build on the economic development potential of the community's existing economic base, including its status as a regional gateway, its role as the business, medical, retail, service and educational center of its nine-town region, and its growing attractiveness as an exurban bedroom community for residents of the Buffalo metropolitan area.
- Strengthen downtown Springville as a center for specialty retail, restaurants, professional offices, medical services, and cultural and civic uses.
- Concentrate larger, auto-oriented commercial establishments in the Cascade Drive area.
- Take advantage of the business development potential of Rte. 219:
 - Identify and promote an industrial/business park area with convenient access to Rte. 219.
 - Attract lodging facilities
 - Ensure provision of utility infrastructure necessary to development of business uses in the Rte. 219 area.

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

- Support existing industry, encouraging businesses to remain in the community.
- Develop the tourism potential of the community's outdoor recreation and historic assets.
- Promote community assets, including low electric rates, good transportation access, excellent education system, and small town quality of life, to attract new business to the area.
- Partner with adjacent communities to work on economic development, tourism and transportation projects.

Residential Development

- Protect areas of good housing condition, and endeavor to upgrade those areas which require it.
- Maximize existing investment in utility infrastructure by developing new housing in areas already served by water and sewer.
- Locate new higher density single-family residential development in the Village and in the Town's traditional hamlets.
- Develop additional multi-family residential areas in the Village, particularly those appropriate for senior citizens.
- Encourage cluster and planned unit development, utilizing these techniques to preserve steep slopes, stream valleys, wooded areas, farmland, scenic views and other sensitive environmental conditions.
- Endeavor to provide housing affordable to all income groups.

Parks and Recreation

- Improve existing parks, including the pool house at the Springville Youth Incorporated site; lighting facilities at athletic fields; and other recreation facilities and improvements as needed.
- Advocate for the development of a park at the Scoby Hill Dam, including preservation of historic, natural and scenic resources, and improved access to Cattaraugus Creek for fishing and recreational use.
- Develop a greenway system along Spring Brook through the village to Cattaraugus Creek, including a multi-use trail and pocket parks which provide access to the creek.
- Explore the potential for additional trails in the Town, including use of the former B&P rail line, snowmobile trails, and other trails connecting stream valleys and natural and man-made points of interest.
- Create a position for a full-time Recreation Director.
- Explore the potential for development of additional recreational facilities, including a golf course.
- Acquire additional parkland to meet future recreational needs of the Village and Town and encourage retention of open space.

Community Services

- Continue to locate major civic and cultural institutions in the Village of Springville.

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

- Provide for increased sharing of facilities and services between the Village and the Town, and with other levels of government.

Transportation

- In order to take advantage of the economic development opportunities created by the planned upgrading of US Rte. 219, encourage the NYS Department of Transportation to build a north-south connector from Zoar Valley Road to Belcher Road on the west side of the planned Rte. 219 freeway.
- Investigate potentials for re-routing truck traffic from Main Street in downtown Springville.
- Improve directional signage to Village parking areas.
- Advocate for the proposed Erie and Cattaraugus County purchase of the former B&P rail line and its reuse as a short rail line for freight and tourism purposes.
- Advocate for Niagara Frontier Transportation Authority bus service to Springville.

Infrastructure

- Continue to maintain and enhance Village water and sewer facilities, including the program of reducing storm water infiltration into the sanitary sewer system.
- Utilize the Village's water, sewer and electric services to further economic development goals, including extension of facilities outside of the present Village limits, where appropriate to accomplish needed development.
- Explore the feasibility and advisability of obtaining water supply from the Erie County Water Authority

Urban Design and Historic Preservation

- Encourage preservation and sensitive rehabilitation of the historic sites and structures in the Town and Village.
- Preserve and rehabilitate intact historic streetscape in the Village, particularly in the historic Main and Franklin Streets area.
- Encourage the rehabilitation of the historic Leland House as a landmark building.
- Develop landscape enhancements throughout the community.
- Develop walkways and bicycle paths throughout the community, including a major landscaped walkway linking the municipal parking lot with Main Street and the Fiddlers' Green area. Develop defined cross walks connecting the north and south sides of Main Street.
- Preserve and enhance Fiddlers' Green as the historic greenspace at the civic core of the Village.
- Preserve and enhance Village street trees.
- Encourage the use and development of planters, buffers, and greenspace.

III. FUTURE LAND USE AND DEVELOPMENT PLAN

INTRODUCTION

The Future Land Use and Development Plan is designed as blueprint for the Town of Concord and the Village of Springville to work together to provide development beneficial to both. It is intended to enhance the best aspects of both the Town and the Village, including protecting the rural areas of the Town and strengthening the Village as its center.

Described below are the following plan elements:

1. Land Use Concept Plan
2. Economic Development Plan
3. Environmental Protection Plan
4. Farmland Protection Plan
5. Historic Preservation Plan
6. Transportation Plan
7. Infrastructure Plan
8. Parks and Recreation Plan

Each element of the plan describes policies to be implemented by the various Town and Village Boards, including those to be implemented by the Planning and Zoning Boards in reviewing development proposals. In a number of cases, recommendations are made for specific projects which the Town and Village can undertake in the coming years to implement the plan.

A. LAND USE CONCEPT

Recommended future land uses are mapped on the Town and Village *Future Land Use Concept* maps at the end of this section. Land uses are conceptual, suggesting broad ideas appropriate to a Comprehensive Plan. Exact boundaries and detailed design are to be determined through zoning and site plan review of development projects.

The text below describes the recommended character of each land use area, including rationale, uses envisioned, and suggested municipal policies. In several cases, projects are suggested which will assist in achieving the desired land use character.

TOWN OF CONCORD LAND USE

Rural Lands

Encompassing almost all of the Town outside the Village, the Town of Concord's rural lands include significant hilly and forested areas, many stream valleys, extremely productive farmland, and spectacular scenic views. The need for environmental and farmland protection, the relative inaccessibility of these lands, and the impracticality of providing them with utilities and public services, all lead the plan to designate these areas for continued rural use.

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

In rural areas, environmental protection should include strict adherence to regulation limiting development in floodplains and wetlands, limitation of development on steep slopes, protection for wooded areas, restrictions on mining where environmental consequences would be too extreme, and insistence on responsible reclamation as mines are retired. The Erie County Right-to-Farm law should be followed, and zoning regulations should encourage ancillary businesses on farms (see the Farmland Protection Plan, below, and Figure 1, *Ancillary Businesses on Farms*).

To provide opportunities for citizens and tourists to enjoy the countryside more fully, the Town should promote establishment of hiking/biking trails and winter sports facilities, encourage public access to the County Park and Forest system in Concord, and encourage private outdoor recreation facilities, including those for skiing, golf, etc. (see Park and Recreation Plan, below).

To preserve the character of rural areas, permitted uses on rural lands should include:

- Farms.
- Low density residential uses. The current zoning density of three acres per dwelling unit should be retained, and clustering should be encouraged to preserve open space, farmland, scenic views, and environmental features. See Figure 2, *Clustered Housing in Rural Areas*.
- Forested areas, parks and outdoor recreation facilities.
- Very limited commercial and industrial uses, with special permit required.
- Mining, with special permit and reclamation plan. Any additional mines which necessitate truck use of Main Street in Springville or create noise, dust or traffic which would lessen quality of life in built-up areas should be discouraged.

Hamlet

As both functioning communities and historic centers, the Town's traditional hamlets of East Concord, Morton's Corners and Fowlerville should be preserved and enhanced. Their hamlet character, location on major roads, and relatively flat topography creates an opportunity for more concentrated development than that appropriate in the surrounding rural area. The density in hamlets creates opportunities for a higher level of public service than can be provided in the rural countryside.

It is assumed that development in hamlets would continue to be primarily residential, at a density of one dwelling unit per acre or less, with clustering, townhouses and multifamily dwellings encouraged. Institutional uses, especially churches and fire halls, are traditional in hamlets and are to be encouraged. Every effort should be made to retain existing businesses in hamlet areas. Wherever possible, new light commercial use and home occupations should be welcomed, to provide employment and services for residents. For all commercial uses, site plan review and design controls should be utilized to preserve the traditional hamlet character.

Residential

Outside of hamlets, the only existing non-rural residential areas in the Town outside the Village are in the Crane Ridge/Ridge View subdivisions, and the plan recommends no additional areas at that density outside hamlets and the Village. In residential areas, commercial use should be limited to home occupations.

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

Planned Business Park

The proposed new Planned Business Park is intended as an economic development project. It is located generally along Zoar Valley Road Connector, a new road to be built connecting Zoar Valley Road with Rte. 39 at the existing terminus of the limited access portion of US Rte. 219. This would create new sites for commercial and industrial use, taking advantage of the flat land in the area, access to Rte 219, and proximity to the services and employment base of the Village of Springville.

Total area in the Planned Business Park is approximately 50 acres. A number of site configurations are possible, depending on demand. See the Economic Development Plan, below, Figure 3, *Zoar Valley Road Connector/Rte. 219 Planned Business Park*, and Figure 4, *Erie Gateway Business Park - Development Character*.

Recreation

The plan proposes improvements to existing park and recreation areas, as well as development of new recreation areas, including a park at Scoby Hill Dam and a trail system linking parks in the Village. See the Parks and Recreation section, below for more detail.

VILLAGE OF SPRINGVILLE LAND USE

Residential Areas

Its residential areas are among Springville's greatest assets. Village neighborhoods have a pleasant small-town character, with tree-lined streets and attractive houses, many of them historic, set back on generous lawns. The Comprehensive Plan seeks to retain this character, through zoning, site plan review, code enforcement and a tree maintenance and replacement program.

Areas designated residential on the Village *Future Land Use Concept* map are largely already built-up. Some vacant land exists at the edges of the Village, however, including areas in the north along North Street and Cascade Drive, and in the south between the railroad track and Mill Street, and east of Cattaraugus Street. It is proposed that any development in these areas should retain the same density, design character, and street pattern as the rest of the Village.

There appears to be a need for additional apartment/townhouse units in the Village, particularly for senior citizens. As is the current pattern, these could be located anywhere within the Village where sites are large enough to accommodate the necessary parking, landscaping, outdoor recreation areas and buffering for surrounding residential and other uses. Multi-family projects with the following characteristics should be particularly encouraged: projects located on major streets, projects located where residents can easily walk to downtown and/or parks and recreation facilities; projects which provide assisted living services to senior citizens; and projects which can be affordable to people on limited incomes.

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

Planned Residential Area

The area in the northeast corner of the Village is designated as a Planned Residential Area. On flat land, currently largely vacant, and relatively easily assembled in that it is in several large parcels, this area presents an opportunity for residential development planned as a unit.

To make sure that this area is developed in a way which is compatible with the rest of the Village, policies for the Planned Residential Area should include density consistent with current Village densities (maximum 5-6 dwelling per acre), grid street pattern, consistent building setbacks at 20-25 feet, and street trees. Clustering of units should be permitted and developers should be encouraged to preserve and enhance the existing ponds in the area. If a development is proposed to be built in stages, initial site plan review should include a concept for development of the entire property, including land subdivision, street pattern, number and placement of units.

Development in the Planned Residential area should include a new community park, which ideally would encompass the water features of the site and would take advantage of the proximity of the playfields and recreation facilities of the Middle and Elementary Schools (see Park and Recreation Plan below).

Downtown

The Plan defines downtown generally as the area along Main Street between Central and Elk Streets, extending North to Franklin Street and including the area around Fiddlers' Green. This area includes the downtown business area as well as the great majority of the public, civic, and religious institutions of both Springville and Concord.

One of the most important goals of the Comprehensive Plan is to maintain and enhance the strength of downtown Springville as the civic and business heart of the Town and Village. To that end the following policies and projects are proposed (see Figure 5, *Springville Village Center Design Concept*):

1. Uses to be encouraged include retail, restaurants, professional offices, civic and institutional uses. If at all possible, first floors on Main Street should be in retail use, but office or institutional use is preferable to vacancy. Second floors on Main Street should ideally be used for office or retail use, with apartments as a second choice.
2. The historic and traditional appearance of Main Street should be preserved and enhanced. This includes rehabilitation of facades, improved landscaping and street furniture, using historic themes. Demolition should be discouraged.
3. The municipal parking lot on the south side of Main Street may need to be reorganized to provide landscaped pedestrian zones. These should be connected to Main Street, the Fiddlers' Green area and the proposed Spring Brook Greenway by means of landscaped walkways. Main Street signage for the parking lot should be improved.
4. The potential should be explored for expanding parking in downtown by providing municipal or shared parking at the rear of the buildings on the north side of Main Street "between the lights".
5. Pedestrian crossings of Main Street should be improved with pavement markings and landscaping to provide additional safety and aesthetics.

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
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6. The rehabilitation of the Leland House should be encouraged as the visual centerpiece of Main Street and the focus for commercial revitalization in the Village (see Figure 6, *Leland House Rehabilitation*). As with other downtown buildings, facade restoration should be as historically accurate as possible. As the sketch shows, recent architectural additions could be removed, and historic windows, original clapboard siding and paint colors restored.
7. Landscaping throughout downtown should be enhanced, with additional street trees and pocket parks. See Figure 6, *Leland House Rehabilitation*, for a suggested redesign of the M&T Park, including rescaling the monolith in keeping with the historic context of the Leland House.
8. Truck traffic on Main Street has been identified as a problem. Methods of traffic calming should be investigated, as should the potential for re-routing truck off Main Street (see Transportation Plan).
9. The location of the Town and Village municipal offices in downtown Springville is very positive, not only symbolically, but because it brings people to downtown on a daily basis. Both the Town and the Village need additional space and are discussing the potentials of space sharing. Neither wishes to abandon its existing space, both Halls being very well located and in historic buildings which should not be vacated and which provide an excellent image. The Plan suggests that both existing Halls be retained, and that additional space be found within the downtown area for expansion. One potential that has been suggested is utilization of the Fire Hall on Franklin Street, which is owned by the Village. The existing Fire Hall has significant limitations for continued fire use, including not being able to accommodate the size of new fire trucks. The Village could build a new Fire Hall behind the existing Fire Hall, freeing the existing building for renovation for shared Village/Town municipal expansion space. An additional possibility is building a new building off Fiddlers' Green immediately across Franklin Street from Godard Hall (See Figure 7, *Springville Village Center - Town/Village Municipal Office Complex*). The Plan suggests a space utilization study be done to identify types and square footage of space needed by the Town, the Village, the Fire Department and other involved agencies, potentials for sharing various types of space, needs of other organizations which now or in the future use municipal space for meetings, events or office space, sites and space available, costs, funding potentials, and timing issues.

Highway Business

The Highway Business area along Cascade Drive should continue to be the location for large retail uses and franchise restaurants. Development of an internal service road on both sides of Cascade Drive should be encouraged for safety and aesthetic reasons. In order to attract additional development, utilities should be extended to the entire area (see Infrastructure, below). The Village should particularly seek and encourage a hotel or motel to locate in the Cascade Drive area. One possible new site could be created utilizing the DOT land fronting on Cascade which had been acquired when existing Rte. 219 was constructed, but which will not be needed for any of the proposed upgrade alternatives. Note that this property, and vacant land adjacent to it, is designated as Parcel 8 in the Planned Business Park drawing (see the Figure *Zoar Valley Road Connector/ Rte. 219 Business Park*). This is so that any development there could benefit from marketing and

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

economic development incentives associated with the Planned Business Park (see Economic Development below).

