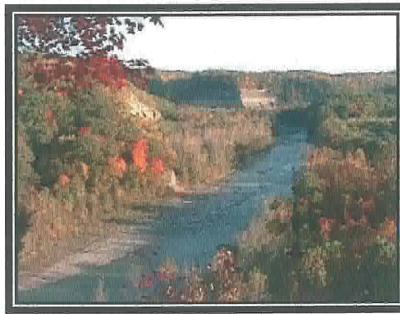


1999 MASTER PLAN

FOR THE

TOWN OF COLLINS

ERIE COUNTY, NEW YORK



AND THE

VILLAGE OF GOWANDA

ERIE AND CATTARAUGUS COUNTIES, NEW YORK



Gowanda Chamber of Commerce

PREPARED BY THE
ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING
DIVISION OF PLANNING AND OFFICE OF ECONOMIC DEVELOPMENT

AUGUST, 1999

Master Plan Committee

The Committee that prepared this Master Plan was made up from the following representatives from both the Village of Gowanda and the Town of Collins.

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ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING
DIVISION OF PLANNING
AND
OFFICE OF ECONOMIC DEVELOPMENT



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Chapter 1

Introduction

Regional Setting

The Town of Collins and Village of Gowanda are uniquely situated in northern Cattaraugus County/ southern Erie County in the western portion of New York State. While the Town of Collins is located entirely within Erie County, the Village of Gowanda actually spans the two counties. The Village is located within the Town of Collins in Erie County, and the Town of Persia in Cattaraugus County. Within Erie County, the Town of Collins is bordered by the Town of North Collins to the north, to the east by the Town of Sardinia, to the west by the Cattaraugus Indian Reservation, and to the south (Cattaraugus County) by the Towns of Persia, Otto, and east Otto.

Measured from the center of the Village of Gowanda, it is approximately thirty miles to downtown Buffalo (to the north), twenty miles to the Village of Ellicottville (a major tourist/ commercial area to the southeast), twelve miles to the east to the nearest large commercial area in the Village of Springville), and twenty miles west to the City of Dunkirk (the closest city to Collins and Gowanda). See Maps 1 and 2 for the location of the Village of Gowanda and Town of Collins.

The Town of Collins is predominantly rural in character, with the major portion of the Town located in a certified Agricultural District. Dairy farming, and the related crops produced for this type of farming, are the predominant land uses. The majority of the Town has neither sewers nor public water service. The southernmost portions of the Town are characterized by a sloping topography, which in many places is unsuitable for farming. This area slopes down to the Cattaraugus Creek; a major water body that is the dividing line between Erie and Cattaraugus Counties. Cattaraugus Creek flows in a generally westerly direction, ultimately emptying into Lake Erie.

The Village of Gowanda is an urbanized community, with a full range of municipal utilities. The predominant features within the Village are the commercial district (which includes a National Register District), Cattaraugus Creek (which bisects the Village through the commercial center), housing, and industrial land uses in the southern portions of the Village. The Village is situated in a valley; hence the origin of the name Gowanda- "the beautiful valley between the hills"

Background for Plan

In 1996, the Town of Collins and the Village of Gowanda submitted a joint application to the Erie County Community Development Block Grant Consortium for funding a comprehensive planning effort. This Consortium receives an annual allocation of funds from the U.S. Department of Housing and Urban Development's Community Development Block Grant Program. Members of the Consortium submit project proposals to the Consortium's

Project Selection Committee for consideration for funding on an annual basis. In an effort to encourage regional thinking and to spread the limited funds as far as possible, the Consortium encourages jointly submitted projects. The Master Plan project for the Town of Collins and Village of Gowanda was selected for funding in 1997. The communities retained the Erie County Department of Environment and Planning to prepare the plan.



5 0 5 10 15 Miles

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5 Mile Rings

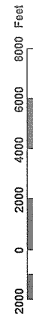
Map 1
Regional Setting

*Town of Collins/
Village of Gowanda
1999 Master Plan*

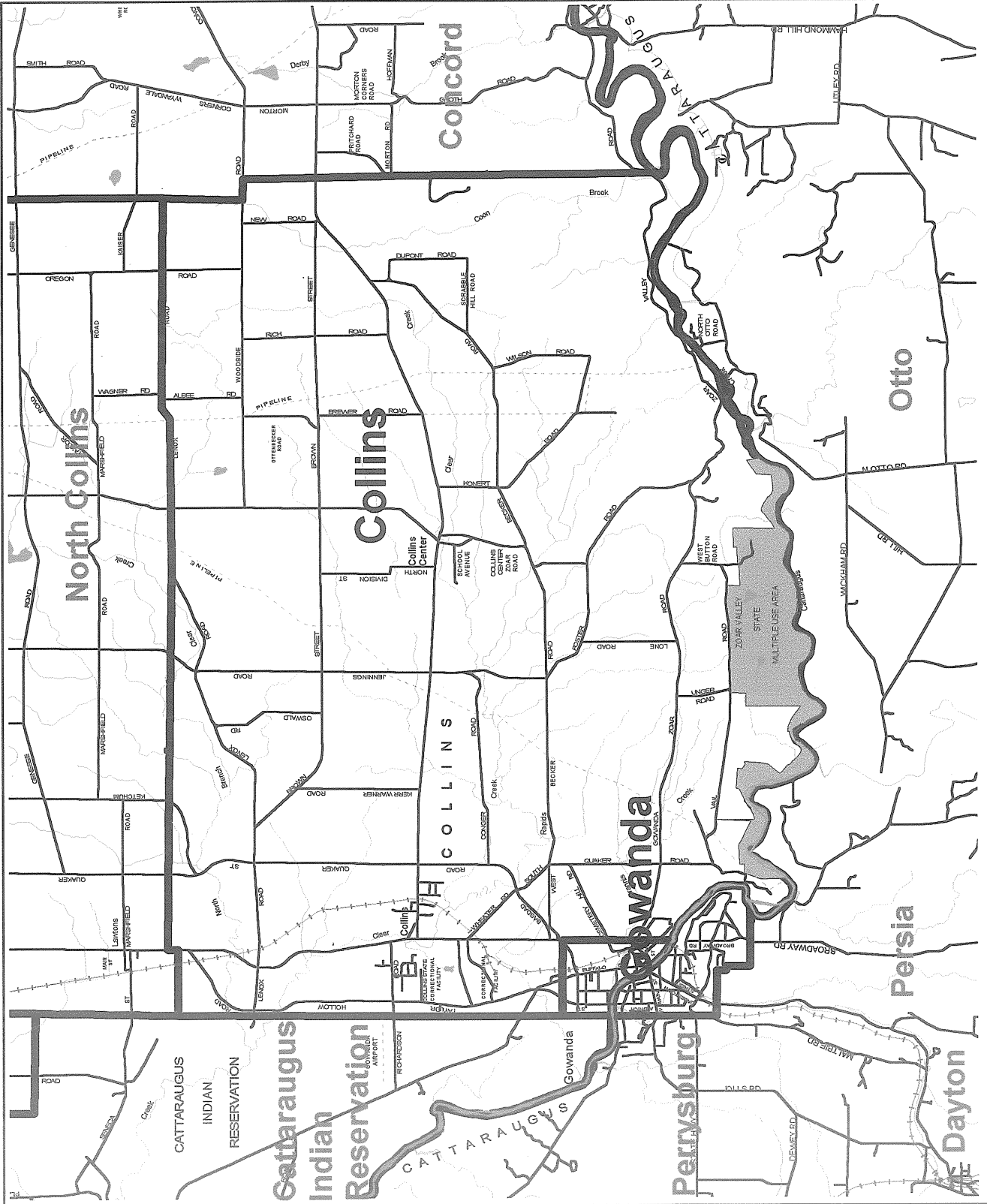
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Village of Gowanda
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Map 2

Location Map



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Chapter 2

Community Characteristics

Demographics

Among the surrounding towns and villages (see Map 3), the Town of Collins and Village of Gowanda rank high in population, housing units, and households. Only the Town of Concord

is larger demographically. Figures 1 and 2 describe these basic demographic characteristics for each of these communities in 1990.

Figure 1 1990 Demographics: Collins, Gowanda, Neighboring Towns				
Towns (includes Villages)		Population	Housing Units	Households
Cattaraugus County				
	Ashford	2,162	915	756
	Dayton	1,931	757	692
	East Otto	981	520	357
	Perrysburg	1,838	657	589
	Persia	2,514	1,082	983
	Otto	799	355	275
Erie County				
	Brant	2,119	883	777
	Collins	6,020	1,767	1,656
	Concord	8,387	3,274	3,050
	North Collins	3,502	1,297	1,196
Cattaraugus Indian Reservation		1,789	667	586
TOTAL		32,042	12,174	10,917

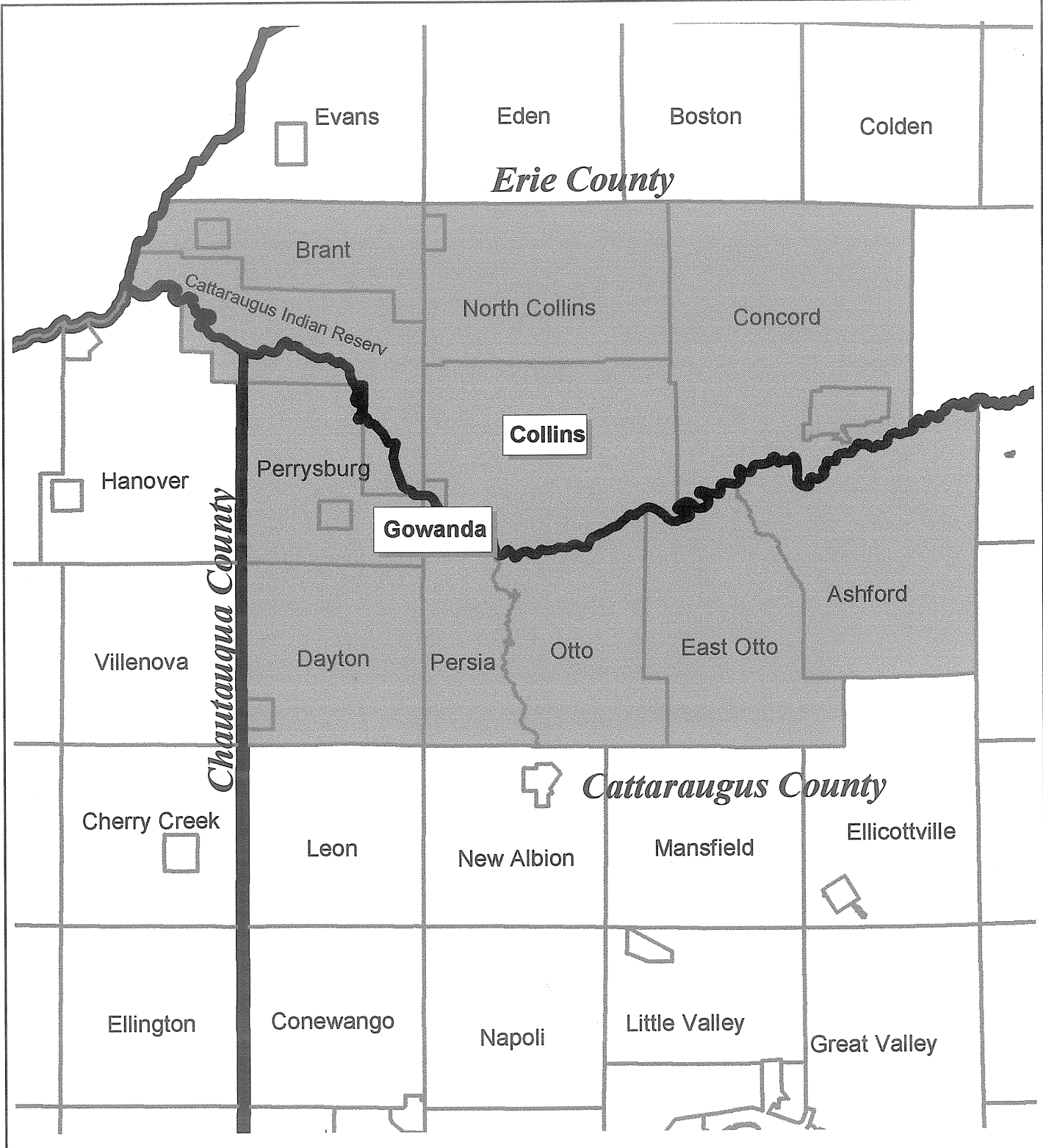
Figure 2 1990 Demographics: Study Area as Percent of Surrounding Communities			
	Population	Housing Units	Households
Collins (not Gowanda)	5,135	1,319	1,248
Collins as % of Total	16%	11%	11%
Gowanda- (all)	2,901	1,310	1,192
Gowanda as % of Total	9%	11%	11%
Collins and Gowanda (all)	8,036	2,629	2,440
Collins & Gowanda as % of Total	25%	22%	22%

As seen in Figure 2, the Town of Collins and Village of Gowanda constitute 22% to 25% of the total combined population, households, and housing units within the study area.