Industrial/Business

The Industrial/Business area is located along the railroad tracks and is almost totally developed. The Village should encourage all existing businesses to remain in the area. Any vacancies should be filled with businesses similar to those existing.

Medical Uses

The Bertrand Chaffee Hospital and its associated facilities and medical offices are an important asset to the Village and the entire town, providing both medical services and employment. Any hospital, nursing home or medical office expansion plans should be encouraged, including any potentials for assisted housing for senior citizens, either on site or elsewhere in the Village. (See Economic Development Plan, below, and Village of Springville Residential Areas, below, for more detail.)

B. ECONOMIC DEVELOPMENT PLAN

The goals of the Economic Development Plan are to create new business opportunities, create jobs, and increase tax base. Elements of the plan are as follows:

1. New Planned Business Park: The Concord/Springville area has not been able to take full advantage of the business creation opportunities of Rte. 219, in part because of a lack of suitable sites for larger scale business and industry. Available sites along Cascade Drive have largely been developed, with those remaining either too small or without utilities. The proposed business park located at the Rte. 39 entrance to Rte 219 (see *Future Land Use Concept*) takes advantage of the flat land in the area and the availability of inexpensive Village electric service, as well as the employment base and services available in the Village.

The business park depends in large part on the construction of the Zoar Valley Road Connector, a recommended new north-south road which would provide access to the area west of Cascade Drive, connecting Zoar Valley Road with Rte. 39 and providing easy truck access to Rte. 219. As is described in the Transportation Plan below, the original impetus for constructing the connector was as an alternative to a bridge which would carry Zoar Valley Road over a new Rte. 219 expressway. The connector is an approximately equal cost alternative (according to calculations by the NYS Department of Transportation), which would have the additional advantage of opening up land for development.

Because of its economic development advantages, the Comprehensive Plan proposes construction of the Zoar Valley Road Connector in advance of Rte. 219 upgrading. Approximately 50 acres of land would be opened for development. As is shown in Figure 3, *Zoar Valley Road Connector/Rte. 219 Planned Business Park*, a number of parcel sizes are possible, and final site planning should take into account the market for sites at the time of

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
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construction. Uses anticipated would include warehousing and distribution, light industry, manufacturing, large offices, including back office, and/or hotel/motel.

Figure 4, *Erie Gateway Business Park*, shows an artist's conception of the development character of the proposed new business park.

2. Utility Provision for New Business Areas: To promote economic development and employment, the Plan suggests that the Village consider extending water and sewer service to the entire Highway Business area, and to the proposed Planned Business Park.
3. Medical and Health Facilities in Downtown Springville: The location of the full-service Bertrand Chaffee Hospital (BCH) on Main Street in Springville, and its long tradition of medical service to the surrounding nine-town, 50,000 person area, represents an economic development opportunity for Concord and Springville. Current hospital plans include expansion and renovation of existing space for medical offices, specialized outpatient clinics and a new birthing center. Emphasis is being placed on rehabilitation therapy and follow up and long term care services, in partnership with more specialized medical centers in the Buffalo area. Downtown buildings available for redevelopment offer opportunities for new medical clinics and offices, as is currently being proposed for the Simon Building. Hospital-owned and nearby village center sites also offer opportunities for senior citizen housing in close proximity to the hospital. The Town and Village should work in partnership with BCH, local medical practitioners and developers on each of these initiatives.
4. New Lodging Facility: Recent inquiries have indicated market interest for a new hotel or motel in the area and it is believed that lack of a suitable site, with utilities, has retarded development potential. Cascade Drive (or the new business park) would be an excellent location for a lodging facility, affording easy access to restaurants and retail facilities, as well as to Rte. 219 and the Village.
4. Downtown Revitalization: Efforts should be made to support the recent upswing in commercial development in downtown Springville. The downtown design improvements suggested in the Village land use plan should be implemented, and the cooperative efforts of downtown merchants should be supported, including marketing, promotions and events, standardized hours of operation, and attracting tourists and new businesses to downtown. Merchants may wish to explore the formation of a Downtown Business Improvement District, whereby they pool resources to raise funds for promotion, maintenance and other activities. If agreed to by the Village as well as merchants and property owners, these funds can be collected as part of Village property taxes.
5. Farm-Related Businesses: The number of farms and acreage devoted to farming is declining every year, in large part because many farms in Western New York have not been able to earn sufficient income to support farming families. To assist farmers to remain on the land, it is proposed that farm-related business be encouraged, and that ancillary businesses be permitted on farms. As described in the Environmental and Farmland Protection Plans, this would be implemented through zoning, with appropriate controls to limit scale and environmental effects.

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

C. ENVIRONMENTAL PROTECTION PLAN

The Environmental Protection Plan, for both the Town and the Village, should include restricting development on steep slopes and in wetlands and floodplains, as well as protection for wooded areas and scenic views. Methods include adherence to US Army Corps of Engineers and NYS Department of Environmental Conservation regulations regarding development in wetlands, and designation, through zoning, of environmental protection overlay districts for sensitive environmental areas. The State Environmental Quality Review process (SEQR) also requires evaluation and mitigation of the environmental effects of development.

Regarding erosion, the current practice of bank stabilization of slopes damaged in storms should be continued. Mining should be controlled, and a reclamation plan required. Mining projects should not be permitted where noise, dust, or truck traffic would impact built-up areas. In the Village, the street tree maintenance and replacement program should be continued.

Environmental and farmland protection can be advanced by encouraging developers to utilize clustering techniques when planning subdivisions (see Figure 2, *Clustered Housing in Rural Areas*). For example, on a 20-acre piece of property in a one-acre zone, 20 houses could be built as of right. Instead of building each house on a one-acre parcel, the developer would cluster the houses in one area of the property, preserving the remaining acreage as open space, farm fields, or parkland. Where several subdivisions are built along a steep slope, stream bed or water feature, this allows the creation, over time, of a connected open space system which lends itself to development as a greenway or trail system. In the proposed Planned Residential district in the Village, existing agricultural areas could be preserved, and the ponds might be used to create a park-like area which could be connected to the playfields of the Middle and Elementary School.

D. FARMLAND PROTECTION

In addition to utilizing clustered housing as described above, farmland protection should include support for the Erie County *Farms for the Future* plan, and especially its recently adopted right-to-farm law, which gives farmers better protection from nuisance suits and also prohibits the condemnation of agricultural lands; extending industrial and commercial economic incentive programs to the agricultural sector. The Town should continue to support Agricultural Districts, which permit farmland to be assessed for property tax purposes on the basis of use as farmland, and not for its development potential.

A recommended Town project to assist in farmland protection is encouraging ancillary businesses on farms (see Figure 1). This can help assure farmers of additional income sufficient to permit them to stay on the land, and would be implemented through zoning. Agricultural support businesses which provide services to farmers and thus assist them to remain in farming should be encouraged.

E. HISTORIC PRESERVATION PLAN

Historic preservation is an important goal in Concord and Springville, particularly in downtown Springville and along Main Street. The following methods of encouraging owners to preserve historic buildings are recommended:

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

1. Promotion and public education regarding the historic legacy of the Village and Town, including house tours, events, exhibits, and public information pieces to be published, possibly in the newspaper. These activities could be a cooperative effort by the Concord Historical Society, the Village and the Town, including nearby communities as well as Erie and Cattaraugus Counties, as appropriate.
2. Establishment of a Springville Historic Preservation Advisory Board, which would advise the Planning Board on site plan review of development projects proposed in historic areas. This would involve assuring site plan review through the zoning law, and establishment of design standards with a historic theme, for facades, signs, etc. Areas to be subjected to site plan review for historic preservation purposes should include those areas described as potential Historic Districts in the Bero report. Guidelines should be based on the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings*, as available from the US Department of the Interior, National Park Service.

Establishment of a Certified Local Government for historic preservation purposes did not receive sufficient support locally, and is not recommended.

F. TRANSPORTATION PLAN

U.S. Rte. 219 and the Zoar Valley Road Connector

Decisions regarding the extent, timing, etc. of the upgrading of Rte. 219 will be made by the State and Federal governments. The Town and Village should remain in contact with the NYS Department of Transportation to monitor progress and continue to advocate for the Zoar Valley Road Connector. This road would connect Zoar Valley Road with the entrance to Rte. 219 at Rte. 39, running parallel to Rte. 219 and west of the proposed expressway upgrade alternative (see *Future Land Use Concept*).

When and if the new 219 expressway is built, the existing Zoar Valley Road would be dead-ended between the expressway and Cascade Drive, with the connector creating access for Zoar Valley Road traffic to Rte. 219. The dead ending will save the construction of a bridge which would otherwise have been needed to carry Zoar Valley Road over the expressway. The construction cost of this bridge is approximately equal to the cost of the Zoar Valley Road Connector. If the "upgrade" as opposed to the freeway alternative is chosen for the Rte 219 extension, the land west of Cascade would not be affected, and would still be available for the proposed connector.

The exact east-west alignment of the Zoar Valley Road Connector should be subject to final design, at which time an assessment of the market for sites of various sizes can be made. It is anticipated that the connector would be a two-lane road, with a third lane added from Rte. 39 south about two-thirds of the road's length to expedite turning lanes for trucks entering business sites.

As discussed in the Economic Development Plan above, the Comprehensive Plan recommends that the Zoar Valley Road Connector be built as soon as possible, if necessary in advance of Rte. 219 upgrading.

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Rte. 219 Scenic Overlook

The NYS Department of Transportation should be encouraged to develop a scenic overlook on its land located where Rte. 219 crosses the Zoar Valley gorge.

Rte. 39 - Main Street

Truck traffic on Rte. 39, especially through the Village, has been a concern of residents and Town/Village officials alike. While the NYSDOT has not been receptive thus far to a "truck bypass" around the Village, it should be encouraged to revisit the issue, in light of the new mine to be opened at the southeast corner of the Village, which will significantly increase the number of heavy trucks, noise, dust, and potentials for unsafe conditions. At a minimum, and in the interim, the NYSDOT should investigate methods reduce truck speeds through the Village. This could include lower speed limits, signage, or narrowing of pavement at pedestrian crossing.

Town/Village Streets and Roads

As development continues, regular assessments of local road traffic levels need to be made. This will allow better allocation of funds for widening and resurfacing projects. The GBNRTC *Bicycle Master Plan, 1998*, indicates on-road bike routes along NY Routes 39, 240, and old 219.

Railroad

The Town and Village should continue to support Erie County in its efforts to promote reuse of the abandoned B&P rail line for freight and tourist excursions.

Bus Lines

Currently the Niagara Frontier Transportation Authority buses run south to Boston. The Town and Village should approach the NFTA to discuss the potentials for extending the line to Springville.

G. INFRASTRUCTURE PLAN

Village Sanitary Sewer System

The Village should continue its program of reducing infiltration from the storm water system. This will reduce the amount of excess water reaching the treatment plant in wet weather as well as permit the acceptance of additional wastewater flows from developing areas.

Water and Sewer Service Extensions

As is discussed in the Economic Development section above, the Plan recommends that the Village consider extending water and sewer service outside the Village to the entire Cascade Highway Business area, as well as the proposed new Planned Business Park.

To inform the decision regarding utility extensions, a study should be done to determine the water needs and wastewater flows to be generated from the business areas to be served, the capacity of the

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existing system to handle them, new facilities required, location of lines, phasing, costs, and revenues needed to accommodate the system, as well as funding potentials.

If and when development is proposed in the Village Planned Residential area, a similar study should be done to determine system capacity and costs and funding for serving the area with utilities.

H. PARKS AND RECREATION PLAN

The plan proposes facility improvements at existing parks, including improvements to the SYI pool house, development of multi-use fields at the Concord Community Park, and possible development of a outdoor band shell at the same location. It also proposes two new parks, one at the Scoby Hill Dam, and another associated with the proposed new Planned Residential Area in the northeast corner of the Village. A new greenway system is recommended along Spring Brook, and several new fishing access points are suggested along Cattaraugus Creek.

In addition to facility improvements, it is proposed that the Village and Town consider creating a position for a full-time Recreation Director. The Director would provide staff assistance to Springville Youth Incorporated, including administration of recreation programs, scheduling and coordination of programming, budgeting, and equipment management. The Recreation Director could also assist SYI with grant writing, including identifying potential funding sources, and the mechanics of preparing, submitting and tracking appropriate grant applications. In addition to having more time for coaching, the members of SYI would then be free to concentrate on overall policy, programmatic direction and leading the fundraising effort. Fundraising is particularly critical at present, since matching funds need to be raised to access the grant for the new pool house.

Facility Improvements for Existing Parks

Concord Community Park

Located just outside the Village of Springville in the Town of Concord, Concord Community Park is convenient to the Village and to most Town residents. It is in good condition and has particularly attractive mature trees. Park amenities include two baseball fields, restroom facilities, a concession building, a small amount of paved parking, picnic shelters, barbecue grills and playground equipment. Initiatives currently underway include an application being made for a grant for new play equipment, and a new lighting program.

One of the greatest needs identified by SYI is for new play fields. Space is available for a field at the Community Park, and development of multi-use fields is recommended. The Community Park could also serve as a venue for the Buffalo Philharmonic Orchestra and other concerts. A band shell could be installed using the play field space as seating area. One potential shell consists of a prefabricated tensile structure. The metal frame can remain up all year, with canvas covers removed in winter.

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Springville Youth Incorporated Pool Grounds

Because of its central location and the great variety of programs offered at the park, SYI is the most used park in Springville. Facilities programmed include a swimming pool and pool house, arts and crafts pavilion, play structures, basketball and baseball.

Priority should be given to the rehabilitation of the existing pool house or construction of a new one, depending on success in fundraising. The entry area and parking should also be reconfigured, and landscaping provided to create an attractive park entrance that visually links the SYI site to Shuttleworth Park across Buffalo Street. New fencing would improve the appearance of the park. The potential exists to add trails along Spring Brook at the park site (see Spring Brook Greenway below).

Proposed New Parks

Scoby Hill Dam Site

See Figures 8, 9 and 10: Scoby Hill Dam Park - Fishing Deck, Overlook and Car-top Boat Access; Scoby Hill Dam Park Plan; and Scoby Hill Dam Park - Hydro Facility Interpretation Center

Scoby Hill Dam is the site of a small turn-of-the-century hydroelectric generating facility on Cattaraugus Creek. The property is owned by the Village of Springville and at one time it generated a small percentage of the Village's electricity. The building is in very good condition, and it and the Dam are listed on the National Register of Historic Places. The site affords scenic views of the creek and dam and includes a handsome pine forest.

Currently, Scoby Hill Road ends at Cattaraugus Creek near the dam. The bridge, which formerly carried Scoby Hill Road across Cattaraugus Creek, was removed after the 1998 summer flooding and there are no plans to rebuild it. The creek bank suffered a great deal of erosion in the June 1998 storm.

The proposed Scoby Dam Park is envisioned as a passive park that takes advantage of its superb siting on Cattaraugus Creek. Proposed improvements include fishing and canoe access; scenic viewing; historic interpretation; and hiking and picnicking. Bank stabilization should be installed to prevent further erosion.

As the drawings show, the remaining bridge abutment is utilized to develop a viewing platform overlooking the creek. The canoe launch is from the bank, which is steep in this area but has the potential for a small ramp, which would need to switch back, to launch canoes. The picnic area and walking paths are proposed to be developed within the woods on the site. The hydroelectric generating building is proposed as an interpretive center, and could include restrooms.

Currently, the Scoby Hill Dam site is owned and maintained by the Electrical Division of the Village Department of Public Works. The property was put on the tax rolls when it was a revenue generating facility, and the Village continues to pay taxes even though no revenue is being generated. Public ownership should be maintained, although a priority should be placed on removing the site from the tax rolls, in order to lessen the financial burden on the Village.

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Scoby Hill Dam could potentially be developed as a park, either by the Town of Village, a higher level of government, or a non-profit group. Any transfer of ownership should include provisions that the site remain in public ownership, that it remain accessible to residents of the Village and Town, and that it be developed for recreational purposes as outlined in the Comprehensive Plan.

New Park in the Planned Residential Area of the Village

While impetus for construction of this park would probably come from the demand created by the new housing development, the new park would also provide the welcome opportunity to consolidate a number of play fields in one location.

It is recommended that the park be located adjacent to the Springville-Griffith Institute Middle/Elementary School. This would afford the opportunity for cooperative programming with outdoor as well as indoor facilities at the school, and potentially at the nearby High School as well. The topography of the site is relatively flat and would be conducive to the grading required for playing fields. Access could be from the school property for school-related sports and from North Street for public use.

As possible, the park should also incorporate the water features of the Planned Residential Area. The residential development should be planned with trails leading through the housing areas to the ponds and to the more active recreation area near the Middle School.

Spring Brook Greenway

See Figure 11, Spring Brook Greenway; and Figure 12, Spring Brook Greenway in the Village Center

A Spring Brook Greenway is proposed to include several parcels along Spring Brook and its tributary streams. While ownership and topographic conditions appear to make a continuous greenway along the entire brook impractical, there is the potential for several access points in the Town, and a continuous greenway within the Village.

The entire greenway system is shown in Figure 11. Proposed access points in the Town include number 1 on the drawing, a wetland interpretation area with signage and a parking pull off at the location where Spring Brook crosses Middle Road. The wetland area is publicly owned. Number 2 on the drawing is the area of unoccupied land near the intersection of Colonial Park Drive and Maple Avenue, which could serve as a neighborhood park. Number 4 on the drawing is located at the confluence of Cattaraugus Creek and Spring Brook. This area is particularly scenic and a small parking area with a small picnic area would be appropriate. The potential exists for a car top boat launch at this location.

Figure 12 shows the Greenway in the Village Center. A trail-head is proposed near Fiddlers Green, at the back of the new library. This location is already publicly owned and could be the beginning of a small creek trail which could link Fiddlers Green and the library with Shuttleworth Park, the municipal parking area and Springville Youth Incorporated. A trail loop is proposed along Spring

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Brook in the SYI park site, continuing on to the sewage treatment site where the trail would end. There is potential for trailhead parking at this location.

Other Recreation Projects

Rails -To-Trails

The Comprehensive Plan endorses the use of the B&P rail line for rail use. While certain rail beds are wide enough for functioning trains to share the right-of-way with trails, the B&P rail bed within Concord is quite narrow and probably would not be conducive to trail use while the rails are still in place.

If the B&P rail line cannot be used for a functioning railroad, however, the line has excellent potential for conversion to a rails-to-trails greenway. Extending from Buffalo to Salamanca, and including a number of expensive-to-reproduce stream and valley crossings, it would be a regional trail, serving a variety of user groups including walkers, bikers, rollerbladers, cross country skiers and snowmobilers. The rail line's downtown location in Springville, as well as in the other cities and villages, lends itself well to provision of services to trail users and to tourism promotion. Especially beneficial would be the potential for four-season use, including cross-country skiing and snowmobiling. Reliable snowmobile trails, in particular, are lacking in the area and have the potential to bring visitors from throughout Western New York, which has one of the highest snowmobile registrations in the state.

Fishing Access

Fishing along Cattaraugus Creek is very popular and has been particularly good in recent years. The NYS Department of Environmental Conservation currently leases several fishing access points along the Creek. DEC should be encouraged to continue these lease agreements and to expand access in the future.

Recommended locations for additional fishing access include Scoby Hill Dam, where the area below the Dam provides excellent fishing. The dam stops larger fish swimming upstream from Lake Erie, including Chinook and Steelhead Salmon and Rainbow and Brown Trout. An additional site is in the upper creek area, at the confluence of Cattaraugus Creek and Spring Brook (see Greenway, above), which provides access to brook trout and other small fish.

Rte. 219 Scenic Overlook

As stated in the Transportation Plan, above, the NYS Department of Transportation should be encouraged to develop a scenic overlook on its land located where Rte. 219 crosses the Zoar Valley gorge.

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IV. IMPLEMENTATION PLAN

INTRODUCTION

Implementation of the Comprehensive Plan will involve revisions to the zoning ordinances of both the Town and the Village and implementation of the recommended development projects. The major development projects of the Plan are the planned business park, the revitalization of downtown Springville, upgrading of municipal facilities, housing, and improvements to parks and recreation facilities. Staffing and funding for these projects are particularly important issues for both the Town and the Village, and are discussed in text sections below. Lead agency, support groups, and scheduling for all projects are summarized in the implementation table at the end of the section.

It is recommended that the Town and Village Boards form a Joint Plan Implementation Committee to coordinate cooperative efforts to implement the projects recommended by the Plan.

A. ZONING UPDATES

The laws of New York State require a community's zoning law to be in accordance with its comprehensive plan, and zoning is an essential tool for carrying out the policies and projects of the Plan. Both the Town and the Village have existing zoning laws (Chapter 150 of the Code of the Town of Concord and Chapter 200 of the Code of the Village of Springville, and accompanying zoning maps). These regulate types of land use and densities of development, affecting all properties, owners, tenants and businesses. Once the Plan is adopted by the Town and Village Boards, the effective implementation of many of its recommendations will rest on the strength of the zoning laws.

In addition to the changes required to implement the new Plan, both laws should be revised to make them more readable, correct current problems, and incorporate New York State legislative changes since their adoption. In the following sections, changes are identified for both the Town and Village, including some changes common to both. These suggestions are intended to provide overall guidance in drafting the specific language and maps for the revised laws.

Recommended Changes to Both the Town & Village Laws

- (1) The Future Land Use Plan elements of the Plan should be used to update the zoning texts and maps. The introductory articles of each law should cite the plan and its primary goals. The same is true for articles describing specific zoning use districts; each should have a statement of intent reflecting the plan goals.
- (2) New Town and Village zoning maps should use as a base the new digitized maps prepared for the Plan. These have the advantage of showing parcel lines and natural features. This will make the zoning maps more accurate and easier to interpret.
- (3) Design standards included in the Comprehensive Plan text should be used as a basis for revising site plan review articles and practices, in accordance with New York State.
- (4) The zoning updates should address administrative issues such as the roles of Code Enforcement Officers, Planning Boards, other Advisory Boards and Zoning Boards of Appeals with respect to coordination with planning and economic development goals. Also

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- included should be new language on clustering, site plan review, incentive zoning, amendments, special use permitting, and area and use variances as recodified over the past few years by the NYS Legislature based on the work of the NYS Joint Legislative Commission on Rural Resources. This new language is designed to be inserted in local laws.
- (5) In both laws, zoning use district types and their mapping in specific areas should be reviewed and made to conform to the land use designations shown in the comprehensive plan. District boundaries should be based on: (1) the Future Land Use Concept Maps of the Comprehensive Plan, (2) existing predominant land use and (3) Town and Village economic development programs and needs.
 - (6) Use of the Incentive Zoning tool authorized by the State of New York should be considered for such special areas as downtown Springville and the planned new Business Park along the Rte. 219 extension. Incentive zoning is a tool to encourage new investment in business areas. It allows municipalities to negotiate with developers in a process whereby developers offer to provide public improvements, or "public amenities", which benefit the entire community, in return for which the municipality may offer a "zoning incentive" to the developer, consisting of a modification or reduction in zoning requirements. In these cases, the State law requires that both the amenities and incentives be carefully defined, including the districts affected, as part of the Zoning Laws.
 - (7) Wherever possible, more standard provisions of the two laws, such as standards for off-street parking, signage, environmental overlays and site plan review should be coordinated with each other to the fullest extent possible.
 - (8) Environmental Protection Overlay Districts (EPODs) should be added to the zoning laws to assist in addressing sensitive environmental conditions like steep slopes, wooded areas, and waterways during site plan reviews.

Recommended Changes to the Town of Concord Zoning Law

- (1) Article II, General Provisions, should refer to the new Joint Comprehensive Plan under Purposes and Scope.
- (2) The definitions section should be upgraded and supplemented.
- (3) Section 150-13, entitled Public Improvements, would be better located in a separate Chapter of the Town Code, as public improvements are not zoning.
- (4) Clustering should be encouraged in all districts allowing residential use.
- (5) In the Town's basic R-AG Residential-Agricultural District, overall densities and minimum lot sizes should be reconsidered, in order to preserve valuable farmlands. In accordance with the plan, a density of three acres per dwelling unit should be considered and clustering should be encouraged to preserve open space. At the same time provisions of the current law can be corrected. For instance, the Minimum Lot Size requirements for the R-AG District in Section 150-48 should be revised. Section 150-48 A. states three acres to be a minimum lot size but then permits up to 8 units on a 3-acre site (.4 acres per dwelling unit). The list of principal permitted uses for the R-AG Residential-Agricultural District should be reconsidered, making the more intense uses, such as hospitals, golf courses or multifamily dwellings, special permit uses.
- (6) In the R-AG District, the Town should consider including the Ancillary Farm Business standards recommended in the Plan.

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- (7) A Hamlet District should be added to the Town law, in keeping with the Town of Concord Future Land Use Concept. This district would include provision for a mixture of residential, commercial and other uses typical of Concord's hamlets.
- (8) The C-T Commercial-Tourist District as described in Article XV should be reviewed in terms of the extent of its usage in the Town and in terms of its density and use provisions. Although this district is in a very rural area, it presently permits hotel uses with maximum heights of 100 feet, gasoline stations and facilities with live entertainment as principal permitted uses.
- (9) The M - General Industrial District described in Article XVII appears to be written too broadly. Under Principal uses, the text states that: "This list is not exclusive. If the applicant wishes to institute a use not listed, a petition must be made to the Concord Town Planning Board." It should be noted that the granting of use variances belongs to the Zoning Board of Appeals. The granting of use variances has been recodified by the NYS Legislature, as noted above. In addition, the uses permitted as principal uses within the M District appear to contain too many non-manufacturing uses. The minimum ten (10) foot side yard requirement appears to be too little for a country town like Concord.
- (10) The M-R Mining-Reclamation District Regulations described in Article XVIII pose a problem of contradictory authority. The issue is the relative authorities of the Town and the New York State Department of Environmental Conservation (NYSDEC) to regulate the location of mining uses in the Town. While this issue is state-wide, it is nonetheless true that if there is to be zoning language about it in the Town Zoning Law, the language should be reasonably true. Among the options are the following (1) to acknowledge that the location of mining uses in the Town of Concord is under the authority and leadership of the New York State Department of Environmental Conservation or (2) to revise the law to make mining uses either subject to a M-R floating zone or to special permits approved by the Town.
- (11) The off-street parking regulations in Article XIX should be reviewed and in some cases simplified. Off-street parking regulations for the Town and Village can in almost all cases be the same.
- (12) The "group facilities" (shared parking) provision of Article XXII, Section 150-115 B is an excellent method of providing shared parking lots where appropriate and should be incorporated in the Village Zoning Law as well.
- (13) The goal of preserving farmland in the Town should be stated at appropriate points in the text, such as under Planned Unit Development or Clustering.
- (14) In Section 150-177 the reference to "Groups" of permitted principal uses is unexplained.

Recommended Changes to the Village of Springville Zoning Law

- (1) The law is very difficult to read as currently organized and should be rewritten in a clearer manner. For instance, the text does not have an Article describing each Zoning Use District. The reader must page back and forth through the entire text and accompanying tables to understand the provisions for any specific district. Revisions should be made so that each District is described in a separate section, including its principal permitted uses, special uses and accessory uses. Where necessary, the section should point the reader to other sections of the text where supplementary information can be found.
- (2) The law currently has two Districts, Health Care Overlay and Office Overlay, which are described in the text as overlay districts, but are not clearly treated as such. Overlay districts literally "overlay" or overlap two or more mapped underlying base use districts. As currently

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- described and mapped neither the HC nor the OO are clear in their association with underlying "base" districts. This should be corrected in the text and on the map.
- (3) The PID – Planned Industrial District should be revised in accordance with the Plan and the experience at the Waverly Street Industrial Park. Also, the minimum screening requirement in Section 200-14, which specifies a six foot wide protective planting strip in a CIP District, is too minimal for the scale of Springville and Concord. A wider width, at least 20 feet, should be specified. Section 200-81 Shopping Centers in the CIP District needs to be thoroughly revised in order to substitute clearer language.
 - (4) As proposed in the Plan, the Village Board should appoint a Historic Preservation Advisory Committee to advise the Planning board in reviewing historic preservation matters during Site Plan Reviews.
 - (5) If the land for the proposed new Planned Business Park along the Zoar Valley Connector is annexed to the Village, it should be zoned as a CIP district.
 - (6) Text and map should be prepared for a new overlay district which would permit multi-family housing on those sites which have access to major streets and are large enough to accommodate the necessary parking, landscaping, outdoor recreation areas and buffering for surrounding residential and other uses.

B. PLANNED BUSINESS PARK/ZOAR VALLEY ROAD CONNECTOR

The planned business park depends on the access created by the proposed Zoar Valley Road Connector, and construction of this road is an essential first step in the creation of the business park. The Town and Village should continue to advocate for inclusion of the Connector in NYS Department of Transportation plans for construction of US Rte. 219. It is anticipated that the extended Rte 219 freeway would be built in segments and that the Springville segment will most likely be part of the first phase. Economic development is an important stated purpose of the upgrade of Rte 219, and the federal Intermodal Surface Transportation Efficiency Act of 1991 identified Rte. 219 from Buffalo to Rte. 17 as a High Priority Corridor, and further identified the segment between Springville and Ellicottville as a High Priority segment. Inclusion of the Zoar Valley Road Connector in the project will directly add to the economic development potential of this High Priority segment, without adding additional cost.

In addition to road construction, successful development of the business park will require land assembly, site layout, provision of utilities, marketing, and site disposition to suitable private developers and businesses. For these purposes, it is recommended that the Town and Village explore the development of a partnership consisting of the NYS Department of Transportation, the Town of Concord Industrial Development Agency, and the Erie County Industrial Development Agency. The DOT will be responsible for design and land acquisition for the Connector, and there may well be excess land acquired which can be devoted to the business park. Use of IDA powers will enable land assembly and acquisition, site design, marketing, and provision of such IDA incentives as payments-in-lieu-of-taxes (PILOT) agreements, sales tax exemptions, and use of available financing packages. The Town and County IDA's should discuss the best division of labor between them. The County has larger staff and greater expertise, while the Town has local knowledge and experience.