In terms of 1990 demographics, the Village of Gowanda is clearly a major rural center within this area. With

a population of over 2,900, the Village is more populous than many geographically larger communities. Within Erie County, the Village population comprises 14.7% of the Town of Collins population, while on the Cattaraugus County side, the Village population constitutes 80% of the Town of Persia population (see Figure 3)

Figure 3 1990 Demographics: Gowanda as Percent of Collins and Persia			
	Population	Housing Units	Households
Erie Collins, NOT Gowanda	5,135	1,319	1,248
Gowanda- Erie	885	448	408
Erie Gowanda as % of Collins	14.7%	25.4%	24.6%
Catt. Persia, NOT Gowanda	498	220	199
Gowanda- Cattaraugus	2,016	862	784
Catt. Gowanda as % of Persia	80.2%	79.7%	79.8%



Map 3
Neighboring Communities

*Town of Collins/
Village of Gowanda
1999 Master Plan*

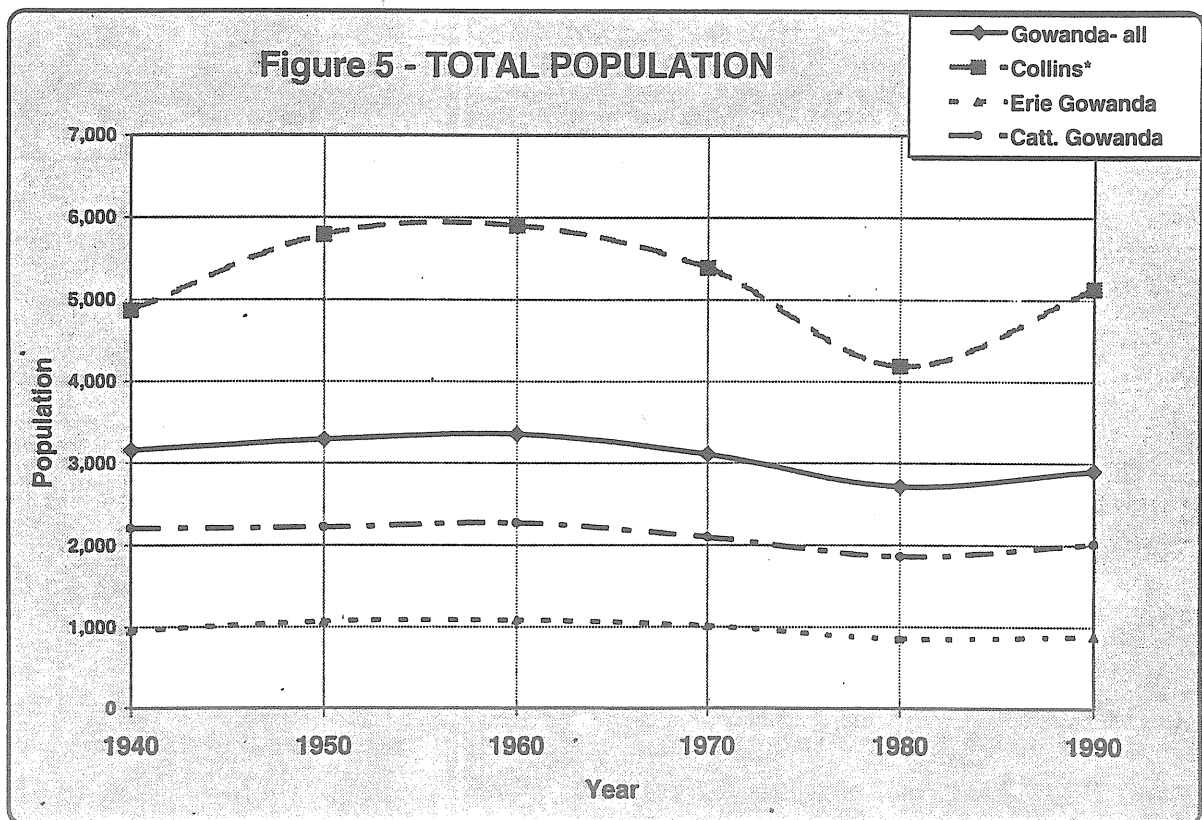
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Figures 4 and 5 reveal the population changes for Collins and Gowanda from 1940 to 1990. Both communities grew from 1940 to 1960, where they reached a peak population of 3,352 for Gowanda and 5,905 for

Collins. Following this period of growth, both communities experienced declines in population through the 1980's. By 1990, however, both Collins and Gowanda had begun to increase again in population

Figure 4 Population 1940 to 1990				
Year	Erie Gowanda	Catt. Gowanda	Gowanda- all	Collins*
1940	950	2,206	3,156	4,869
1950	1,068	2,221	3,289	5,794
1960	1,079	2,273	3,352	5,905
1970	1,012	2,098	3,110	5,388
1980	849	1,864	2,713	4,188
1990	885	2,016	2,901	5,135



Figures 6 and 7 contain population estimates and projections to the year 2020. Both communities are expected to experience slight increases in population to the year 2020, with Collins having 5,972 and Gowanda having 3,374 residents in 2020. Of interest is the comparison between the peak population of each community in

1960, as compared to the projected population in 2020. Gowanda had a peak of 3,352 in 1960, and is projected to have 3,374 residents in 2020; Collins had a peak 1960 population of 5,905, and is projected to have 5,972 residents in 2020. This reveals a remarkable stability of population over a sixty-year period.

Figure 6 Population: 1990 to 2020					
Year	Erie Gowanda	Catt. Gowanda	Gowanda- all	Collins*	Source
1990	885	2,016	2,901	5,135	Census
1991	926	2,004	2,930	5,949	Estimate
1992	917	2,036	2,953	5,462	Estimate
1993	938	2,107	3,045	5,447	Estimate
1994	932	2,181	3,113	5,421	Estimate
2020	1,029	2,345	3,374	5,972	Projection (NFTC)

Figure 7 - Population Estimates and Projections

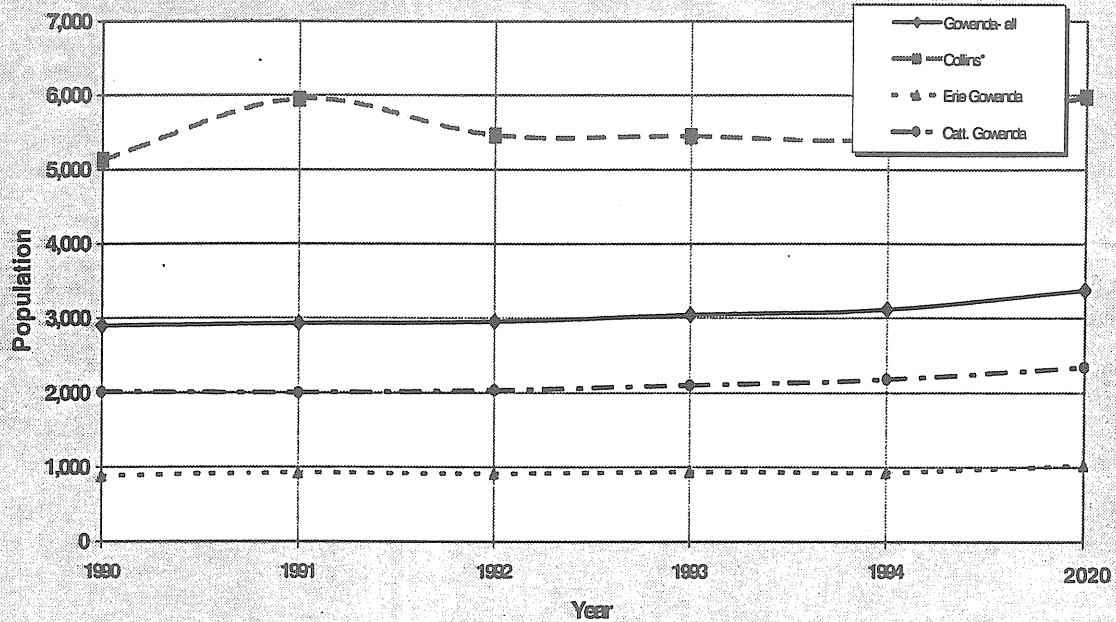


Figure 8 – Trends in Elderly Population

		Year		
Area		1970	1980	1990
Town of Collins (not incl. Village)				
	Total Population	5,388	4,188	5,135
	Population Ages 65+	1,366	885	443
	Percent aged 65+	25.4%	21.1%	8.6%
Village of Gowanda				
	Total Population	3,110	2,713	2,901
	Population Ages 65+	469	466	602
	Percent aged 65+	15.1%	17.2%	20.7%

Figure 8 shows the trends in the population of persons aged 65+ in Collins and Gowanda. It is interesting to note that there has been a decrease in the elderly population aged 65+ in the Town of Collins outside of the Village of Gowanda. This decrease has been in both absolute numbers, as well as in the percent of persons aged 65+.

In the Village of Gowanda, there has been an increase in the population aged 65+ from 1970 to 1990. Over this time period, the percent of population aged 65+ in Gowanda has grown from 15.1% to 20.7% of the population. This aging of the population in Gowanda is also reflected in an increase in the median age of Gowanda residents - from 35.5 in 1970 to 37.6 in 1990.

Current Land Uses

Figure 8 contains the current land uses (1997) by major land use category for Collins and Gowanda. As in most communities, residential land uses are a dominant land use. However, the importance of agriculture in Collins is evident in that there are more acres of

land in agricultural uses than there are in all other categories combined..

Map 4 illustrates the current land uses the Town of Collins and the Village of Gowanda.

Figure 8 – Current Land Uses		
Town of Collins:		
Description	Acres	%
Agricultural	18947.94	63.2%
Residential	3954.78	14.3%
Vacant	3473.94	12.2%
Commercial	134.19	0.7%
Amusement/ Recreation	281.52	1.0%
Community Services	375.59	1.6%
Industrial	762.91	2.7%
Public Services/ Utilities	115.87	0.6%
Forest/ Parkland	1095.26	3.7%
Total	29142.03	100.0%
Village of Gowanda:		
Description	Acres	%
Agricultural	0	0%
Residential	346.91	41.0%
Vacant	181.94	21.5%
Commercial	86.96	10.3%
Amusement/ Recreation	14.55	1.7%
Community Services	91.45	10.8%
Industrial	58.26	6.9%
Public Services/ Utilities	60.58	7.2%
Forest/ Parkland	5.86	0.7%
Total	846.53	100%

Environmental Features

Protection and enhancement of the natural environment should be a major element of any community's long range planning efforts. An understanding of how future growth and development could impact on the environment can lead to better land use decisions – and thereby help to avoid environmental conflicts while sustaining the economic viability of a community.

For this master plan, a number of environmental features were analyzed. These include the locations of floodplains, wetlands, steep slopes, and prime agricultural soils. Furthermore, two additional factors that relate to environmental quality – sewer and water districts- were also reviewed.

Map 5 shows the location of the sewer and water districts in Collins and Gowanda. The Village of Gowanda is fully serviced in terms of sewer and water facilities. The Village draws water from the Cattaraugus Creek, at a location upstream from the Village boundary. The Village has a sewage treatment plant on Aldrich Street along Cattaraugus Creek. Based on interviews with personnel in these facilities, both of these services have capacity to sustain growth for the foreseeable future.

Within the Town of Collins, the availability of sewer and water facilities is much more limited than in Gowanda. There are no public sewer districts within the Town (with the exception of the NYS Correctional Facilities). There are two water districts, each serving a

hamlet, and each drawing water from a public well.

The United States Environmental Protection Agency recently studied the Collins Hamlet wellhead area in detail (refer to Appendices for a summary of this report). Among the findings, the EPA reports indicate that groundwater in the wellhead area flows westerly and/or southerly. While overland flows don't present any significant contamination problems to the well, land uses to the east or south of the wellhead could potentially impact the groundwater and ultimately the well site. Controlling the land uses in this recharge area could alleviate these concerns. Septic systems, petroleum storage, and pesticides are all areas of concern that should be addressed.