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It is recommended that a feasibility study be undertaken to explore water and sewer service issues regarding the Business Park and associated unserved areas along Cascade Drive (see Infrastructure, below).

Potential funding mechanisms for infrastructure for the business park include the NYS DOT Industrial Access Program and the Erie County Infrastructure Loan Program. The Industrial Access Program funds highway improvements that will facilitate economic development and result in jobs being created. Awards can be up to \$1,000,000, in the form of a 60 percent grant and 40 percent loan. Eligible sponsors include counties, towns, villages, and industrial development agencies. Local and private financial participation is expected, although no specific formula is applied.

The Erie County Infrastructure Loan Program provides low interest loans to municipalities for road construction and provision of utilities for projects which provide jobs. Recent loans have been up to \$500,000, with a standard of \$15,000 loan per job created.

Erie County also offers a Business Development Loan Fund, which targets manufacturers and job creation. Low-interest loans can be up to \$100,000, and usually provide gap financing for equipment or working capital. Applications should be made to the Erie County Industrial Development Agency.

The Empire State Development Corporation may be able to provide assistance in development of the business park, based on its stated economic development priorities. Inquiries should be made to the ESDC Western New York office in Buffalo.

C. INFRASTRUCTURE

It is recommended that Village water and sewer service be extended to currently unserved areas of Cascade Drive designated in the Plan as Highway Business areas, as well as to the proposed Planned Business Park. A feasibility study should be conducted to determine service needs, capacity of the existing Village systems to supply those needs, costs, benefits, and funding and financing issues. The results of the study can also be used to inform a decision regarding annexation of the affected areas.

D. DOWNTOWN SPRINGVILLE

Proposed improvements to Downtown Springville include facade and building improvements, streetscape, parking and pedestrian enhancements, additional marketing and promotion, additional medical offices in downtown and the hospital area, improvements and additions to the Town and Village municipal offices and the Springville Fire Department, and historic preservation. (The latter two are discussed in separate sections below.)

To facilitate provision of services and cooperation among businesses, it is suggested that formation of a Downtown Business Improvement District (BID) be considered. A BID can be established under Article 19A of the NYS General Municipal Law, permitting monies to be collected by the Village from property owners in the District, for the exclusive use of the District and for improvement purposes determined by the District.

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BID's can only be established with the consent of the property owners in the proposed district. The first step would be to form a committee of downtown property owners and merchants, with representation from the Village, to explore interest in this idea. The committee might gather literature and visit other successful BID organizations, such as those in Canandaigua and Auburn. The committee should prepare a concept plan for the district, including geographic limits, program of activities, budget and formula for special assessment. Activities can include marketing, events, and promotions, streetscape, parking and traffic calming improvements, signage and banners, maintenance of public space within the district, etc. Monies collected can also be used for staff.

The Southtowns Rural Preservation Company, based in Boston, has a revolving loan fund available to business owners in Springville for facade improvements to commercial properties, and several downtown businesses have already taken advantage of this program. The Maximum loan amount is \$4,000 per facade, with interest at 6 percent.

It is recommended that additional funds be sought for a revolving loan fund specifically for Springville. This would provide low-interest financing for Main Street property improvements, particularly facade improvements. A potential funding source is the US Department of Housing and Urban Development's Community Development Block Grant Program (CBDG), which is administered in Erie County by the Erie County Department of Environment and Planning. The area eligible for CBDG funding in Springville includes only the northeast quadrant of the Village, including the north side of Main Street from the Depot east. A fund of several hundred thousand dollars should be sought. CBDG funds can also be sought to provide streetscape and parking improvements, as well as the Spring Brook greenway improvements in the area north of Main Street.

An additional potential funding source for facade and streetscape improvements is the NYS Empire State Development Corporation's Economic Development Fund, under the Commercial Area Development Financing Program, which offers funding to improve commercial buildings, downtown areas, and business districts. Contact should be made to the ESDC Western New York office in Buffalo.

Facade and streetscape improvements should be designed to be compatible with the historic architecture of downtown Springville. The historic theme should be specified in any design contracts let for public improvements, and in funding agreements for the revolving loan fund. The proposed Historic Preservation Advisory Board might participate in the design review process for these programs as well as in advising the Village Planning Board on design issues regarding downtown properties.

It is suggested that the municipalities and downtown interests explore the potential for establishing a "circuit rider" position to provide staffing for downtown projects. The circuit rider program, sponsored by the NY Main Street Alliance, provides a means for small communities that do not have professional planning staff to receive planning expertise at a reasonable cost. The circuit rider typically focuses on downtowns, and circuit riders are often shared among several communities. Village and Town could approach the nearby Towns of Collins and Gowanda to explore interest in establishing a shared circuit rider position. The circuit rider would provide planning assistance to all three communities, and the cost would be shared by the participants.

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The circuit rider could assist in providing staff for the BID; identify and pursue sources of funding for the identified projects; assist with the establishment of a revolving loan program; and work with the Planning Board to establish the Historic Preservation Advisory Board. The Erie County Department of Environment and Planning may be able to be of assistance in coordinating an application to the Main Street Alliance.

Springville is the home of the Bertrand Chaffee Hospital (BCH), BCH's Jenny B. Richmond Nursing Home, several medical office buildings and senior facilities. Because of Springville's key regional location in southern Erie County, these facilities serve a large area. Medical facilities are an important contributor to the economic strength of Springville, and to its quality of life, and will become more important as the population continues to age. The Village and the Town should assist the hospital in any way it can, and should encourage doctors' offices and clinics to locate in downtown and in the hospital area. See the Economic Development Plan and the section on housing implementation, below, for suggestions regarding medical facilities and new senior citizen housing.

The potential for working with Southtowns Rural Preservation Company should be explored, not only for additional use of its revolving loan fund, but for possible cooperative ventures regarding staffing of downtown revitalization efforts in general.

E. MUNICIPAL FACILITIES

The project to upgrade and create needed new space for Town and Village offices and for the Village Fire Hall (as described in the Plan under Village of Springville Land Use, Downtown) should begin with a joint feasibility study. This would include current space utilization, space needs, and analysis of the alternative potential locations for various facilities and programs. Low-interest construction loan financing is available on a competitive basis from the US Department of Agriculture Rural Development Agency's Community Facilities Program. Current awards have been for up to \$750,000 at 4.5 percent for 20 years.

F. HISTORIC PRESERVATION

For review of development projects in Springville's historic areas, it is recommended that the Village Board appoint a Historic Preservation Advisory Board, which would advise the Planning Board (see Historic Preservation Plan for detail). Implementation of the promotion and public relations aspects of the historic preservation plan should be managed by the Historical Society.

G. HOUSING

Housing recommendations fall in three categories:

- New planned residential area
- Assistance to low and moderate income home owners and renters
- Development of new multi-family or townhouse units, especially for senior citizens

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JOINT COMPREHENSIVE PLAN**

New Planned Residential Area

The new planned residential area, to be located in the northeast area of the Village and described in the Future Land Use and Development Plan section, will require zoning changes as described in Zoning Updates, above. It is recommended that the Village work with private developers to encourage the type of residential development desired.

Assistance to Low and Moderate-Income Families

Funds for housing rehabilitation are provided for income-eligible home owners through state and federal programs administered by Erie County and the Southtowns Rural Preservation Company located in Boston, NY. Home owner-occupants with incomes below 80 percent of area median household income may apply to the County or SRPC for loans with interest rates between 0 and 3 percent, depending on income. Homeowners may choose their own contractors, and are responsible to supply two estimates of work needed. The program was expected to receive additional funds for lending in April, 1999.

For income eligible renters, the federal Section 8 program provides assistance to bring rent payments to 30 percent of household income. In Erie County, this program is operated by Belmont Shelter Corporation, which currently has a waiting list for units in the Springville/Concord area.

Landlords who rent to low income households can participate in the County's Rural Rehabilitation Program, which provides loans at 3 percent interest for 50 percent of the cost of needed repairs. This program is currently funded and the County welcomes applications from potential participants.

Multi-Family and Senior Housing

Recommendations for zoning changes to accommodate new multi family units are described in Zoning Updates, above. Development of multi-family and townhouse/patio home projects for senior citizens should be particularly encouraged. The concept of continuum of care, whereby one facility offers independent living units as well as units incorporating various levels of assistance, to be available as a person becomes older and more frail, is becoming more popular around the country, and the potential for such a project in Springville should be explored. Ideally a project would be developed near an existing licensed nursing facility, with easy access to doctors' offices and downtown Springville. The potential of a senior citizen project associated with the hospital and/or local the two local nursing homes should be discussed with those entities. The Village and Town may also wish to interview potential senior housing providers, alerting them to sites and opportunities available in the community.

H. PARKS AND RECREATION

A full-time Recreation Director is recommended to help the Town and Village meet the demand for recreation in the future. Expansion of existing and development of new programs and facilities is currently limited by the lack of staff dedicated to the recreation needs of the community. The Recreation Director could provide staff assistance to Springville Youth Incorporated in order to allow members of SYI more time to focus on overall policy and programming, and fund raising. It is recommended that the Recreation Director be a shared Town/Village position.

TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN

There are two potential sources of significant levels of funding for the recommended parks projects: the NYS Environmental Bond Act and the NYS Environmental Protection Fund (EPF).

Environmental Bond Act. The environmental Bond Act funds projects that focus on improving water quality, increasing public access to rivers, streams, and lakes, and developing enhancements to waterfronts. The Spring Brook Greenway, including the development of the fishing access and boat launch site, and interpretive signage at the wetland could be eligible for Bond Act funding. Development of Scoby Hill Dam as a park would also qualify for Bond Act funding. Applications for matching grants are accepted annually, usually in the fall. The program is administered by the NYS Department of Environmental Conservation.

Environmental Protection Fund (EPF). The Environmental Protection Fund provides matching grants for park acquisition, development of new parks and rehabilitation and enhancement of existing parks. Matching grants are also provided for the acquisition and/or restoration of buildings listed on the national Register of Historic Places. Construction of new playing fields at the Concord Community Park and acquisition and development of the new Town/Village Park are potential candidates for EPF funding. Spring Brook Greenway could also potentially qualify for funding from the EPF. Adaptive reuse of the historic hydro-electric building at Scoby Hill Dam is an excellent candidate for the Historic Preservation component of the EPF program. Applications for matching grants are accepted annually, usually in the fall. The program is administered by the NYS Office of Parks, Recreation and Historic Preservation.

EPF funding has already been awarded for construction of a new SYI pool house. One of the reasons that the Plan recommends a full-time recreation director is so that SYI Board members will have sufficient time and staff help to engage in fundraising to match this grant, thereby permitting its use. It is recommended that utilization of the current grant be assured before any additional grant applications are made.

Funding and assistance for the proposed Village street tree program can be obtained from the Urban Community Forestry Assistance Program, which is coordinated through the NYS Department of Environmental Conservation. This program should include a major effort to plant trees and landscaping along Cascade Drive, to improve its appearance.

I. TRANSPORTATION

The Zoar Valley Road Connector is the major transportation project recommended by the Plan (see Planned Business Park/Zoar Valley Road Connector, above). Other transportation projects for which the NYS Department of Transportation would be the lead agency include upgrading of Rte. 219, the proposed scenic overlook where Rte. 219 crosses the Zoar Valley, and any Main Street bypass. Proposals for re use of the B&P Railroad are being handled by the Erie County Department of Environment and Planning, and any increase in public transit service would be handled by the Niagara Frontier Transportation Authority. The Village and Town Boards and other local agencies should advocate for all these projects, and provide any local assistance required to advance them.

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

J. PLAN ADOPTION AND UPDATING

Following approval of the Comprehensive Plan by the Joint Plan Advisory Committee, it should be referred to the Town and Village Planning Boards for review. The Planning Boards should adopt it as their guide and forward the Plan to their respective Town or Village Board for acceptance. The Plan will then be ready to become the official policy of the Town and the Village, and can serve as justification for project implementation, including zoning revisions and the other projects recommended by the Plan.

The Comprehensive Plan should be updated every two to five years, depending on the pace of land use and economic development change. Updating will involve identification of any changes in the use or density of use on large parcels; discussion of land use and development issues which have arisen since the adoption of the plan and/or more detailed planning which might be needed in specific areas in response to conditions unanticipated at the time of plan preparation. Any changes in Plan policies or projects occasioned by these events should be addressed in written form and adopted as plan amendments.

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

TOWN OF CONCORD/VILLAGE OF SPRINGVILLE JOINT COMPREHENSIVE PLAN PROJECT IMPLEMENTATION

PROJECT	LEAD AGENCY	SUPPORT GROUPS	TIME SCHEDULE
Zoning Law Revisions	Town Board Village Board	Town Planning Board Village Planning Board	Short Term
Planned Business Park	Concord Industrial Development Agency Erie Co. Industrial Development Agency	Property Owners and Developers NYS Dept. of Transportation NYS Empire St. Develop. Corp. Town Board Village Board Chamber of Commerce	Mid Term
Zoar /Valley Road Connector	NYS Dept. of Transportation	Concord Industrial Development Agency Erie Co. Industrial Development Agency Town Board Village Board NYS Empire St. Development Corp	Mid Term
Water and Sewer Study	Village Board	Village Engineer Town Board	Short Term (On-going)
Downtown Springville Business Improvement District	Downtown Business and Property Owners	Village Board	Short Term
Downtown Springville Main Street Facade Program	Business Improvement District/ Village Board	Downtown Business and Prop. Owners Circuit Rider Erie Co. Dept. Environment & Planning Southtowns Rural Preservation Co.	Short Term
Downtown Springville Streetscape, Parking, and Pedestrian Enhancements	Business Improvement District/ Village Board	Downtown Business and Prop. Owners Circuit Rider Erie Co. Dept. Environment & Planning	Short Term

Short Term 1-3 Years
Mid Term 3-5 Years
Long Term 5-8+ Years

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

TOWN OF CONCORD/VILLAGE OF SPRINGVILLE JOINT COMPREHENSIVE PLAN PROJECT IMPLEMENTATION, Cont'd

PROJECT	LEAD AGENCY	SUPPORT GROUPS	TIME SCHEDULE
Historic Preservation Advisory Board	Village Board	Village Planning Board Concord Historical Society	Short Term
Historic Preserv. Promotion & Events	Concord Historical Society	Village Board; Town Board	On-going
Spring Brook Greenway	Town and Village Boards	Erie County NYS Office of Parks NYS Dept. of Environ. Conservation Town Highway Department	Mid Term
Scoby Hill Dam Park	Village Board	Village Dept. of Public Works Erie County NYS Office of Parks NYS Dept. of Environ. Conservation	Phased Development
Springville Youth Inc. Pool House	SYI	Village Board NYS Department of Parks	Short Term
Town of Concord Community Park Improvements	Town Board	SYI Erie County NYS Office of Parks	Short Term
New Town/Village Park	Private Developers	Village Board Town Board Erie County NYS Office of Parks	Long Term
Village Street Tree Program	Village Board	Urban Community Forestry Assistance Program (DEC)	Short Term

Short Term 1-3 Years
Mid Term 3-5 Years
Long Term 5-8+ Years

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

TOWN OF CONCORD/VILLAGE OF SPRINGVILLE JOINT COMPREHENSIVE PLAN PROJECT IMPLEMENTATION, Cont'd

PROJECT	LEAD AGENCY	SUPPORT GROUPS	TIME SCHEDULE
Municipal Facilities	Town Board Village Board Village Fire Department	USDA Rural Development Agency	Mid Term
Main Street Truck By-Pass	NYS Department of Transportation	Village Board Town Board	Long Term
Rte. 219 Scenic Overlook	NYS Department of Transportation	Village Board Town Board	Short Term
B&P Railroad Re-Use	Eric County Dept. of Environ. & Planning	Cattaraugus County	Mid Term
Public Transit	Niagara Frontier Transp. Auth.	Town Board Village Board	Mid Term
Housing Assistance	Eric County Southtowns Rural Preservation Co.	Individual Owners and Renters	On-going
Multi-Family/Senior Housing Development	Private/Non-Profit Developers	Village Board Village Planning Board	Mid Term

Short Term 1-3 Years
Mid Term 3-5 Years
Long Term 5-8+ Years

**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

APPENDIX A

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**TOWN OF CONCORD and VILLAGE OF SPRINGVILLE
JOINT COMPREHENSIVE PLAN**

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Zoning, Chapter 150, Code of the Town of Concord.