The EPA has not studied the Collins Center aquifer. It is recommended that the Town work with the EPA to complete a study of this wellhead, since this aquifer lies in an area where the Town could undertake programs designed to protect the water quality through land use controls.

Map 6 shows the location of prime agricultural soils in the Town of Collins. There is a band of prime soils running east – west through the middle of the Town, with the highest concentrations of 75% - 100% prime in the western part of the Town, along the Route 62 – Taylor Hollow corridor. It is also of interest to note that a high percentage of the Town is within "prime" or "important" agricultural

soils. Given the significance of agriculture to the local economy, protection of these soils from non-agricultural land uses should be a priority for the Town. This issue is discussed further in the chapter on the Agricultural Economy.

Floodplains, steep slopes, and wetlands (Federal and New York State) are shown in Map 7. While small wetlands are found throughout the Town, there is a concentration of larger wetlands in the northeast portion of the Town. Although floodplains do not appear to be extensive, there are several areas of broad floodplains along Cattaraugus Creek, with some smaller floodplains along Clear Creek in the western part of the Town.

Perhaps the most evident environmental feature in the Town is the topography. The rolling hills of the northern part of the Town change to large areas of steep slopes (over 15% grade) in the south. Virtually the entire length of Cattaraugus Creek in the Town is bounded by steep slopes, often extending 2000' or more into the Town from the banks of the creek. The southeast part of the Town contains the largest area of steep slopes that will make the area unsuitable for extensive development.

Recommendations on the Environment

1. It is recommended that the Town of Collins pursue a Wellhead Protection Study for the Collins Center well, similar to the study recently completed for the Hamlet of Collins well. This information is vital to developing an understanding on how to manage land use decisions while protecting the community's water supplies.

The current study was funded through a variety of sources, including Community Development Block Grants, local funds, and funds from the United States Environmental Protection Agency, and the United States Geological Survey.
2. It is recommended that the Town of Collins request the New York State Office of Parks and Recreation to review public access issues into the Zoar Valley Multi-Use Area. This scenic area is largely inaccessible to the general public, due to limited parking, poor roads, limited facilities, and the fact that the trails in the MUA are best used only by intrepid hikers.

This state- owned facility on the Cattaraugus Creek is a unique and scenic attraction that goes largely unused by the public. It has potential as a scenic attraction, an environmental education center, a more developed park, or other such uses that would encourage the public to appreciate this resource.
3. Protection of prime agricultural soils is essential to the economy of this area. It is recommended that the Town's zoning ordinance be revised to reflect the value of these soils by directing intensive development efforts to areas where the infrastructure is available to support such development, and where the

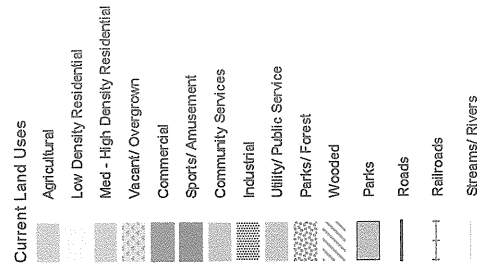
soils are not "important" or "prime" for agriculture. The exception to this is the area along the Route 62 corridor north of Gowanda, which although generally on prime soils, is already established as a developed

corridor handling north- south traffic through these communities.

Town of Collins/ Village of Gowanda 1999 Master Plan

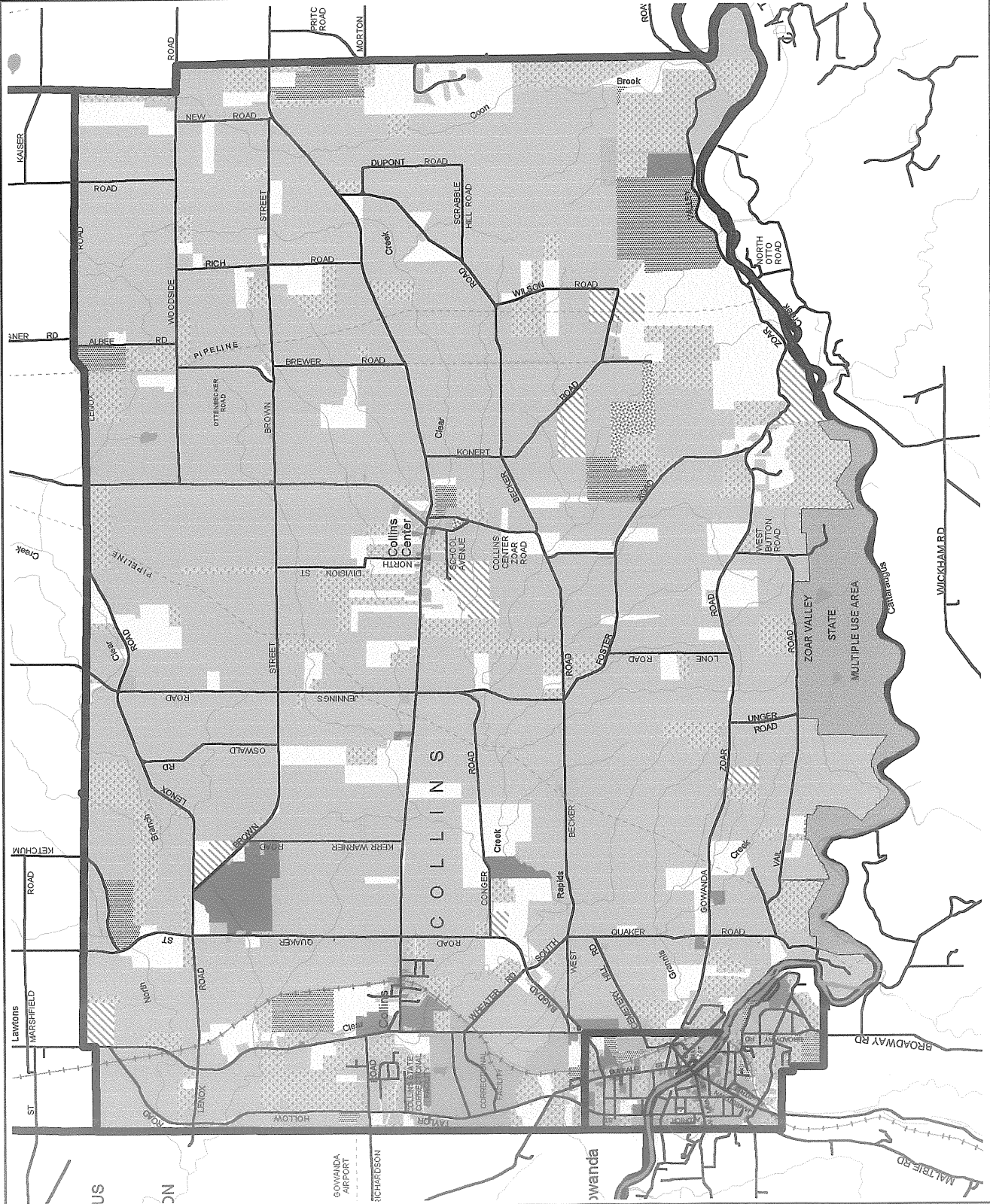
Map 4

Current Land Uses



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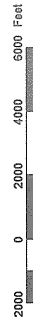
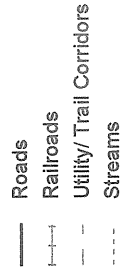
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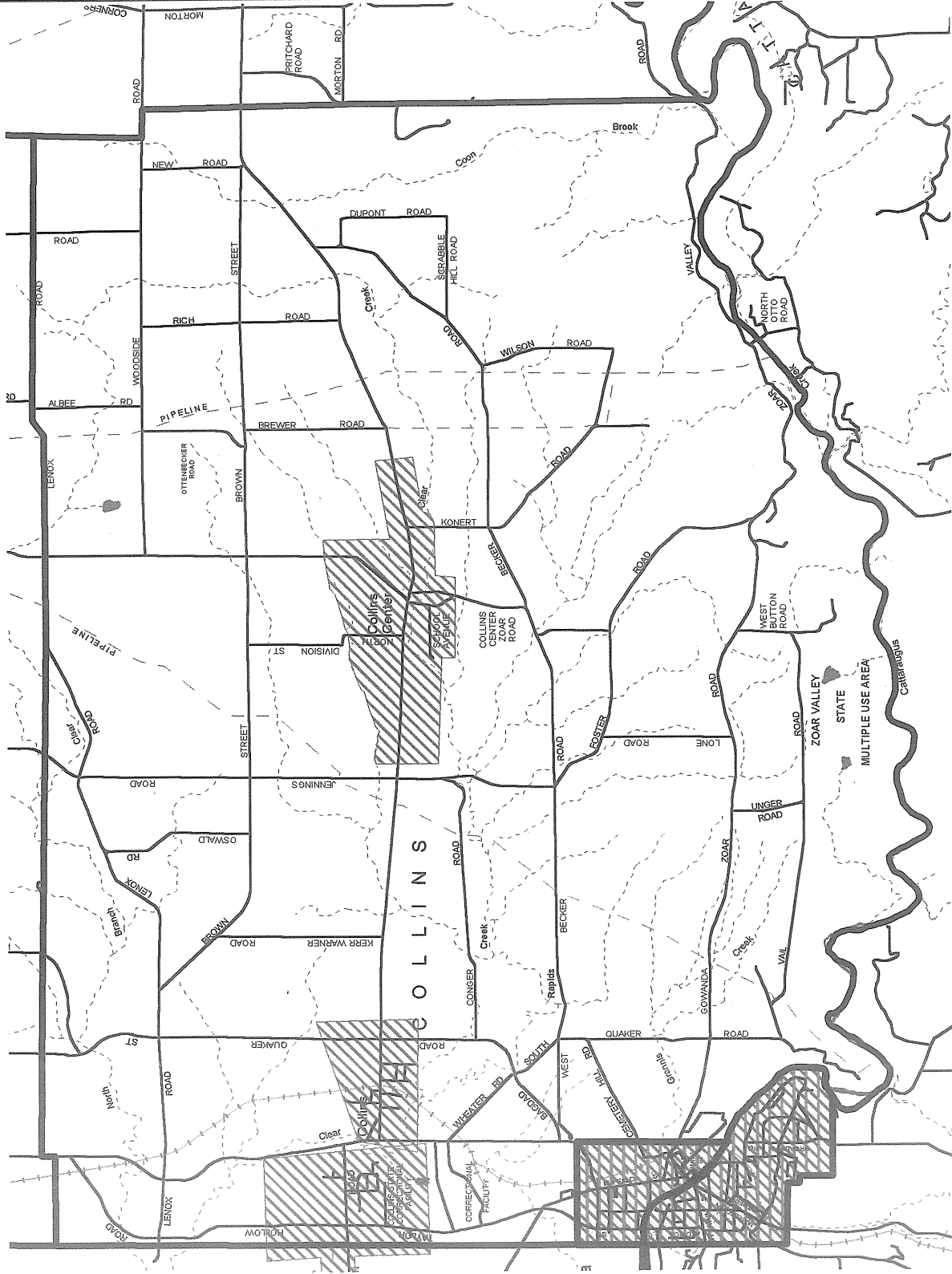
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Map 5

Sewer Districts
and
Water Districts



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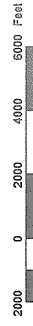
Map 6