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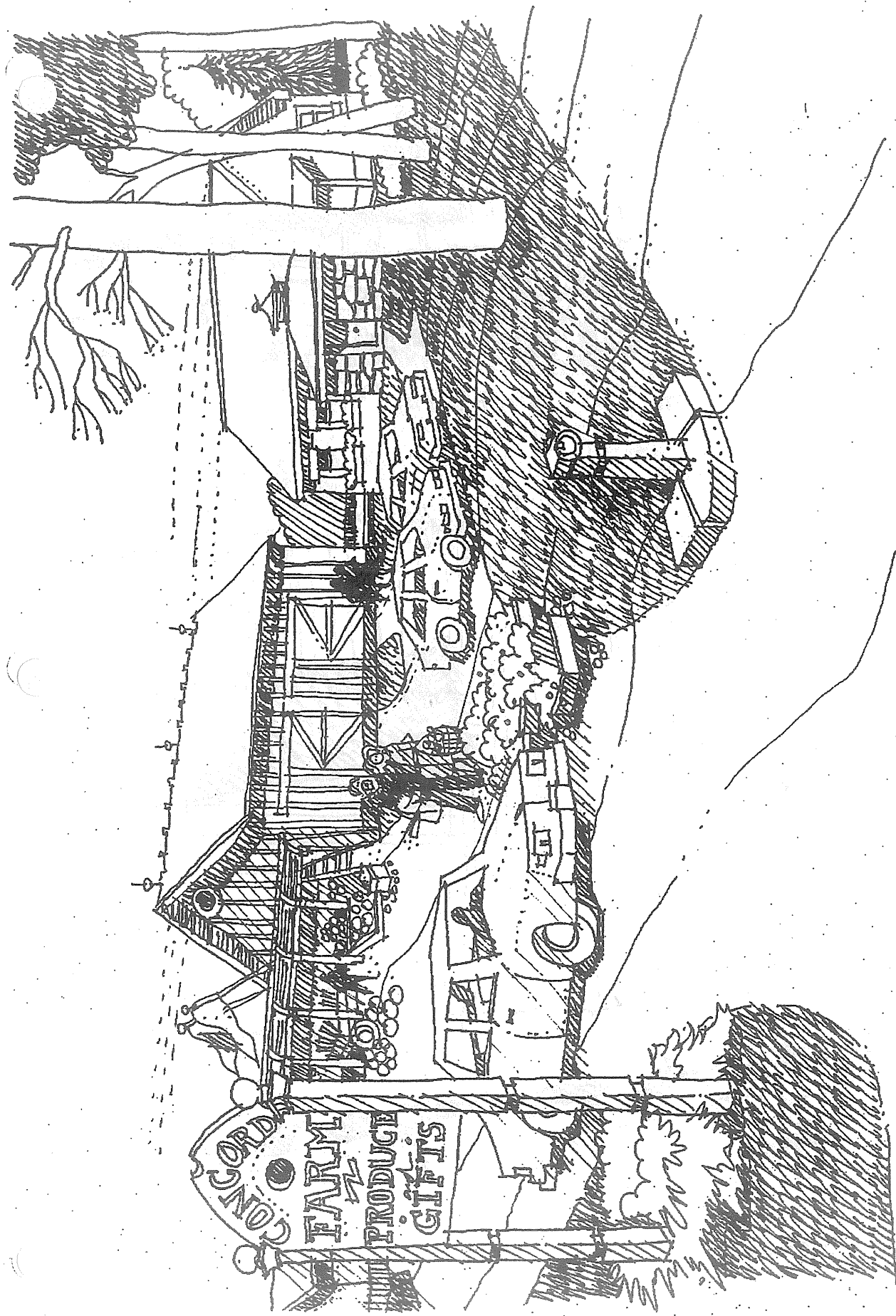


Figure No. 1

Farmland Preservation Through Ancillary Businesses on Farms

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners
Trowbridge & Wolf Landscape Architects and Planners



Figure No. 2
Clustered Housing in Rural Areas

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners
Trowbridge & Wolf Landscape Architects and Planners

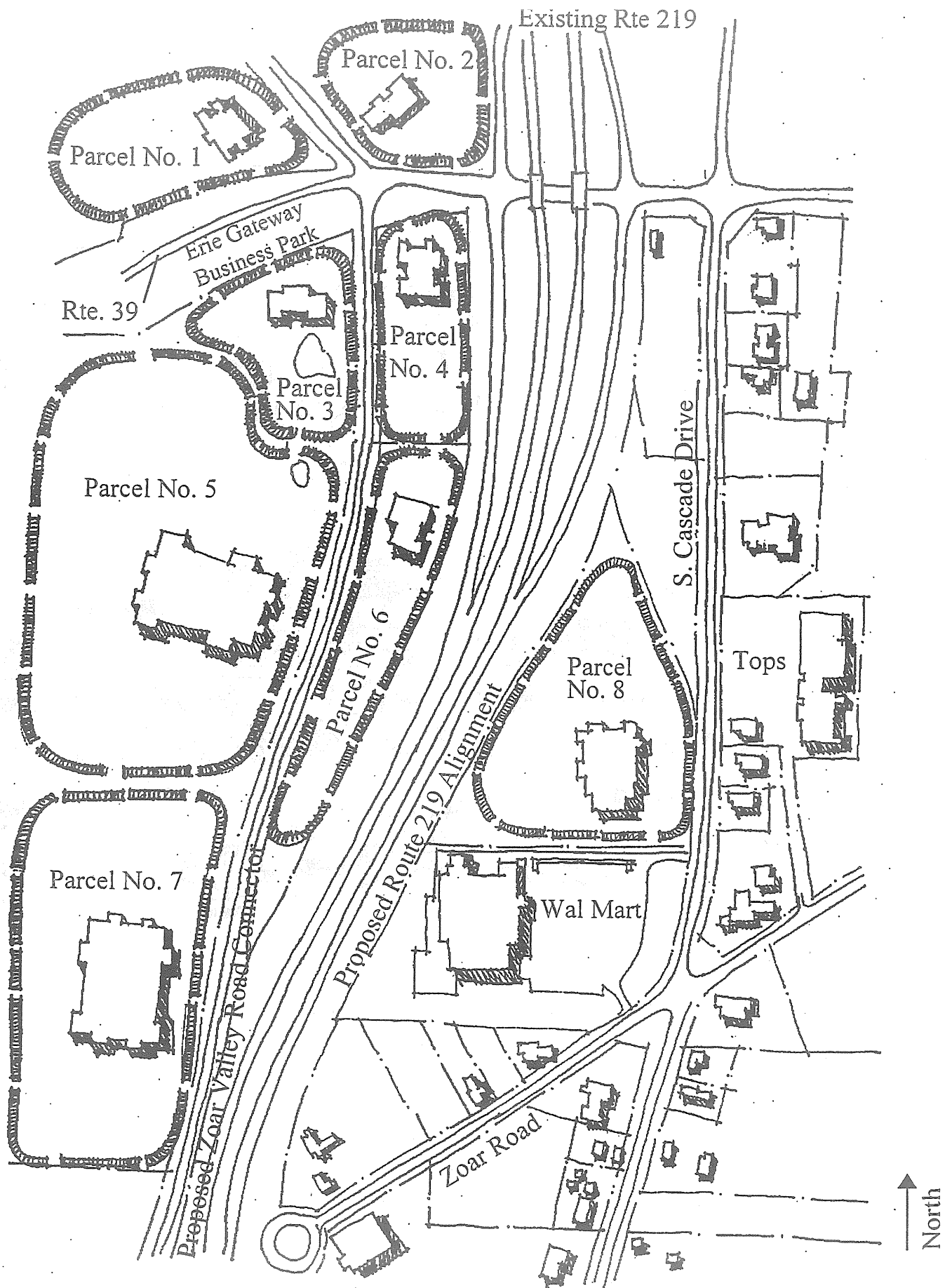


Figure No. 3

Zoar Valley Road Connector/Route 219 Planned Business Park

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners

Trowbridge & Wolf Landscape Architects and Planners

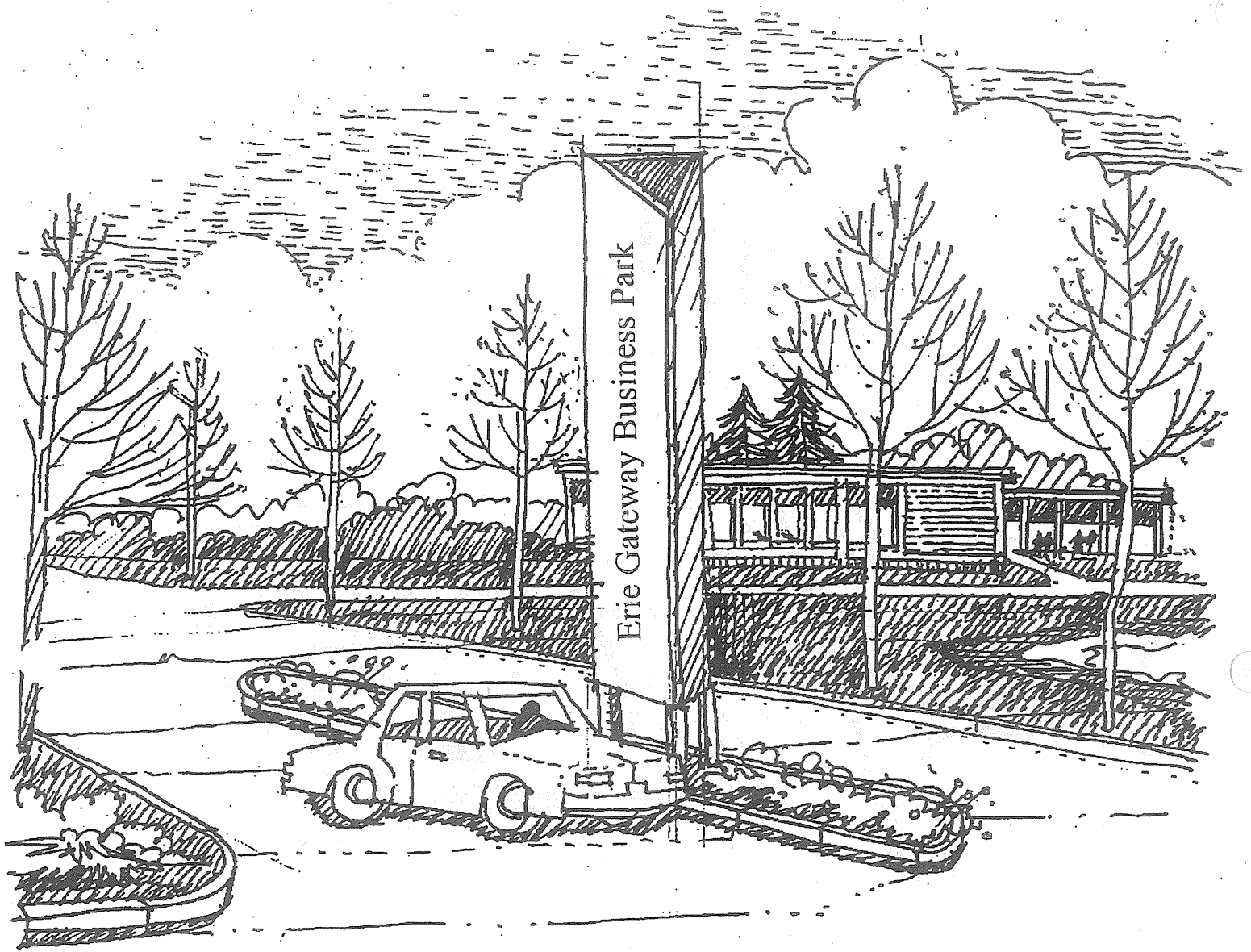


Figure No. 4

Erie Gateway Business Park Development Character

Town of Concord and Village of Springville

prepared by:

NUTTER ASSOCIATES Community Planners
Trowbridge & Wolf Landscape Architects and Planners