Prime
Agricultural Soils

Town of Collins

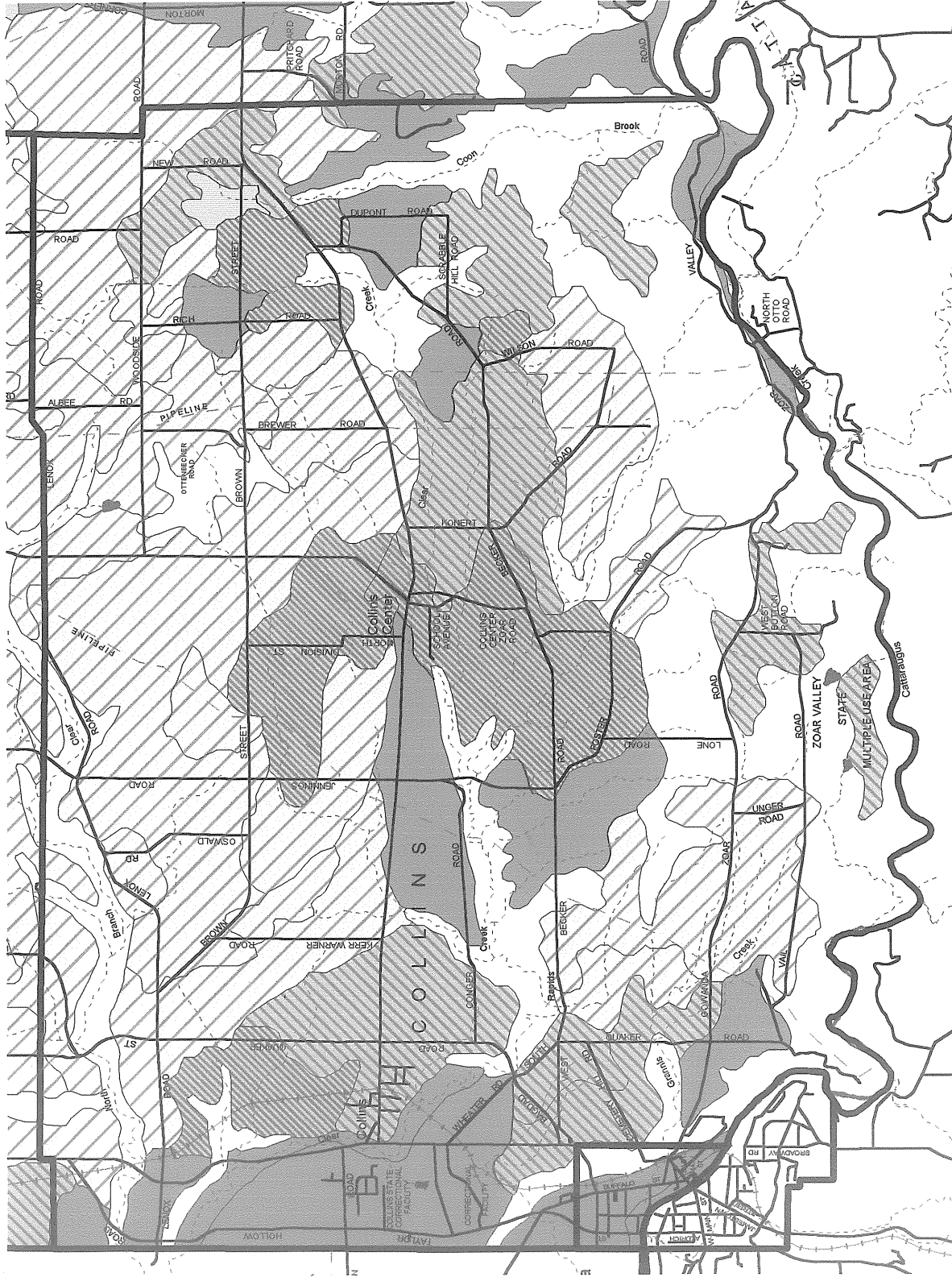
Prime Soils

- Prime: 75- 100%
- Prime: 55- 70%
- Prime: 30- 50%
- Important
- Unique



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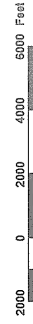
Map 7

Environmental Factors

- Floodplains
- Wetlands
- Steep Slopes

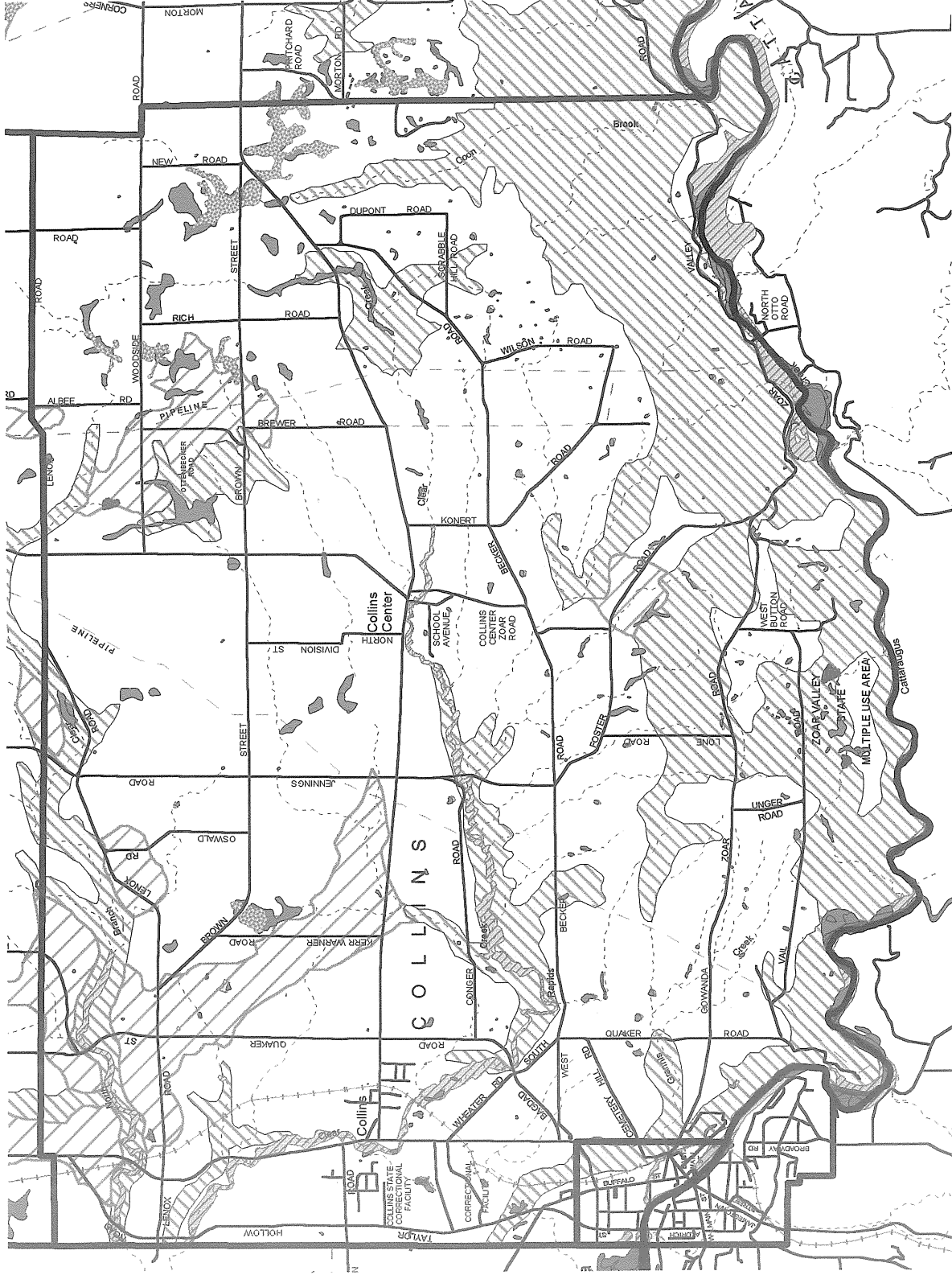
Town of Collins

- Wetlands - NY/DEC
- Wetlands - Federal
- Floodplains (100 yr. FEMA)
- Steep Slopes
 - 8% - 14% Slope
 - 15% + Slope



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June, 1998



Chapter 3

Community Survey

Background

A survey of residents of the Town of Collins and Village of Gowanda was conducted in September 1997. The survey was distributed through the *Pennysavers* for Collins and Gowanda area. Approximately 2,400

surveys were distributed. In the Town of Collins, 105 surveys were returned. In Gowanda, there were 96 responses.

A copy of the survey is included in the Appendices.

Survey Results

Town of Collins Survey Results: Part A – Figure 9

MOST DESIRABLE FEATURES OF COLLINS:			Responses:
1	SMALL TOWN ATMOSPHERE		28
2	FRIENDLY PEOPLE		28
3	RURAL SETTING		22
4	no answer		15
5	SCENIC BEAUTY		10
6	PEACE AND QUIET		8
7	CONVIENENT PLACE TO SHOP		7
8	GOOD SERVICES		6

LEAST DESIRABLE FEATURES OF COLLINS:			Responses:
1	LACK OF STORES, RESTAURANTS, ETC.		22
2	LOSS OF BUSINESSES		14
3	ONLY ONE SUPERMARKET		12
4	YOUTH LOITERING/ CRIME		12
5	LACK OF SERVICES		9
6	GOV'T DEPENDENT PEOPLE		8
7	BAD ROADS		6
8	HIGH TAXES		6

WHAT WOULD YOU LIKE TO SEE CHANGED IN COLLINS:			Responses:
1	COMMERCIAL DEVELOPMENT:		69
	MORE SUPERMARKETS	30	
	COMMERCIAL GROWTH	15	
	MORE STORES	12	
	NEW INDUSTRIES	8	
	GAS STATION	4	
2	INCREASED LAW ENFORCEMENT:		34
	MORE LAW ENFORCEMENT	19	
	CONTROL JUVENILES	6	
	SET UP CURFEW	2	
	ENFORCE JUNK LAWS	7	
3	BETTER ROADS		21
4	SERVICES:		18
	PUBLIC RECREATION	9	
	GARBAGE PICK-UP	5	
	BUS SERVICE TO BUFFALO	2	
	YARD WASTE DISPOSAL	2	

The above tables indicate that preserving the rural, small town, friendly atmosphere of Collins is a priority of the respondents. At the same time, there is a concern that the Town does not have enough retail services or economic opportunities for the residents. This dichotomy presents a challenge to those who want to plan the future course of

land uses for the Town. Retaining the desired "community character", while providing for enhanced economic opportunities through job growth and expanded retail services, will be one key to determining how the "livable" the Town is at the start of the next millennium.

Town of Collins Survey Results: Part B – Figure 10

TOWN OF COLLINS SURVEY
QUESTION 9:
INDICATE FROM "0" TO "5" YOUR AGREEMENT OR DISAGREEMENT
WITH THE VARIOUS ITEMS STATED BELOW:
("0" = STRONGLY DISAGREE/ "5" = STRONGLY AGREE)

	0	1	2	3	4	5	Average Rating
Increase the single family housing supply	22	2	11	23	9	19	2.60
Increase the multi-family housing supply	37	6	10	11	3	9	1.53
More apartment units	43	7	10	14	7	8	1.54
More town-house type units	42	10	10	15	4	8	1.47
Increase the mobile home supply	48	8	9	11	6	10	1.45
Expand shopping and commercial areas in the:	6	1	0	2	8	5	4.39
Village of Gowanda	4	3	0	6	5	68	4.43
Hamlet of Collins	11	4	2	10	6	58	3.87
Hamlet of Collins Center	14	6	4	13	5	33	3.17
Expanding shopping and commercial areas elsewhere in Town/ Village	18	1	2	12	7	40	3.36
Increasing employment opportunities in Town/ Village	4	1	0	8	8	79	4.52
Developing industrial parks	23	4	5	16	10	35	2.98
Preserving open space	7	1	4	16	11	54	3.99
Preserving agricultural land	6	2	5	15	8	60	4.05
Expanding the water system	18	2	7	17	12	31	3.10
Expanding the sewer system in areas outside Gowanda	17	4	6	6	11	48	3.46
Concentrating future development in already developed areas	7	2	6	13	18	47	3.87
Increasing public recreation facilities	15	2	8	13	16	38	3.38
For Future Growth and Development:							
Encourage growth throughout the Town and Village	6	1	3	6	5	46	4.10
Encourage moderate growth in limited areas	4	1	4	11	8	44	4.08
Maintain the status quo	24	2	8	3	1	8	1.54

Village of Gowanda Survey Results: Part A – Figure 11

MOST DESIRABLE FEATURES OF GOWANDA:			Responses:
1	FRIENDLY PEOPLE		26
2	SMALL TOWN ATMOSPHERE		18
3	CLOSE PROXIMITY TO STORES		13
4	RURAL SETTING		7
5	NEW SIDEWALKS AND TREES		6
6	QUIET		5
7			
8			

Question 5:

LEAST DESIRABLE FEATURES OF GOWANDA:			Responses:
1	LACK OF STORES		27
2	JUVENILE PROBLEMS		14
3	VACANT BUILDINGS		11
4	NO EMPLOYMENT		9
5			
6			
7			
8			

Question 6:

WHAT WOULD YOU LIKE TO SEE CHANGED IN GOWANDA			Responses:
1	COMMERCIAL DEVELOPMENT:		54
	MORE SUPERMARKETS	31	
	MORE EMPLOYMENT/ JOBS	11	
	MORE STORES	12	
2	INCREASE POLICE PRESENCE		16
3	IMPROVEMENTS TO STOREFRONTS		10
4	NEW COMMUNITY CENTER		9
5	UPGRADED SCHOOL SYSTEM		5
6	LOWER TAXES		4
7	IMPROVEMENTS TO HOLLYWOOD THEATER		4

Village of Gowanda Survey Results: Part B – Figure 12

VILLAGE OF GOWANDA SURVEY QUESTION 9: INDICATE FROM "0" TO "5" YOUR AGREEMENT OR DISAGREEMENT WITH THE VARIOUS ITEMS STATED BELOW: ("0" = STRONGLY DISAGREE/ "5" = STRONGLY AGREE)							
	STRONGLY DISAGREE ← → STRONGLY AGREE						Average Rating
	0	1	2	3	4	5	
Increase the single family housing supply	15	4	14	14	3	26	2.84
Increase the multi-family housing supply	31	6	5	14	1	8	1.57
More apartment units	31	7	8	13	3	12	1.81
More town-house type units	26	2	6	17	3	17	2.28
Increase the mobile home supply	53	4	6	3	2	5	0.79
Expand shopping and commercial areas in the;							
Village of Gowanda	2	0	2	6	10	59	4.52
Hamlet of Collins	2	0	5	12	4	19	3.74
Hamlet of Collins Center	4	4	2	11	0	13	3.12
Expanding shopping and commercial areas elsewhere in Town/ Village	6	1	10	6	8	33	3.69
Increasing employment opportunities in Town/ Village	0	0	2	2	5	72	4.81
Developing industrial parks	12	2	9	11	3	35	3.33
Preserving open space	7	2	3	18	9	40	3.77
Preserving agricultural land	8	1	2	17	12	40	3.80
Expanding the water system	10	2	5	24	17	13	3.06
Expanding the sewer system in areas outside Gowanda	13	5	5	23	10	13	2.74
Concentrating future development in already developed areas	3	2	2	13	6	54	4.24
Increasing public recreation facilities	3	4	3	12	9	45	4.04
For Future Growth and Development:							
Encourage growth throughout the Town and Village	0	1	2	6	19	31	4.31
Encourage moderate growth in limited areas	1	0	1	12	8	12	3.82
Maintain the status quo	12	2	0	4	2	2	1.45

Chapter 4

Goals and Objectives

Setting Goals for the Comprehensive Plan

One of the most important tasks in the process of preparing the comprehensive plan is the setting of goals and objectives. Together, these form a framework on which the various elements of the plan are built. The planning committee considered the various, and often diverse, comments which were obtained through the survey, the public meeting, and the technical research.

Basically, the Goals and Objectives lay the framework for the recommendations in the Plan. The Goals and Objectives describe what issues the community feels are most important for this Plan to address. To formulate the Goals and Objectives, the committee had to consider:

- What specific physical development needs does this community (Gowanda and Collins) have to meet over the next several years/
- What problems need to be addressed?
- What types of development should the Plan encourage? Discourage?

Among the items considered when formulating the Goals and Objectives were:

1. The survey results, such as these frequent responses (examples):
 - a. retain the small town atmosphere
 - b. need for more employment opportunities
 - c. need more shopping opportunities
 - d. need physical improvements in shopping districts
 - e. need to preserve agricultural lands and open space
 - f. need more public recreation facilities in Gowanda
 - g. strong disagreement with increasing multi-family housing types
2. Comments made at the public meeting (examples):
 - a. problem with shopping for groceries in Gowanda
 - b. retain the small town atmosphere
 - c. employment is critical to retaining people in community
3. Research results (examples):
 - a. Demographics- stable population in the community (although recently received population estimates show a loss of 44 persons from 1990 to 1996 in Gowanda; and a loss of 279 persons from 1990 to 1996 in Collins)
 - b. Historic preservation- high potential for using the built history of the community (National Register District, Hollywood Theatre, many historic homes) as draw for tourists. Tourism can be a larger portion of the economic base than at present

- c. Area economy is unbalanced due to the heavy dependence on public employment
- d. Much existing land which is zoned industrial is unusable due to topography or access
- e. Agricultural District covers almost entire town
- f. Areas in the Town north of the Village are undergoing most development pressure; this area is mostly prime agricultural land
- g. Transportation system is generally adequate, with "farm to market" roads in good condition
- h. Topography is a significant constraint to development in the area

The Goals and Objectives are presented for the following areas:

- a. Land Use
- b. Transportation
- c. Infrastructure
- d. Visual Resources
- e. Cultural Resources
- f. Open Space and Recreation
- g. Economic Development
- h. Agriculture
- i. Housing
- j. Environment

The above are examples of the factors considered by the committee when developing Goals and Objectives for the community for the next ten to twenty years. Using considerations such as these, the following pages contain the statements of Goals and Objectives for the 1998 Master Plan update

Land Use Goals and Objectives

1. Reduce conflicts between various competing land uses
 - a. By coordinating the master plans of Collins and Gowanda
 - b. By reviewing the zoning ordinances to ensure consistency with the master plan
 - c. By seeking to direct development to areas which were previously developed, or which are adjacent to developed areas
 - d. By ensuring that the consistency between zoning and master planning is maintained through limiting of "spot" rezoning
2. Preserve and protect agriculture as a viable and separate land use
 - a. By identifying areas of prime and important agricultural soils and protecting them from development pressures
3. Encourage commercial development within the Village and the Hamlets of Collins and Collins Center
4. Encourage "in-filling" of appropriate land-uses, especially in the already developed areas of the community
 - a. By limiting the areas which receive municipal services such as sewer and water

Transportation Goals and Objectives

1. Minimize traffic congestion, and maintain existing roads
 - a. Work with state and county governments to ensure that roads are maintained in good condition
 - i) Identify the "farm – to – market" roads and encourage special attention to these roads in the County and State capital budgeting processes
2. Encourage the continuation of alternative transportation services throughout the community
 - a. Work with transportation service providers, such as the "Rural Transit Service" and "Going Places", to ensure that residents, especially the elderly, have transportation services available to them
3. Support the continued development of railroad facilities throughout the community for commercial uses, while promoting the development of passenger service for tourism/ excursion purposes.

Infrastructure Goals and Objectives

1. Promote development of government services and utilities in an efficient, cost effective manner
 - a. By limiting the spread of municipal services in areas outside of current service districts
2. Discourage intense development in areas which do not have water or sewer service
 - a. By adhering to the requirements of the NYS Environmental Quality Review Act (SEQR)
 - b. By restricting development in wetlands in accordance with State and Federal regulations

Cultural, Historic, and Visual (scenic) Resources Goals and Objectives

1. Develop a Preservation/Enhancement Action Plan to recognize, protect and enhance the historic, cultural and visual resources in the Town and Village and thus promote a vibrant, revitalized community with new opportunities for tourism and economic development.
 - a. Establish a local committee to further the development and implementation of a Preservation/Enhancement Action Plan which would (1) determine action plan issues and related project priorities (2) solicit and secure grants and community based support to assist in implementing the plan.
 - b. Continue the development of an inventory of historic, cultural and visual resources in the Town and Village that can serve as the framework and authoritative basis for the Action Plan.
2. Identify and adopt appropriate guidelines and regulations to protect these resources in the Town and Village.
 - a. Develop a Town-Village Historic Resources Designation Process consistent with the criteria and methodology established for the National and State Registers of Historic Places and Erie County's Listing of Historic/Cultural Resources with County-wide Significance.
 - b. Use municipal regulatory authority such as zoning, SEQR, site plan review, demolition review and a sign ordinance as means to protect and enhance these resources.
3. Integrate Cultural, Historic and Visual Resources Action Plan Efforts with Economic Development and Tourism Activities to encourage revitalization of the Town and Village.
 - a. Recognize the Hollywood Theatre Revitalization Project as a means to increase community interest and involvement in linking the distinctive heritage of the Town and Village with community revitalization efforts.

- b. Create local incentives to encourage preservation and enhancement of these resources i.e. revolving loan fund, HUD Community Development low and moderate-income housing rehab grants.
- c. Develop other community-based efforts and activities to increase awareness and pride in these resources for residents in the Town and Village as well as for visitors from other areas i.e. historic markers program, driving/walking tours, thematic festivals, tourism brochures.

Open Space and Recreation Goals and Objectives

- 1. Preserve and enhance permanent open space in the community
 - a. Preserve the Cattaraugus Creek as a “green corridor” through the community by creating a conservation area along this corridor
 - b. Limiting the spread of municipal services in areas outside of current service districts
- 2. Provide additional recreational facilities where needed
 - a. Investigate potential for developing a new community center to serve the residents of the Village of Gowanda

Economic Development/ Business Goals and Objectives

- 1. Preserve and strengthen the local economic base
 - a. By diversifying the economic base of the community by attracting new businesses and taking advantage of opportunities in the tourism market
 - b. By identifying areas for growth of the community’s industrial base
 - c. Encourage zoning which accommodates small, campus-type industrial parks, to provide adequate space for existing companies to expand, and to attract new businesses
- 2. Re-use former sites of economic activity
 - a. Continue to push for the clean-up of former industrial or hazardous waste sites, and then promote these locations for new development
 - b. Push for improvements to the rail line and rail station to take advantage of this resource for both commerce and passenger uses
- 3. Encourage growth of commercial development within already developed areas, such as the Village and the Hamlets of Collins and Collins Center
- 4. Foster a competitive business climate to ensure quality services and pricing
 - a. Promote the Village and Hamlets to businesses which can serve markets that are currently unserved or under-served in the community

Agricultural Goals and Objectives

1. Stabilize and strengthen the local farming community
 - a. By supporting land use regulations which protect agriculture, such as the Agricultural District program
 - b. By reviewing administrative measures, such as "right to farm" laws, which demonstrate the community's commitment to agriculture
 - c. By encouraging very low density development in areas of prime and important agricultural soils
 - d. By limiting the spread of municipal services in areas outside of current service districts
 - e. By discouraging rezoning of land in Agricultural Districts for non-agricultural purposes

Housing Goals and Objectives

1. Promote affordable housing choices and opportunities
 - a. Participate in various state and federal housing programs that are designed to make housing affordable to various groups; for example - senior citizen housing developments, or first-time home buyer programs for young families
2. Maintain and improve the quality of the existing housing stock
 - a. Encourage maintenance and upkeep of properties by identifying areas where homeowner assistance programs can be concentrated
 - b. Through better enforcement of existing building codes

Environmental Goals and Objectives

1. Preserve and maintain the quality of the community's natural features, such as floodplains, water bodies, wetlands, forested lands
 - a. By restricting development in environmentally sensitive areas in accordance with state and federal regulations
 - b. By encouraging agricultural practices which are environmentally friendly, such as pesticide reductions, proper storage and disposal of animal wastes, erosion prevention, etc.
 - c. By creating conservation areas along the community's scenic or environmentally sensitive areas, to protect these areas from adverse development
2. Protect the quality of both groundwater and surface water supplies in the community
 - a. By restricting developments which would cause contamination of these supplies
 - b. By careful monitoring of water quality at the source of intake

Chapter 5

Historic Resources

Introduction

This Chapter links information concerning the diverse “built” existing history in the Town of Collins and Village of Gowanda with the persons and events associated with the social and economic development of both communities. As stated by the late Collins Town Historian, Levinus K. Painter, “...we do not really appreciate our community until we have become acquainted with something of its historical development”.

The primary intent of this Chapter is to document places, persons and happenings that comprise the history of the Town and Village since the beginning of the 19th century. A secondary purpose, and no less important, is to increase awareness, interest and pride, locally and beyond, in this history and heritage of the Town of Collins and the Village of Gowanda. In that regard, a driving and walking tour has been developed which highlights one hundred (100) historic sites in the Town and Village. Suggestions are provided concerning how historic resources can act as a catalyst for commercial and community revitalization, and sources for technical and financial assistance are identified to further these efforts.

The Historic Resources Chapter is presented according to the following sections:

Historic Background: This historic chronology of significant happenings in the development of both municipalities is provided in a timeline format: “The History of the Town of Collins and the Village of Gowanda-The Growth of Two Communities: A Timeline of Significant Historic Events from the late 1700's.

Historic Sites: This section focuses on one hundred (100) historic sites (30 sites in Collins and 70 sites in Gowanda) that were selected in developing a driving/walking tour throughout both municipalities. The methodology and reasons for developing the tour are discussed. It is noted that documentation for each of these sites was compiled on a “Historic Building-Structure Inventory Form” developed for this task. A form with photo for each site is included in an Appendix to the Master Plan Report. The driving/walking tour, “One Hundred Historic Sites in the Town of Collins and Village of Gowanda”, is delineated on maps with a suggested itinerary.

Considerations and Opportunities for Including Historic Resources in the Revitalization of Communities:

An overview of development considerations is included as well as references for additional technical and financial assistance to support such activities and programs.