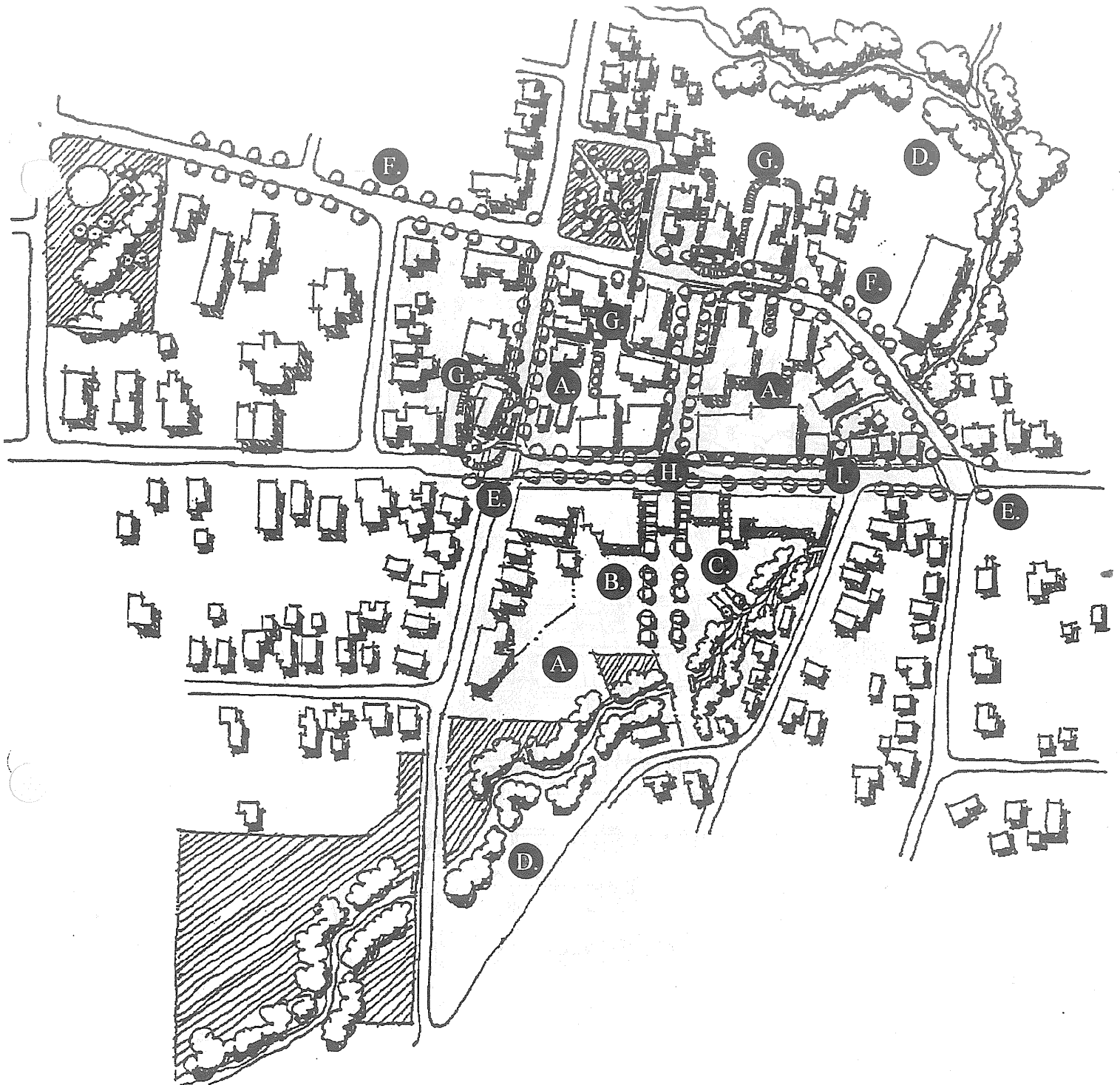


Figure No. 5

Springville Village Center Design Concept -

- A) Reorganized Municipal Parking Lot Providing Landscaped Pedestrian Zones
- B) Improved Alleys Connecting Municipal Parking to Main Street
- C) Trailhead Parking/Interpretation for Spring Brook Greenway
- D) Improved/Continuous Spring Brook Greenway
- E) Improved Pedestrian Crossings
- F) Typical Landscaped Street Connecting the Spring Brook Greenway to Village Parks
- G) Existing and Potential Town/Village Municipal Office Sites
- H) Main Street Facade Program
- I) Leland House Restoration

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners
Trowbridge & Wolf Landscape Architects and Planners