Historic Background

A Timeline of Significant Historic Events since the Late 1700's

The history and heritage of the Town of Collins and the Village of Gowanda, both social and economic, have been intertwined from the beginning, almost two hundred years ago, when settlers arrived from New England and places to the East. The following timeline of significant events in this shared legacy was developed from several sources, which are included in the Bibliography for this Chapter. While there was some variation in exact years for some

of these events, these discrepancies do not detract from the purpose of the timeline, which is intended to provide a chronology of significant happenings in the development of both of these communities. The information provided by Levinus K. Painter in his "The Collins Story: A History of the Town of Collins, Erie County, New York" was extensive and well documented and provided the authoritative reference in many instances.

Post American Revolution ... land settlement opportunities

- | | |
|--------|--|
| 1794 | This area, which was occupied by various Native American Tribes before the American Revolution, was divided as a result of the Canandaigua Treaty... the first treaty between the United States and Native Americans. The Native Americans were left with a few small reservations ending three hundred years of Iroquois political supremacy thus the Cattaraugus Indian Reservation was established. |
| 1790's | As a result of the treaty conditions, the Holland Land Purchase resulted (Collins was part of this). The Purchase consisted of over three and a half million acres). Joseph Ellicott completed this survey of the Purchase in 1804. |

The beginning of settlements

Early 1800's The subdivision of the Western New York land tract owned by the Holland Land Company attracted waves of settlers from Eastern New York and New England. Most were Quakers (original settlements in this area were primarily determined by religious affiliations: Quakers in the west, Methodists in the east and Baptists in the south.)

1808 Jacob Taylor, an agent for the Philadelphia Friends Committee, finalized a contract with the Holland Land Company for 7000 acres on Clear Creek, adjacent to the Cattaraugus Indian Reservation (this acreage was in the northwest corner of the Town and the area has since been known as 'Taylor's Hollow')

The laying of lots was completed... there were no roads, just trails made by settlers and the Native Americans.

The Town of Willink was established in 1808 (there were no township designations until 1788).

1809 The "Philadelphia Friends Committee for the Civilization of the Indians" takes up permanent residence in 1809. This group of Quakers came to teach the Indians (farming and domestic skills) and not convert them.

Settlements develop into communities

1810 What is now Gowanda was settled by Turner Aldrich (a Quaker from Connecticut)...the first settler after the purchase by the "Philadelphia Friends Indian Committee"..He purchased 707 acres on both sides of Cattaraugus Creek and established Aldrich Mills. Aldrich Mills would be renamed Lodi. He built a sawmill and gristmill using Grannis Brook where it enters Cattaraugus Creek.

Other settlers included Peter Pratt and his family in the Zoar Valley area and Stephen Lapham and his family who settled at "Bagdat" and built a sawmill that later was the site of John White's gristmill.

1811 The first record of religious services held by the Quakers in home of Jacob Taylor.

1812 Ahaz Allen settled in a cabin above Aldrich's...this area was called Hidi.

Town of Concord was formed in 1812.

- 1813 John Hanford was the first storekeeper in the area. In 1815 he built a store at Taylor's Hollow.
- 1815 Smith Bartlett built the first tannery in Collins.
- There were at least five schools in session by 1815. John King kept the first school during the winter on Nathan King's land.
- 1816 This year was known as the "Cold Year" due to the hardships caused by weather.
- Col. Benjamin Waterman opens his double log house as a public tavern at Aldrich Mills.
- Nathan King opened an Inn in Collins Center in 1816
- The first road was laid after Ahaz Allen built the first bridge across the Creek (to transport lumber, grains, woolens, etc.)
- 1817 First regular (Quaker) meeting house was built by the Quakers at "Bagdat"...on a farm owned by F. Hathaway.
- Jacob Taylor built first wood frame house.
- 1818 A school was started on the Cattaraugus Indian Reservation.
- 1820 The First Post Office was located on Aldrich Street at Taylor Hollow. Jacob Taylor was the first postmaster. Taylor Hollow was the business center for a few years.
- A covered wooden bridge (Lodi Bridge) put across Cattaraugus Creek replaced a washed out bridge...wash outs due to the force of the Creek happened often.

Communities Develop as Local Governments are established

- 1821 Town of Concord split to form Town of Collins (western portion) and Town of Sardinia (eastern portion) on March 16. Turner Aldrich had the honor of naming the Town. He chose Collins (the maiden name of his daughter-in-law). John Lawton was the first Town Supervisor for Collins.
- Erie County was established on April 2.

- 1822/23 Aldrich Mills name was changed to Lodi by Ahaz Allen (because there was a need for more distinctive name thus the reference to the Napoleonic Bridge in Europe).
- Throughout the early 1800's the flourishing hamlet of Hidi, located a mile north of Aldrich Mills, vied with Lodi for supremacy i.e. new dam built, race-way dug, flour mill built. This was a period of growth.
- Joseph and Ralph Plumb settle in Aldrich Mills...Hidi is rivaled even more.
- 1823 Post Office at Lodi was established. Benjamin Waterman was the first postmaster
- 1824 First school was built in what is now Gowanda on Buffalo and Mechanic Streets
- 1825 First Library was established in Collins Center
- 1827 First newspaper "Lodi Pioneer" is issued.
- 1828 Post Office was opened in Collins Center.
- 1829 First tannery in Gowanda was started by Samuel T. Munger in 1829. Other early tanneries included the Benton Brothers tannery.. The greatest impetus to the tanning industry in Gowanda was Albert Gaensslen.
- 1830's Samuel Lake (of Springville) opened a store in Collins Center. Harry Matteson subsequently operated it. The store continued to change hands over the years but never closed... about 1900 the Tarbox family took over the store and continued it until 1957.
- 1835 Town of Persia formed from Perrysburg
- 1839 A portion of the Cattaraugus Indian Reservation was taken in the formation of the Town of Brant
- 1844 First Town Superintendent of Schools was selected.
- 1845 Ashur and Laura Wright came to the Cattaraugus Indian Reservation... a mission house and orphanage was built in the 1850's with funding from New York State and major businesses in the State.
- 1847 The Village of Gowanda was incorporated on December 7...did not include Hidi.

- 1848 Smith Bartlett donated land for a family cemetery on North Quaker Road. Among other cemeteries started around this time are the Pine Grove Cemetery established on land donated by Stephen Southwick, Pine Hill Cemetery, land donated by Joseph Plumb, and Collins Center Cemetery ...land from Nathan King in 1835.
- 1849 First school was established in the Village of Collins.
- 1851 Great Western Railroad completed through Dayton to Dunkirk.
- 1852 Neighborhood tanneries develop into larger operations. The Louis Moench Tannery was located in Taylor Hollow. His sons carried on when he retired in 1873. This business continued to grow through acquisition in other areas and in the 1899 the Moenchs bought the Gaennsslen Factory. A major tannery resulted, which was located in Gowanda, and which was affiliated with the Brown Shoe Company. This evolution served as the major impetus for tanning as a major industry in Gowanda. In 1925 the Brown Shoe Company acquired the Moench Tannery, although the name was not changed.
- 1852 Town of North Collins split off from Town of Collins
- 1855 The "Thomas Indian Asylum for Orphans and Destitute Children of the State of New York" was opened by Laura and Ashur Wright... a direct result of overcrowded conditions in the 1845 mission house. The State assumed responsibility for the school in 1875. The name was changed to Thomas Indian School in 1905.
- From 1855 to 1896, the Gaennsslen Factory, which specialized in the manufacture of sole leather, is in peak production...major shipments were made to Cleveland. As a means of using tanning refuse, a glue factory was started in connection with Gaennsslen Tannery in 1874...it was reorganized in 1896 and became Gaennsslen, Fisher and Company.

Communities Grow and Prosper Despite Civil War and Local Adversity

- 1856 April 20th ...a fire in Gowanda destroyed the foundry, woolen mill, bridge and principal places of business on both sides of Cattaraugus Creek. However, soon afterwards, the growth was steady and the area was revitalized.
- 1861-1865 Civil War
- 1863 First Cheese Factory in the Town was located in the Sisson neighborhood. The Town was known for its dairy preeminence. George Sisson and Enoch Taylor

learned about cheese production and with Ansel Comger and James Wilbur built a factory on North Quaker Street between Route 39 and Lennox Road. Later a cheese combine was formed at the warehouse next to the railroad tracts in Collins. This later became a feed mill.

- 1873/74 The Buffalo and Southwestern Railroad was opened in Gowanda and completed to Collins, making the transportation of raw materials and finished products easier.
- 1878 Gowanda was reincorporated to include Hidi...a small village up the Creek. The Village now had a plow works, ax factory, flouring-mill, pump factory, marble works and several wagon and carriage factories, saw and planing-mills...15-20 stores, several hotels, a bank and three churches.
- 1879 J. D. White brought first Holstein cattle to Town
- 1881 Arthur Parker was born. This Native American Indian did extensive archaeological research on the Cattaraugus Indian Reservation and became a recognized authority on this culture. His research was done for the Buffalo Museum of Science. His work resulted in his assuming the directorship of museums in Rochester and other areas in New York State
- 1889 The covered Bridge on Cattaraugus Creek was replaced by an Iron Bridge.
- 1880's The sawmill and tannery were still in use at Taylor's Hollow.
- 1890 The beginning of the use of natural gas for lighting houses
- 1896 First Village sewer system was connected.
- 1898 Gowanda State Mental Hospital opened. Erie County had purchased land for the hospital from Enoch Taylor. Soon after the purchase, the State agreed to own and manage this facility and the State purchased the land from the County. The first patients were received in 1898 and buildings were added almost every year throughout the 1930's. In 1960 a major new building complex on the site was named for Dr. Earle V. Gray, who was in charge of the hospital from 1924-1946.
- 1898 A water system was installed in Collins Center.
- 1899 The first telephone exchange for the area. Hathaway's store had one of the first telephones in Collins.

Prosperity at the Turn of the Century

- Early 1900's Business in the Village was booming. There were two lumber companies., many other stores and the beginning of industries that would employ residents for decades.
- 1901 Old Folks Picnics became a tradition and the Barlett family reunions were also annual events of importance.
- 1902 The idea of a free library was introduced by Florence Sisson. It was originally located in a room in a cheese storage building.. Florence Bartlett served as librarian until her death in 1920. In 1950, the library became part of the Erie County Public Library System.
- 1904 Eastern Tanners Glue Company was established by Richard Wilhelm. Under Wilhelm's leadership, other factories and companies throughout the U.S. were absorbed and operated under the name of the Peter Cooper Corporation (purchased by Wilhelm in 1927). The company was located on Palmer Street in the Village. Due to the success of these ventures, Gowanda became known as "America's Glue Capital" and Wilhelm's title was "Glue King of the World." The Glue Operation closed in 1971, and the entire company closed in 1985. The Tannery closed in the early 1990's and was demolished shortly thereafter.
- 1914 Richard Wilhelm became the village's most renowned industrialist, philanthropist and public citizen (President of the Village for three terms).
- 1917/18 U.S. in First World War
- 1921 Electric Light lines built to Collins and Collins Center
- Most cheese factories had ceased operation because fluid milk could be transported more easily. Several small dairy plants were set-up to process milk and make local deliveries i.e. Wilber Dairy Farms, which delivered in Buffalo. These were later bought by Robert E. Rich. This was the beginning of the Jones-Rich Dairy Company.
- 1924 Sisson Highway, now Route 75, was dedicated to Herbert Sisson. This road was constructed during his administration as State Highway Commissioner...through his efforts State and Federal funds were obtained to build it as a scenic route between Hamburg and Collins Center.

In the midst of a period of great prosperity for Gowanda, a major fire destroyed half of the commercial district on the north side of West Main Street. Richard Wilhelm financed the reconstruction of the destroyed block, which included many of Gowanda's most important commercial, civic, cultural and social establishments, i.e. the Opera House and skating rink, Himeleins's Department Store and the U.S. Post Office.

Richard Wilhelm financed the reconstruction of the raised block that now included the Hollywood Theatre, which was rebuilt in 1926 and is now undergoing major rehabilitation. This five building reconstructed area was listed on the State and National Registers of Historic Places on September 22, 1986 as the Gowanda Village Historic District. It remains as a reminder of the prosperity of this community in the early twentieth century.

- 1925 The C. Moench and Sons company was acquired by the Brown Shoe Company but continued to be known as the Moench Tanning Company...the Moench Tannery closed in 1992.
- 1925 Native Americans were granted citizenship to the United States
- 1935 Various small industries began to grow and prosper i.e. American Wire Tie Company, National Sales Systems started in Gowanda in 1931.
- 1936 New buildings Open at Gowanda State Mental Hospital
- 1942-44 U. S. in Second World War
- 1949 Final passenger run on railroad due to decrease in demand due to busses and autos.
- 1955 Dan Gernatt Gravel Products Inc. (a.k.a. Gernatt Asphalt Products) was established...the beginning of a major gravel mining industry for Collins and the Southtowns. The Gernatt family is recognized for its support of community projects i.e. Hollywood Theatre redevelopment in the 1990's.
- 1956 Thomas Indian School closed.
- 1959 Cornerstone laid for the Earle V. Gray Memorial Building of Gowanda State Hospital.

Challenges and Accomplishments since the 1960's

- 1970-1979 The Peter Cooper Corporation (despite the closing of the glue manufacturing plant), the Moench Tannery and the Gowanda Psychiatric Center and the growing Gowanda Electronics company provide economic stability to residents in the Collins-Gowanda area.
- 1980-1989 In 1980, the Peter Cooper Corporation moves its headquarter operations and industrial adhesives facility to Charlotte, N.C. Jobs are lost and useable industrial lands become vacant...environmental issues are significant challenge for redevelopment..
- The Collins Correctional Facility was established in 1982 adjacent to the Gowanda Psychiatric Center.
- 1990's The Moench Tannery closes in 1992 and the buildings are demolished. This land has since been rehabilitated for development. In addition, in 1991/92 the Gowanda Psychiatric Center closes. The Gowanda Correctional Facility opened in 1994 on the Grounds of the Psychiatric Center.
- 1998 The Village of Gowanda celebrate its Sesquicentennial in August...in the spirit of Levinus K. Painter, former Town historian/ author, as he stated "...we do not really appreciate our community until we have become acquainted with something of its historical development."

Historic Sites

Overview

As the Town of Collins and Village of Gowanda have developed over the years, many architectural treasures remain that enhance the picturesque setting of both of these communities. These residences and commercial structures are reminders of the past and provide points of interest that are visually stimulating and pleasing... thus creating reasons to pause, reflect and remember. The historic sites included in the listings have been selected based on the specific criteria that are listed in this chapter. Each structure is architecturally interesting both in style and detail. Some sites are also associated with important events and persons associated with the history of the Town of Collins and Village of Gowanda. These structures provide lasting examples of a built history that dates back to the early 1800's.

This Chapter section focuses on one hundred (100) historic sites that were selected to develop a driving/walking tour for the Town of Collins and the Village of Gowanda. Thirty sites (30) were included for the Town and seventy (70) sites for the Village. It is important to understand that this listing provides only a sampling of many more sites that are equally interesting and important throughout these communities.

The intention of associating the historic sites with a driving/walking tour is to provide increased meaning for local residents, since the route traverses streets

and highways used daily by residents. The tour concept also is meant to reinforce the aesthetic value historic resources can have in community enhancement and economic revitalization efforts. Lastly, the tour concept can provide the impetus for promoting the Town and Village to other areas regionally and beyond as an interesting place to stop and visit.

The documentation for each of these sites was compiled on a "Historic Building Structure Inventory Form": a form developed for this study. An example of the form is included in this section. The forms and photographs for the one hundred sites are provided in a separate transmittal to this report. The forms are largely completed, and will provide an excellent point for continuation of this effort.

It is important to acknowledge the important work provided to County staff by Kimberly M. Thaler, an undergraduate student in Environmental Design at the State University of New York at Buffalo, who as a Student Intern for the County Planning Division did extensive historic sites research and documentation. Valuable volunteer assistance was also provided by the Erie County Preservation Board under the leadership of William Koch, Board Vice Chair, who photographed each site.

TOWN OF COLLINS-VILLAGE OF GOWANDA

Historic Resources

Historic Sites Selection Criteria

1. Listed on National and State Registers of Historic Places
2. Included in 1981 Erie County Historic Sites Survey/1992 DOT Cultural Resources Survey (may be eligible as Historic Site)
3. Documented in "Erie County Architectural Legacy Book"
4. Integrity (visual drive-by) of Exterior Historic Architectural Design
5. Distinctive Based on History of Municipality
6. Location supportive of preliminary driving/walking tour concept
7. Additional Factual Information Provided by Municipal Representatives

Figure 13 - HISTORIC BUILDING - STRUCTURE INVENTORY FORM

BUILDING NAME:

INVENTORY NUMBER _____ (as located on historic site map (page)

Location:

(Street)

(Village/City/Town)

County/State

Date of Construction: _____

Builder

Ownership: Public _____ Private _____

Present Owner:

Use: Original

Current

DESCRIPTION:

STYLISTIC FEATURES:

HISTORIC SIGNIFICANCE:

SOURCES/REFERENCES:

ErieCoDEP 5/98

Selected Historic Sites in the Town of Collins

The thirty (30) historic sites listed below which are located in the Town of Collins represent a sampling of the scores of other historic buildings that can be found in the Town. These sites were selected based on the Site Selection Criteria noted previously in this Chapter. Each of the

listings below is documented on an Historic Building-Structure Inventory Form (with photo) included in an Appendix to this report and has been included in the "Driving and Walking Tour of One Hundred Historic Sites in the Town of Collins and Village of Gowanda".

- 1 3566 Main Street
- 2 3539 Main Street
- 3 3455 Main Street (Rothfuss House)
- 4 3441 Main Street
- 5 3252 Main Street
- 6 3226 Main Street
- 7 2923 Main Street
- 8 2616 Main Street
- 9 2427 Main Street
- 10 13873 Quaker Road (Sisson House)
- 11 13863 Quaker Road (Fisher House)
- 12 13623 Quaker Road
- 13 13418 Quaker Road (S. Bartlett House #1)
- 14 12758 Quaker Road
- 15 12777 Quaker Road
- 16 12858 Gowanda Road (Route 62) (S. Bartlett House #2)
- 17 13307 Gowanda Road (Route 62) (Law House)
- 18 2084 Richardson
- 19 Corner Richardson/Taylor Hollow
- 20 Correctional Facility Outbuildings (Collins)
- 21 Armes Hill (R. Plumb House)
- 22 15133 South Quaker (Southwick House)
- 23 14660 South Quaker
- 24 Lapham-Bagdad Mill
- 25 Correctional Facility Farm
- 26 14510 Bagdad
- 27 14307 Bagdad
- 28 2355 Main Street (L.K. Painter Community Center)
- 29 2345 Main Street (Friends Church)
- 30 2311 Main Street (Hathaway's Store)

Selected Historic Sites in the Village of Gowanda

The seventy (70) historic sites listed below which are located in the Village of Gowanda represent a sampling of the scores of other historic buildings that can be found in the Village. These sites were selected based on the Site Selection Criteria noted previously in this Chapter. Each of the

listings below is documented on an Historic Building-Structure Inventory Form (with photo) included in an Appendix to this report and has been included in the "Driving and Walking Tour of One Hundred Historic Sites in the Town of Collins and Village of Gowanda".

- 1 Correctional Facility Outbuildings (Gowanda)
- 2 328 Buffalo Street
- 3 256 Buffalo Street
- 4 170 Buffalo Street
- 5 160 Buffalo Street (Turner Aldrich House)
- 6 147 Buffalo Street
- 7 140 Buffalo Street (Gross House)
- 8 102 Buffalo Street
- 9 51 Buffalo Street
- 10 Gowanda Municipal Building
- 11 Persia Town Hall
- 12 30 Center Street
- 13 35 Center Street
- 14 36 Center Street
- 15 44 Center Street (Schindler Funeral Home)
- 16 50 Center Street
- 17 St. Mary's Church - corner of Center/School Streets
- 18 79 North Chapel
- 19 68 North Chapel
- 20 57 North Chapel (Donaldson House)
- 21 50 North Chapel (Lincoln House)
- 22 49 North Chapel
- 23 42 North Chapel
- 24 41 North Chapel
- 25 35 North Chapel (The Lamplighters, B & B)
- 26 United Methodist Church - North Chapel
- 27 233 West Main
- 28 216 West Main
- 29 181 West Main

(selected historic sites in the Village of Gowanda cont'd)

- 30 167 West Main
- 31 114 West Main
- 32 113 West Main (Weyand & Weyand Attorneys)
- 33 95 West Main
- 34 92 West Main
- 35 84 West Main
- 36 63 West Main (United States Post Office)
- 37 62 West Main (Gowand Pennysaver)
- 38 56 West Main (Gownda Free Library)
- 39 53 West Main (Art's Grocery)
- 40 47-49 West Main (Himelein's Department Store)
- 41 41-45 West Main (Gowanda Pharmacy)
- 42 39 West Main (Hollywood Theater)
- 43 37 West Main (Key Bank)
- 44 31 West Main (J.C. Penney)
- 45 27 West Main (Grabel's Home Furnishings)
- 46 25 West Main (Hager's Flowers & Gifts)
- 47 19 West Main (McCormacks)
- 48 7 West Main (Car Quest)
- 49 3 West Main (Armes)
- 50 102 Walnut Street
- 51 75 Jamestown
- 52 88 Jamestown
- 53 95 Jamestown
- 54 101 Jamestown (Davis House)
- 55 137-43 Jamestown
- 56 182 Jamestown
- 57 194 Jamestown
- 58 212 Jamestown
- 59 147 South Chapel
- 60 1 East Main
- 61 49 East Main
- 62 57 East Main (Blawat House)
- 63 25 Erie Avenue
- 64 31 Erie Avenue
- 65 41 Erie Avenue (Peter Rink House)
- 66 47 Erie Avenue
- 67 61 Erie Avenue
- 68 67 Erie Avenue (Pliss House)
- 69 86 Erie Avenue
- 70 31 Park Avenue

A Driving And Walking Tour Of One Hundred Historic Sites

The following One Hundred Historic Sites have been selected based on the Historic Sites Selection Criteria detailed previously. Sites are listed in the logical order of the driving and walking tour and as detailed on the maps that follow. *Please note the numbers for the driving tour do not correspond to the numbers on the previous sites listing for each community.*

Listings according to each municipality have already been noted on previous pages. Consecutive numbering has been used on the following lists, with indications of whether the site is located in the Town or Village. Historic Building-Structure Inventory Forms, which include photos for each of the following sites, are provided in the report Appendices.

TOWN OF COLLINS- Tour Sites

<u># on</u> <u>Map</u>	<u>Location</u>
1	3566 Main Street
2	3539 Main Street
3	3455 Main Street (Rothfuss House)
4	3441 Main Street
5	3252 Main Street
6	3226 Main Street
7	2923 Main Street
8	2616 Main Street
9	2427 Main Street
10	13873 North Quaker Road (Sisson House)
11	13863 North Quaker Road (Fisher House)
12	13623 North Quaker Road
13	13418 North Quaker Road (S. Bartlett House #1)
14	12758 North Quaker Road
15	12777 North Quaker Road
16	12858 Gowanda Road (Route 62) (S. Bartlett House #2)
17	13307 Gowanda Road (Route 62) (Law House)
18	2084 Richardson
19	Corner Richardson/Taylor Hollow
20	Prison Outbuildings (Collins)

VILLAGE OF GOWANDA- Tour Sites

<u># on</u> <u>Map</u>	<u>Location</u>
21	Prison Outbuildings (Gowanda)
22	328 Buffalo Street
23	256 Buffalo Street
24	170 Buffalo Street
25	160 Buffalo Street (Turner Aldrich House)
26	147 Buffalo Street
27	140 Buffalo Street (Gross House)
28	102 Buffalo Street (Moll House)
29	51 Buffalo Street
30	Gowanda Municipal Building
31	Persia Town Hall
32	30 Center Street
33	35 Center Street
34	36 Center Street
35	44 Center Street (Schindler Funeral Home)
36	50 Center Street
37	St. Mary's Church - corner of Center/School Streets
38	79 North Chapel
39	68 North Chapel
40	57 North Chapel (Donaldson House)
41	50 North Chapel (Lincoln House)
42	49 North Chapel
43	42 North Chapel
44	41 North Chapel
45	35 North Chapel (The Lamplighters, B & B)
46	United Methodist Church - North Chapel
47	233 West Main (Sweet House)
48	216 West Main
49	181 West Main
50	167 West Main
51	114 West Main
52	113 West Main (Weyand & Weyand Attorneys)
53	95 West Main
54	92 West Main
55	84 West Main
56	63 West Main (United States Post Office)
57	62 West Main (Gowanda Pennysaver)
58	56 West Main (Gowanda Free Library)
59	53 West Main (Art's Grocery)
60	47-49 West Main (Himelein's Department Store)