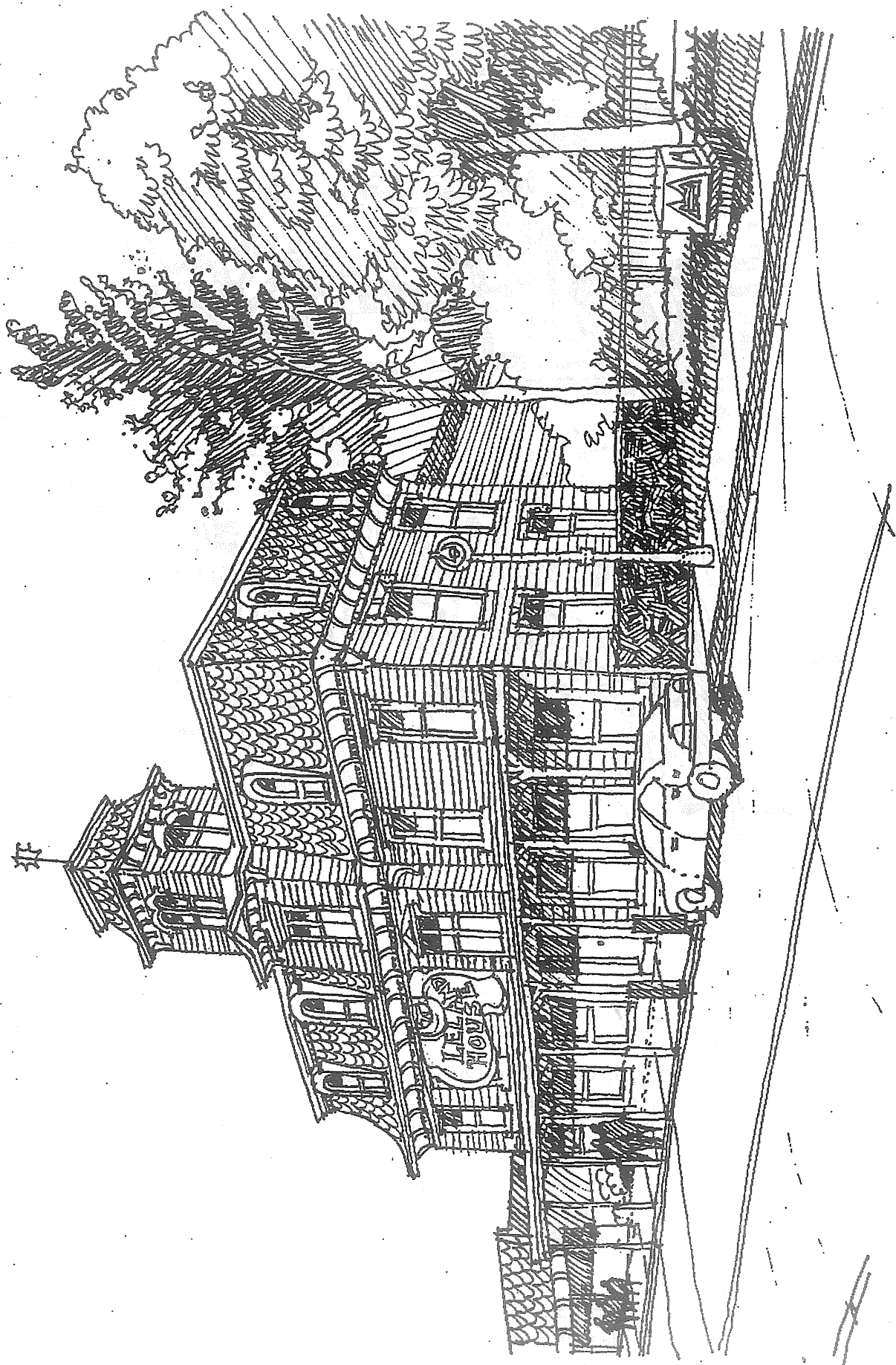


Figure No. 6

Springville Village Center - Leland House Restoration

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners

Trowbridge & Wolf Landscape Architects and Planners

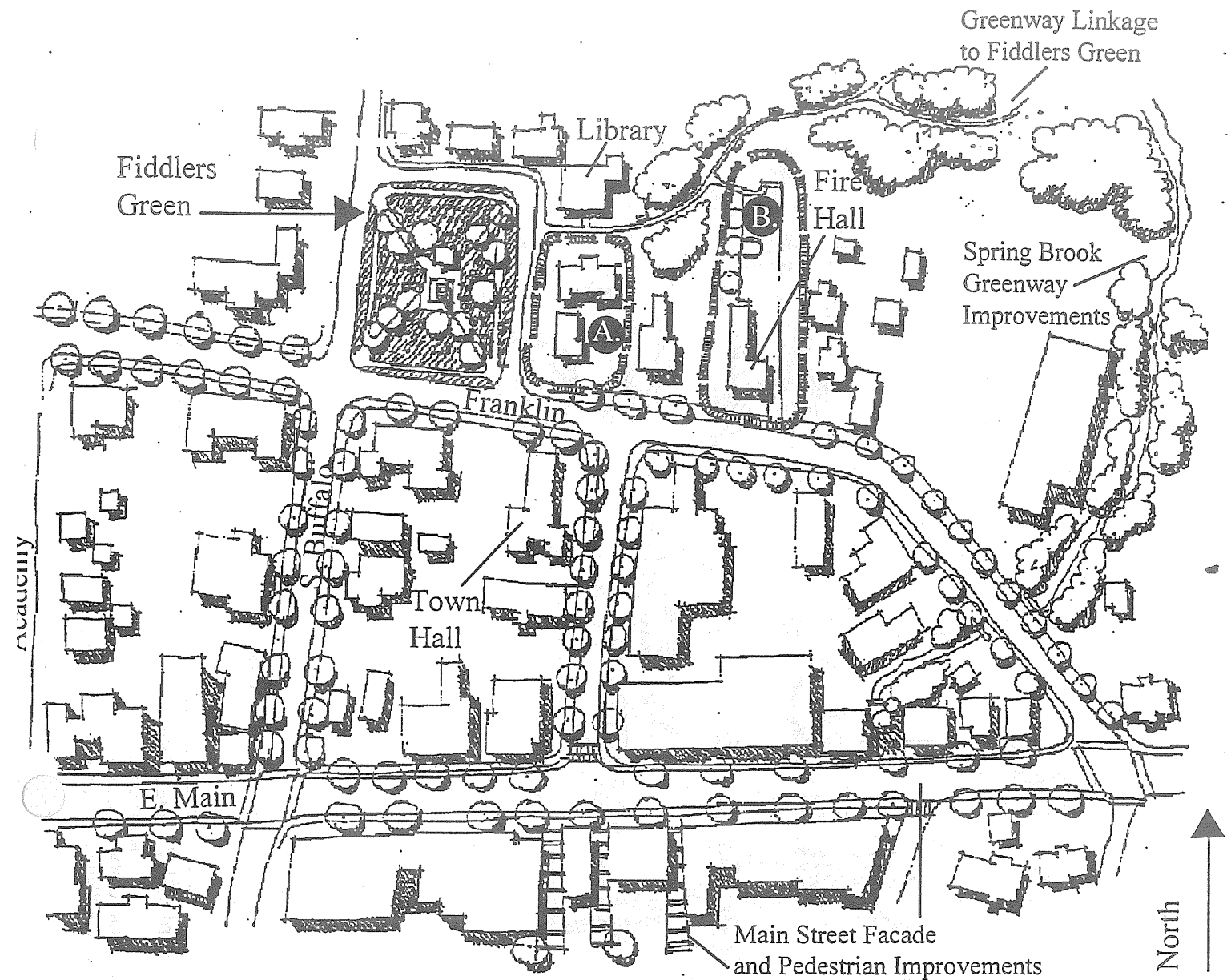


Figure No. 7

Springville Village Center

Town/Village Municipal Office Complex - Potential Expansion Sites

A) New Site East of Fiddlers Green

B) Extension North of the Existing Fire Hall

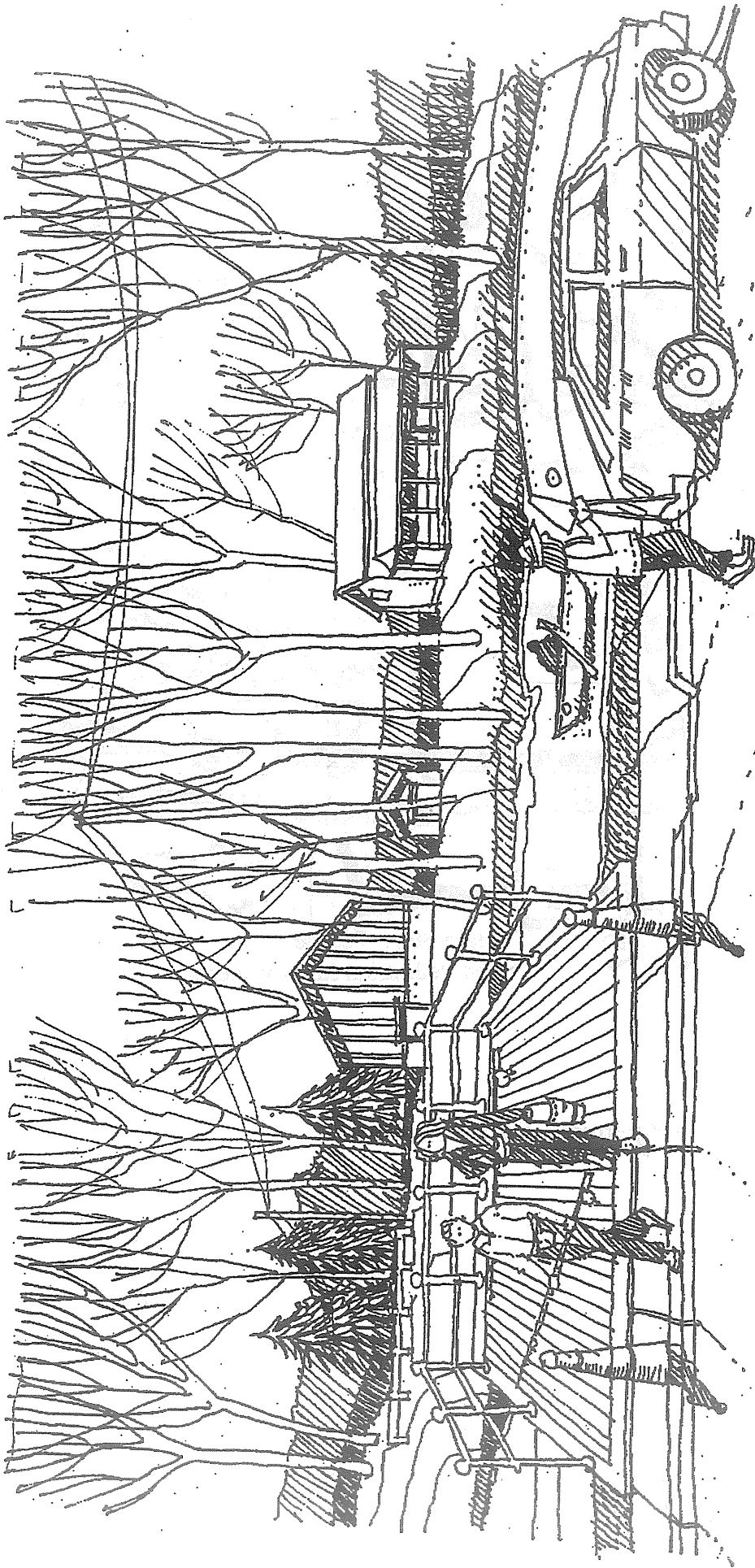


Figure No. 8

Soby Hill Dam Park - Fishing Deck, Overlook and Car-Top Boat Access

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners

Trowbridge & Wolf Landscape Architects and Planners

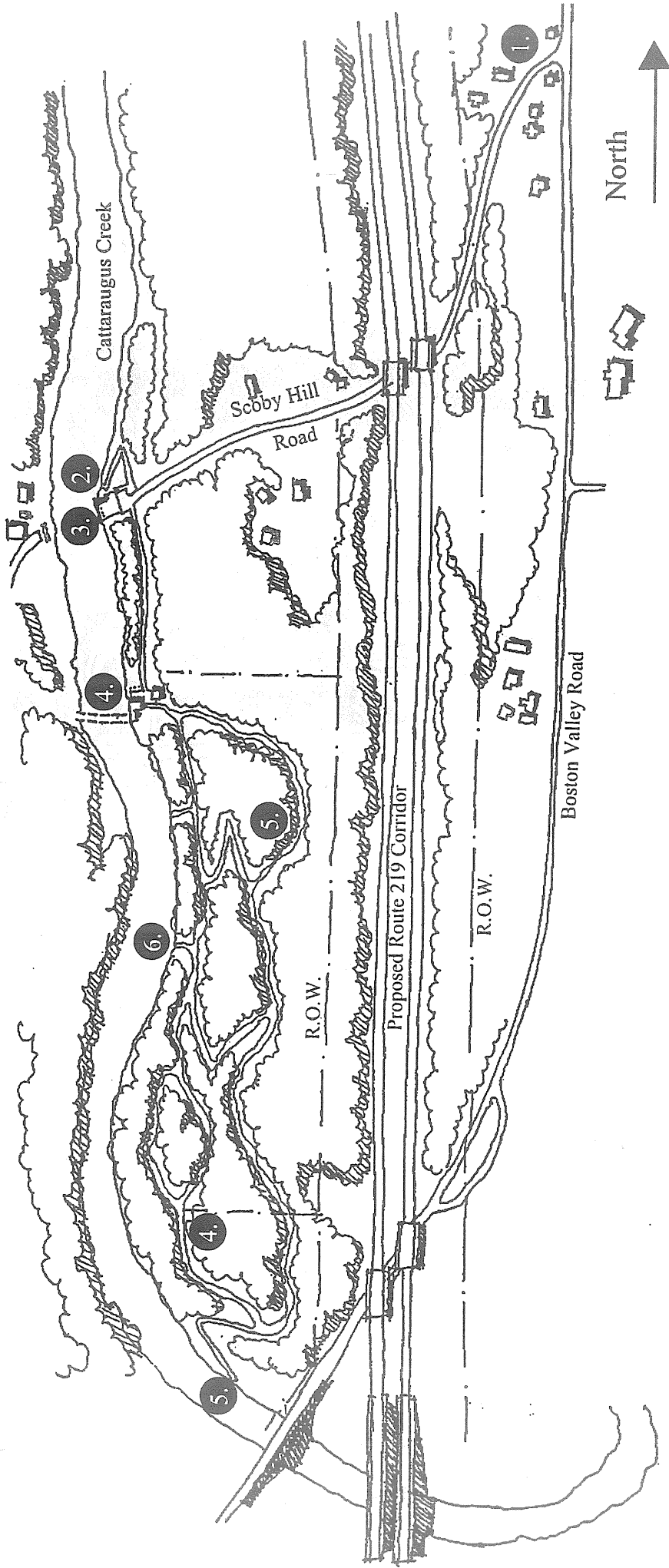


Figure No. 9

Scoby Hill Dam Park

- 1) Scoby Hill Dam Park Entry Signage and Landscaping
- 2) Car-Top Boat Access Point
- 3) Fishing Deck, Overlook and Parking
- 4) Hydro Facility Interpretation Center/Dam Site
- 5) Proposed Trail Network
- 6) Cattaraugus Creek Trail Access Areas

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners

Trowbridge & Wolf Landscape Architects and Planners

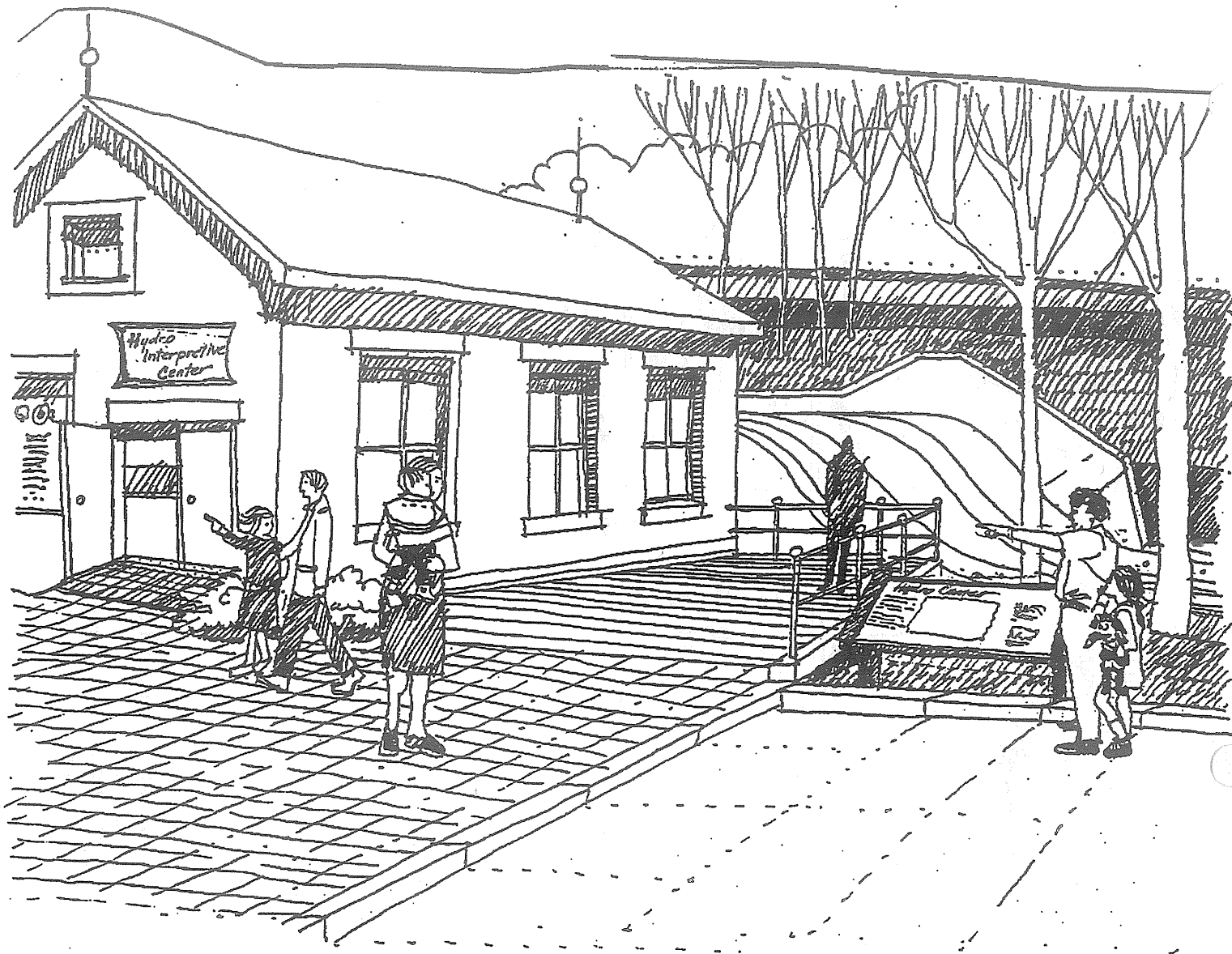


Figure No. 10
Scoby Hill Dam Park - Hydro Facility Interpretation Center

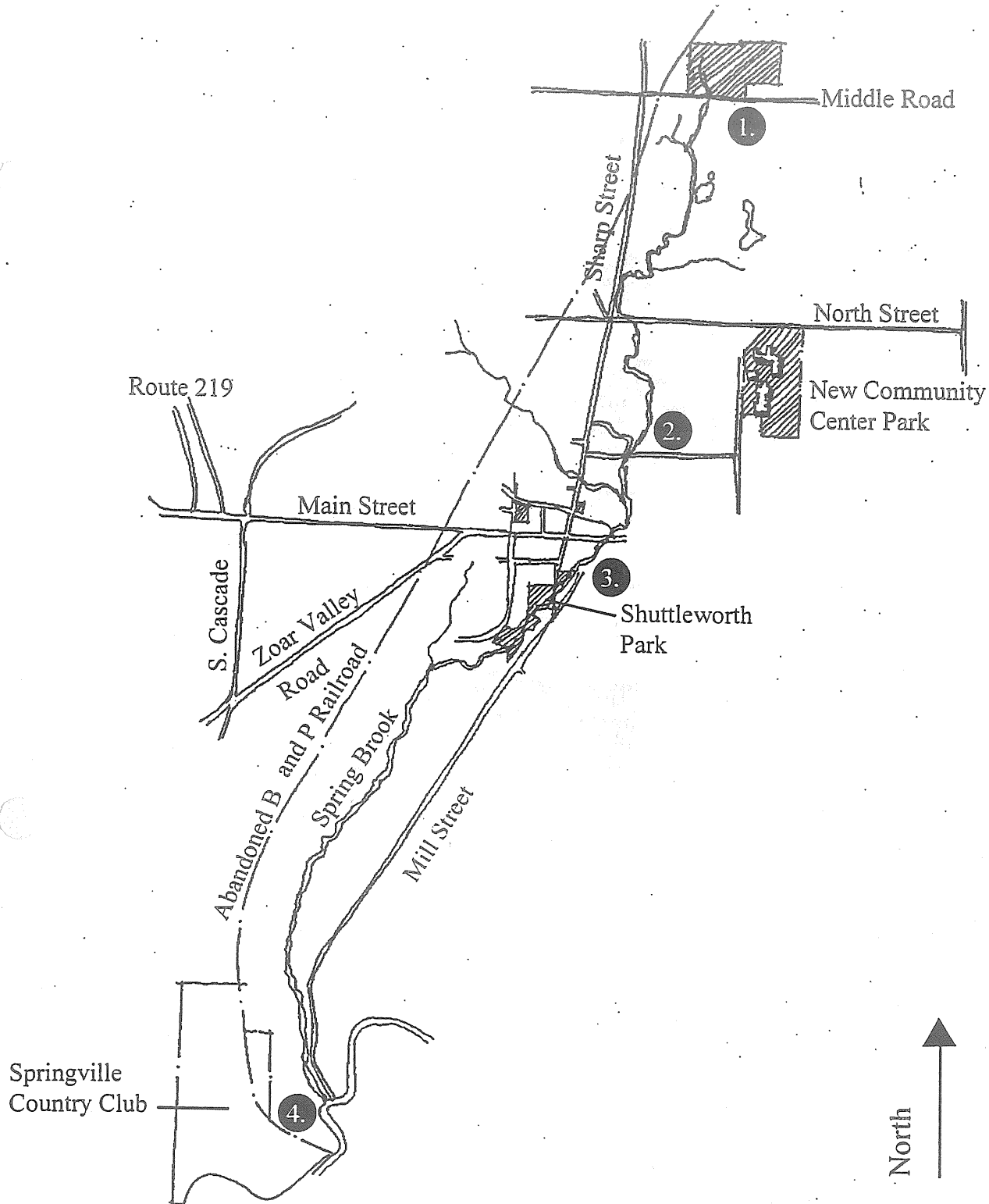


Figure No. 11

Spring Brook Greenway

- 1) Wetland Interpretation Area - Signage and Parking
- 2) Neighborhood Park on Spring Brook at Colonial Drive
- 3) Village Center Greenway (see figure 12)
- 4) Fishing Access and Car-Top Boat Launch at Cattaraugus Creek

Town of Concord and Village of Springville Master Plan

prepared by:

NUTTER ASSOCIATES Community Planners
Trowbridge & Wolf Landscape Architects and Planners

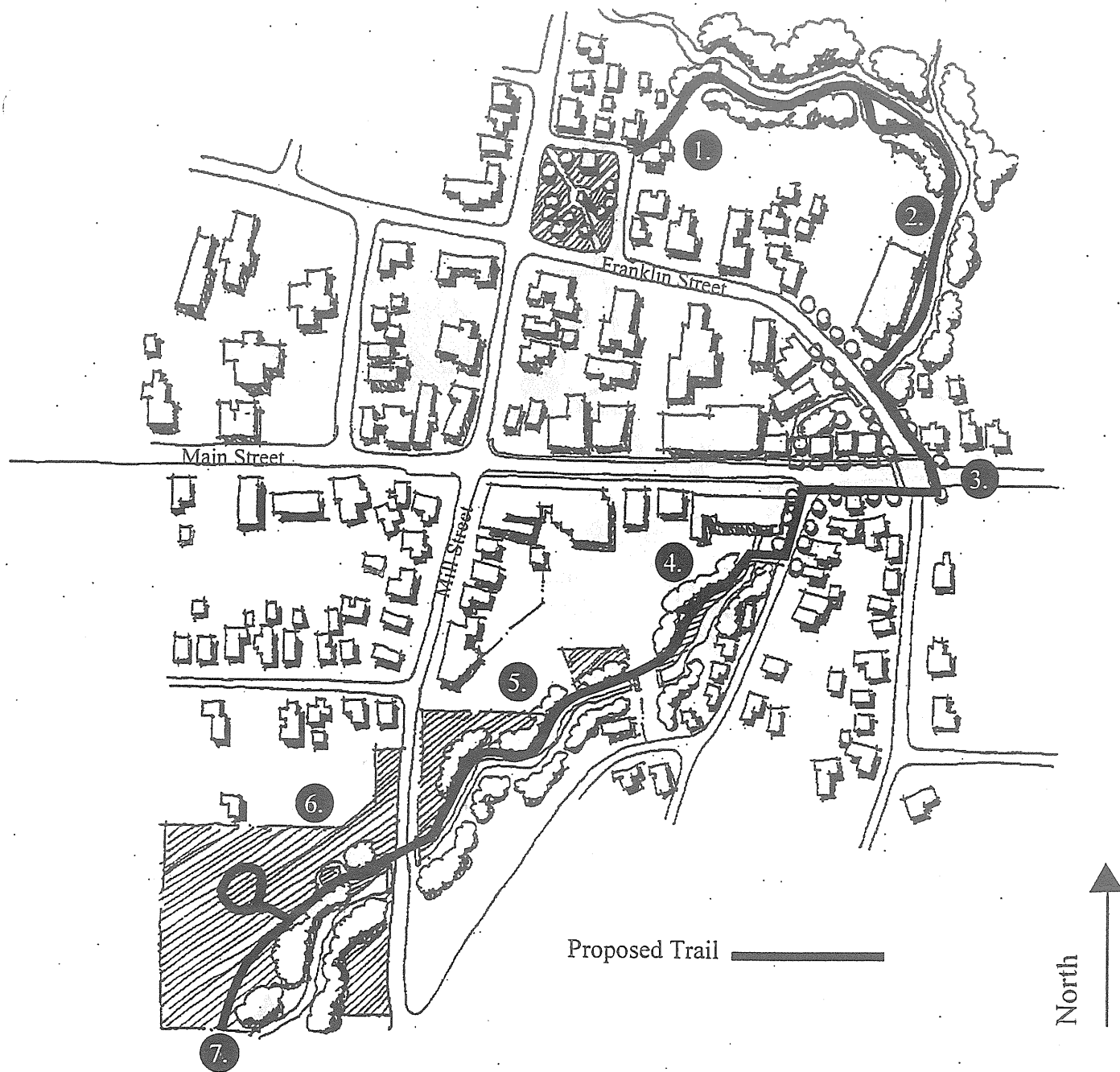


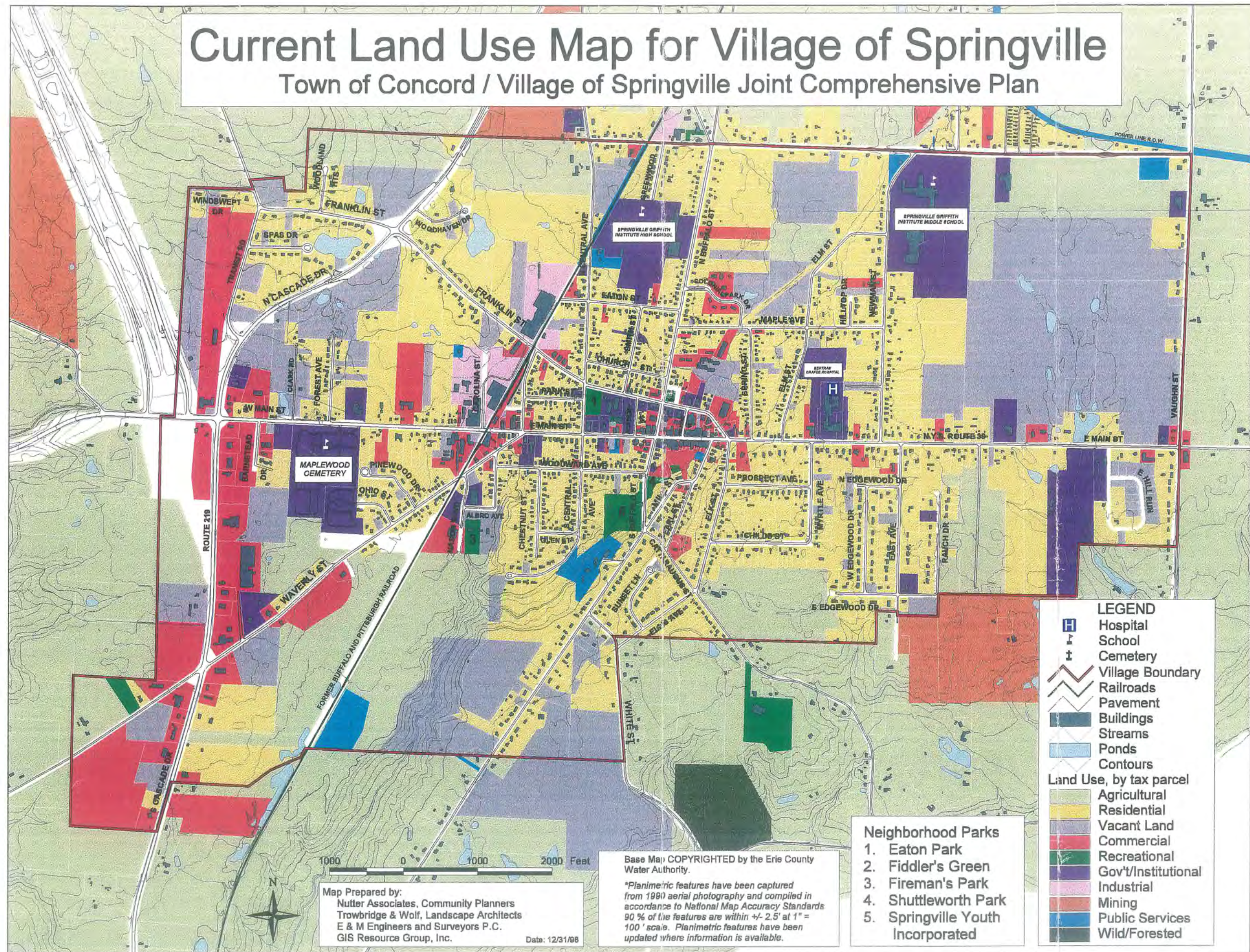
Figure No. 12

Spring Brook Greenway in Village Center

- 1) Trail-Head at Fiddlers Green and Library Site
- 2) Trail Along Stream Near Medical Services Center
- 3) Trail Crosses Main and Franklin Streets at Intersection
- 4) Trail Along Edge of Municipal Parking Lot
- 5) Utilize Trail in Shuttleworth Park
- 6) Trail-Head at Springville Youth Incorporated
- 7) Trail Extension to Municipal Treatment Plant

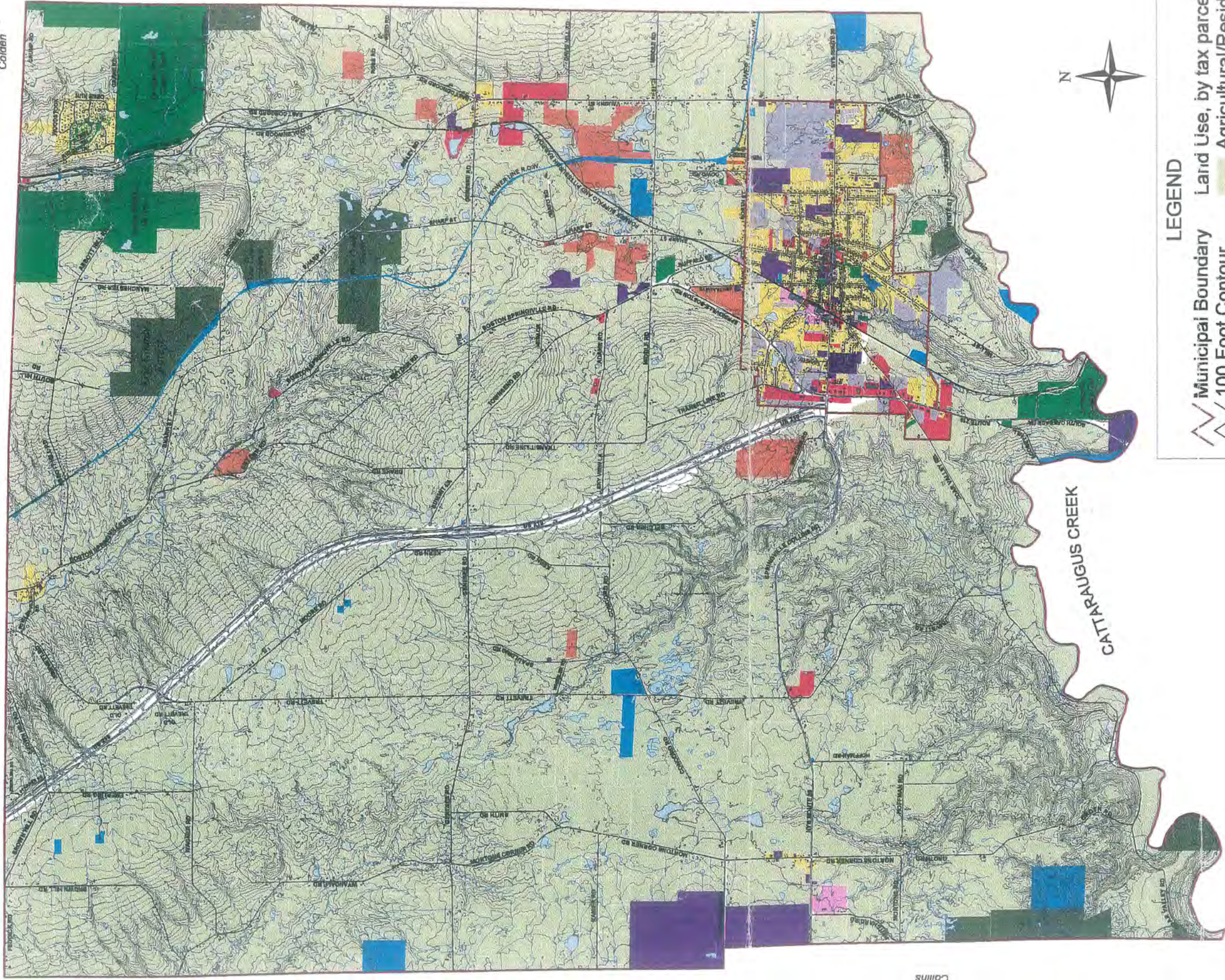
Current Land Use Map for Village of Springville

Town of Concord / Village of Springville Joint Comprehensive Plan



Boston

Colden



Collins

North Collins

LEGEND

- | | |
|--------------------|--------------------------|
| Municipal Boundary | Land Use, by tax parcel |
| 100 Foot Contour | Agricultural/Residential |
| 20 Foot Contour | Residential |
| Railroad | Vacant Land |
| Pavement | Commercial |
| Streams | Recreational |
| Ponds | Gov't/Institutional |
| | Industrial |
| | Mining |
| | Public Services |
| | Wild/Forested |

Current Land Use Map for Town of Concord Town of Concord / Village of Springville Joint Comprehensive Plan

Base Map COPYRIGHTED by the Erie County Water Authority.
*Planimetric features have been captured from 1990 aerial photography and compiled in accordance to National Map Accuracy Standards 90 % of the features are within +/- 2.5' at 1" = 100' scale. Planimetric features have been updated where information is available.



Tax parcel boundaries were traced from 1995 vintage Erie County tax maps.

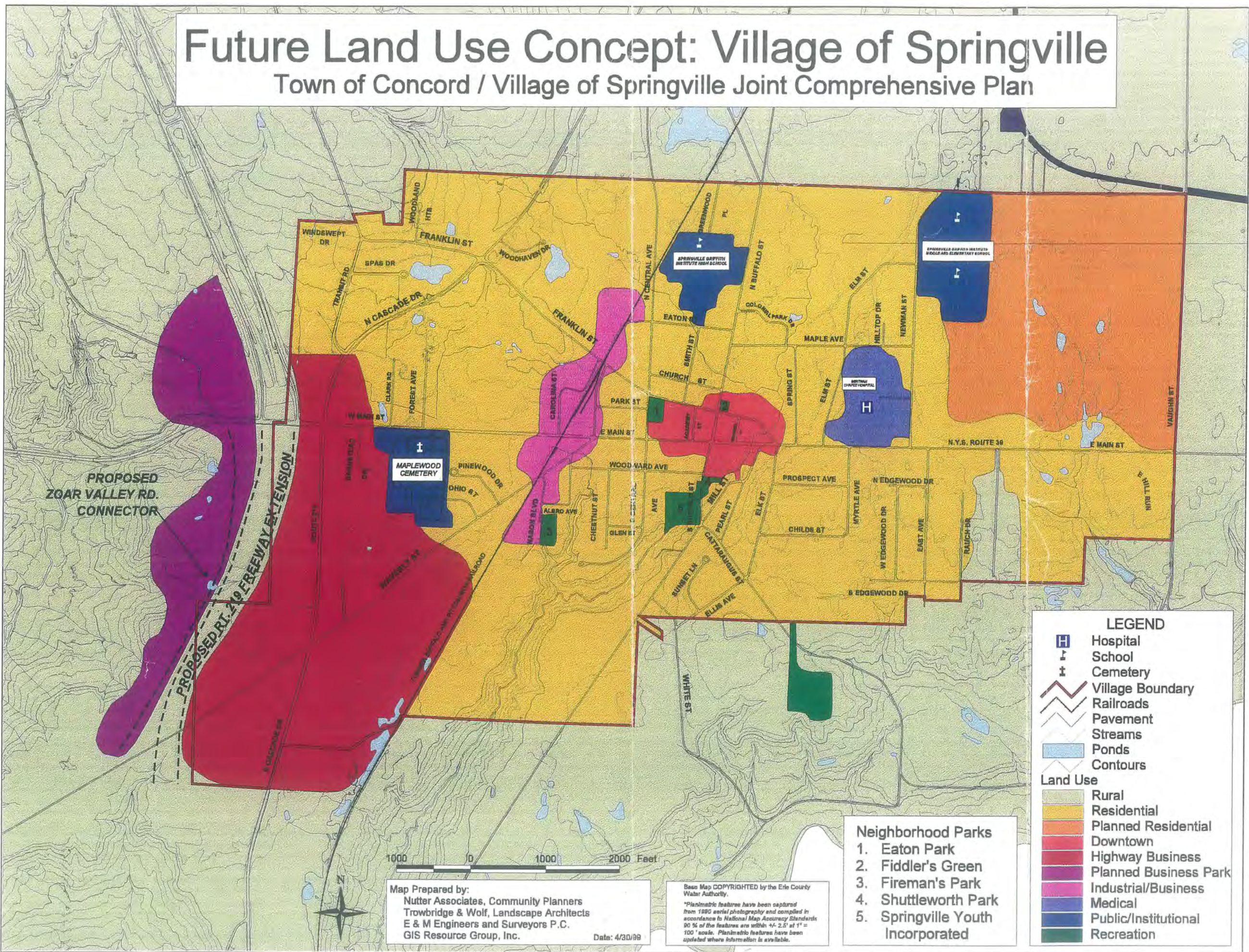
Map Prepared by:

Nutter Associates, Community Planners
Trowbridge & Wolf, Landscape Architects
E & M Engineers and Surveyors P.C.
GIS Resource Group, Inc.

Date: 12/31/98

Future Land Use Concept: Village of Springville

Town of Concord / Village of Springville Joint Comprehensive Plan



Map Prepared by:
Nutter Associates, Community Planners
Trowbridge & Wolf, Landscape Architects
E & M Engineers and Surveyors P.C.
GIS Resource Group, Inc.
Date: 4/30/99

Base Map COPYRIGHTED by the Erie County
Water Authority.
*Planimetric features have been captured
from 1990 aerial photography and compiled in
accordance to National Map Accuracy Standards.
90 % of the features are within +/- 2.5' at 1" =
100' scale. Planimetric features have been
updated where information is available.

- Neighborhood Parks**
1. Eaton Park
 2. Fiddler's Green
 3. Fireman's Park
 4. Shuttleworth Park
 5. Springville Youth Incorporated

LEGEND

- Hospital
- School
- Cemetery
- Village Boundary
- Railroads
- Pavement
- Streams
- Ponds
- Contours

Land Use

- Rural
- Residential
- Planned Residential
- Downtown
- Highway Business
- Planned Business Park
- Industrial/Business
- Medical
- Public/Institutional
- Recreation

FAX

SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y. AND REPLY TO MUNICIPALITY

Note: Please complete in triplicate. Send original and one copy (with attachments) to
Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: ZR-02-312

Received: 4/15/02

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Concord
2. Hearing Schedule: Date 4/29/02 Time 7:20 pm Location Concord Town Hall
3. Action is before: ☒ Legislative Body ☐ Board of Appeals ☐ Planning Board
4. Action consists of: ☒ New Ordinance ☐ Rezone/Map Change ☐ Ordinance Amendment
☐ Site Plan ☐ Variance ☐ Special Use Permit ☐ Other
5. Location of Property: ☐ Entire Municipality ☐ Specific as follows _____
(Location/Sketch Map Required)
6. Referral required as site is within 500' of: ☐ State or County Property/Institution ☐ Municipal boundary ☐ Farm Operation located in an Agricultural District
☐ Expressway ☐ County Road ☐ State Highway ☐ Proposed State or County Road, Property, Building/Institution, or Drainageway
7. Proposed change or use (be specific): "Planned Industrial District in the Town of Concord"
8. Other remarks: (ID#, SBL#, etc.) _____
9. Submitted by: Mary E. Bolt Town Clerk 4/15/2002
(Name & Title) (Date)
86 Franklin St., P O Box 368, Springville, N.Y. 14141
(Mailing Address-Please include zip code)

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 4/15/02. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Form ZR-3, Comment on Proposed Action, is attached hereto.
3. ☐ The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. ☒ No recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: Mark R. Lee Date: _____

ZR-1, ECDEP (Rev. 12/95)