Village of Gowanda Tour Sites (continued):

- 61 41-45 West Main (Gowanda Pharmacy)
- 62 39 West Main (Hollywood Theater)
- 63 37 West Main (Key Bank)
- 64 31 West Main (J.C. Penney)
- 65 27 West Main (Grabel's Home Furnishings)
- 66 25 West Main (Hager's Flowers & Gifts)
- 67 19 West Main (McCormacks)
- 68 7 West Main (Car Quest)
- 69 102 Walnut Street
- 70 3 West Main (Armes)
- 71 75 Jamestown
- 72 88 Jamestown
- 73 95 Jamestown
- 74 101 Jamestown (Davis House)
- 75 137-43 Jamestown
- 76 182 Jamestown
- 77 194 Jamestown
- 78 212 Jamestown
- 79 147 South Chapel
- 80 1 East Main
- 81 49 East Main
- 82 57 East Main (Blawat House)
- 83 25 Erie Avenue
- 84 31 Erie Avenue
- 85 41 Erie Avenue (Peter Rink House)
- 86 47 Erie Avenue
- 87 61 Erie Avenue
- 88 67 Erie Avenue (Pliss House)
- 89 86 Erie Avenue
- 90 31 Park Avenue

TOWN OF COLLINS- Tour Sites

- 91 Armes Hill (R. Plumb House)
- 92 15133 South Quaker (Southwick House)
- 93 14660 South Quaker
- 94 Lapham-Bagdad Mill
- 95 Prison Farm
- 96 14510 Bagdad
- 97 14307 Bagdad
- 98 2355 Main Street (L.K. Painter Community Center)
- 99 2345 Main Street (Friends Church)
- 100 2311 Main Street (Hathaway's Store)

The Historic Sites Tour - Introduction

(Refer to the previous Historic Sites Tour List and to the Tour Maps)

Entering or exiting the Historic Sites Tour route may occur at any point, however, the intent is to complete the entire route in order to enjoy the variety of historic sites throughout the trip. The walking and driving tour requires approximately two hours to complete. In the Town of Collins, the route is characterized by relaxing, tranquil countryside with rolling hills and beautiful vistas. There are large stands of mature trees, as well as farms with well-maintained fields and many interesting barns.

In the Village of Gowanda, historic buildings, in charming neighborhoods as well as in the historic commercial area, feature impressive architectural detail. The beauty of the Cattaraugus Creek (Zoar Valley) Gorge complements these areas. Of particular significance in the commercial area along West Main Street, is the Gowanda Village Historic District, composed of five buildings including the Hollywood Theatre. This District was listed on the National and State Registers of Historic Places in 1986.

Many of the structures listed on the Historic Sites Listings in both communities have historic significance, as well as architectural importance. Still standing today are buildings associated with the most prominent individuals and families in Collins and Gowanda, including early Quaker structures, the Hathaway Store and Lapham Mill, and the residences of the Bartlett's, the Plumb's, the Sisson's and the

Richard Wilhelm's. These residences and commercial buildings represent a vast array of architectural styles that include Federal Homes of the early 1800's, such as the Turner Aldrich House, to later Neoclassical examples from the mid-1900's. Regardless of the style, whether it be early Greek or Gothic Revival, later Victorians, Colonials or Italianates ...examples of all of these architectural styles are located in these municipalities.

Another interesting reminder of the history of the Town and Village are the names of many of the roads, highways, streets and avenues in the Town of Collins and Village of Gowanda. Some of these are included in the driving and walking tour, i.e. Sisson Highway (Route 75), Quaker Road, and Taylor Hollow Road. Taylor Hollow Road is particularly interesting both as a reference to the earliest days of settlement in Collins and Gowanda, as well as for the major institutional development that is sited along it (i.e. the former Gowanda State Hospital and its historic outbuildings which have been redeveloped in the Collins Correctional Facility and the Gowanda Correctional Facility). Although not included as part of this Historic Sites Listing, the former site of the Peter Cooper Corporation and the site of the former Moench Tanning Company represent major historic reminders of the former industrial leadership of Gowanda locally, nationally and internationally.

Tour Itinerary

Refer to the Town of Collins Driving Tour map (Map 8), and the Village of Gowanda Walking Tour map (Map 9), for the route layouts, as well as the locations of the historic buildings along the routes.

The suggested entry/exit point could be Route 62 or Route 75 (Sisson Highway) in the Town of Collins.

Assuming Route 75 as the entry point, The Driving Tour would proceed as follows:

Turn west (right) at the intersection of Route 75 and Route 39... continue along Route 39 until the intersection of Route 39 with North Quaker Road.

Turn north (right) on North Quaker Road proceeding to Marshfield Road in North Collins.

Turn west (left) on Marshfield Road until it intersects with Route 62.

Turn south (left) on Route 62 until reaching Richardson Road in the Town of Collins.

Turn west (right) on Richardson Road until it intersects with Taylor Hollow Road.

Turn south (left) on Taylor Hollow Road.

Turn south (left) at the intersection of Taylor Hollow Road and Buffalo Street (Route 438).

Proceed along Buffalo Street until it intersects with, and becomes, Route 39 and travel south on Buffalo Street

Proceed along Buffalo Street (Route 39) over the bridge that crosses Cattaraugus Creek...this is the boundary between Erie County and Cattaraugus County.

At the first signal after the Bridge (the intersection of Route 62 and Route 39, turn right

At this point it is Suggested the Tour Continue as a Walking Tour in the Village

Walking Tour in the Village of Gowanda:

Parking is available along West Main Street in the commercial district, or there is parking available in a large parking lot behind this commercial area. This is accessed by turning right onto North Water Street (off Route 39 - West Main Street) immediately after the signal intersection of Route 39 and Route 62.

At this point, the walking tour begins at the corner of West Main Street and Center Street (access to Center St. at the westerly end of the parking lot or by walking along West Main Street to Center)

The walk proceeds by turning right off of West Main Street onto Center Street...proceed along Center Street to School Street

Turn left on School Street...proceed a short distance and turn left onto North Chapel returning to West Main Street

Turn right on West Main Street...proceed a few blocks to the Town Boundary sign at the hill.

The walking tour reverses direction walking back along West Main Street towards the intersection of Route 39 (West Main Street) and Route 62 (Jamestown St.)...particular notice should be given to the architectural detail of the buildings on the north side of West Main Street, and in particular to the State and National Register District Buildings located just east of the Post Office.

At the Intersection of West Main Street and Jamestown Street, the Tour can Proceed by Walking or Driving

Turn right on Jamestown St. at this intersection*...after touring sites along Jamestown St., the tour route returns to the West Main Street intersection and crosses the Bridge to return to the Erie County side of the Village of Gowanda.

Proceed along East Main Street (stay to the right after crossing the bridge) for a short distance until it intersects with Erie Avenue and turn right onto Erie Avenue. Several sites are included on Erie Avenue, as well as one on Park Street, which can act as a connector from Erie Avenue back to East Main Street

At the intersection of Park and East Main Street turn right onto East Main

*Note: there are a number of sites on Jamestown and additional sites on two connecting streets: Walnut and South Chapel Streets

The tour will now proceed as a Driving Tour into the Town of Collins along Gowanda Zoar Valley Road.

Within a block East Main will intersect with Gowanda Zoar Road. The tour has now returned to the Town of Collins...note the very beautiful historic site on Armes Hill. Continue the tour by heading east on Gowanda- Zoar Road.

At the intersection of Zoar Valley Road and South Quaker turn north (left) and proceed along South Quaker. There is a slight deviation to the Route at the intersection of South Quaker and Wheater Road to view the former farming operations of the Collins Correctional Facility...the Route then returns to South Quaker Road noticing the Lapham-Bagdad Mill at the intersection of Wheater and South Quaker

The Route continues along South Quaker Road traveling north to Route 39

At the intersection of Route 39 and South Quaker, the route turns west (left) and passes a few remaining historic sites in the Hamlet of Collins before intersecting with Route 62.

Town of Collins/ Village of Gowanda 1999 Master Plan

Map 8

Driving & Walking Tours of Historic Buildings

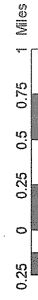
"20" = Building Number in
Tour Guide

- Historic Sites
- ===== Driving Tour
- ===== Walking Tour
(in Village of Gowanda)

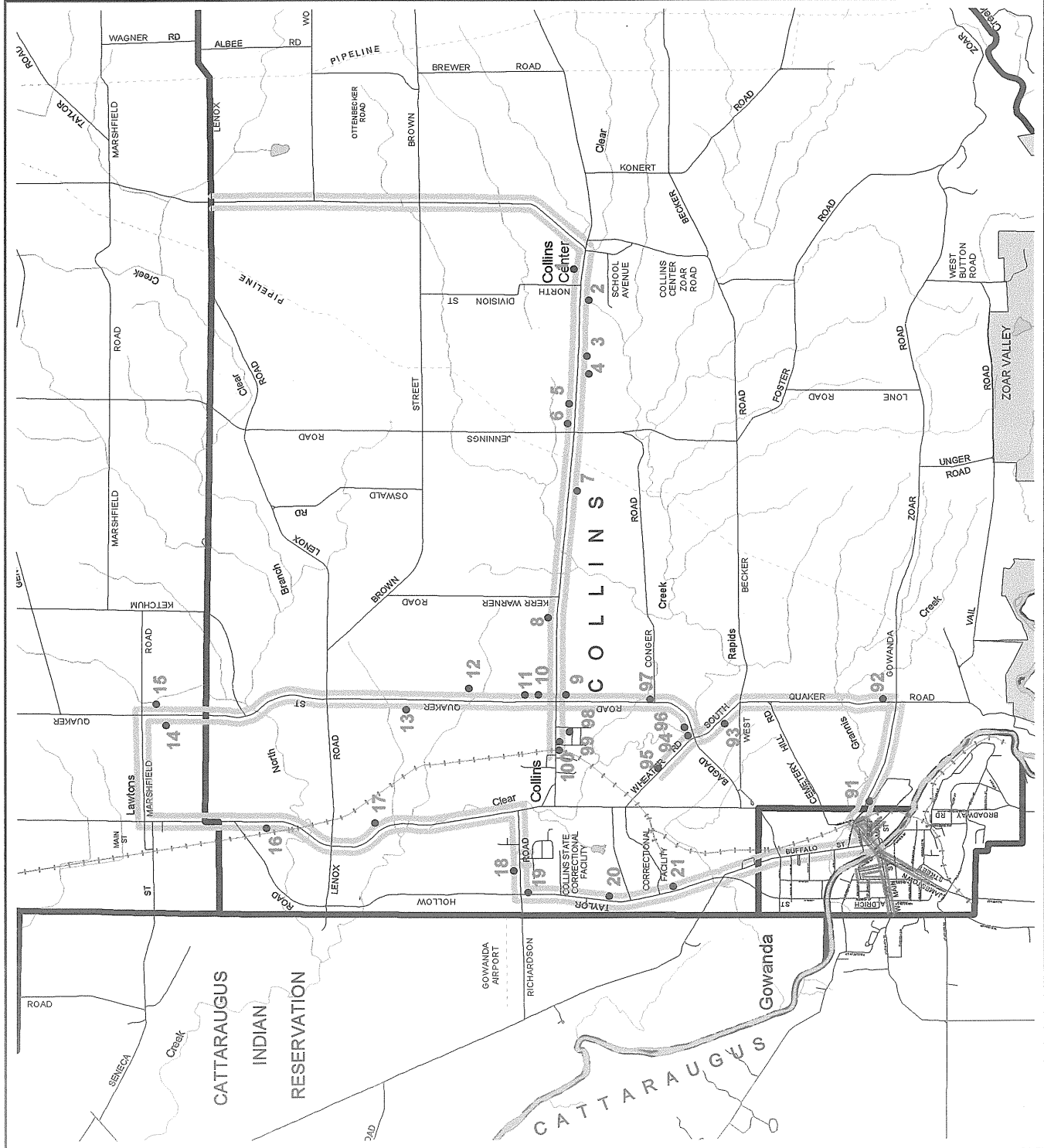
Notes:

See text for description
of tour routes.

See Gowanda map
for details on Walking Tour



Base map copyrighted by the
New York State Department of Transportation
Map prepared by the
Erie County Planning Division
6/198



Town of Collins/ Village of Gowanda

1999 Master Plan

Map 9

Driving & Walking
Tours of
Historic Buildings

"20" = Building Number in
Tour Guide

Walking Tour
Driving Tour

Notes:

See text for description
of tour routes.

See Collins map
for details on Driving Tour



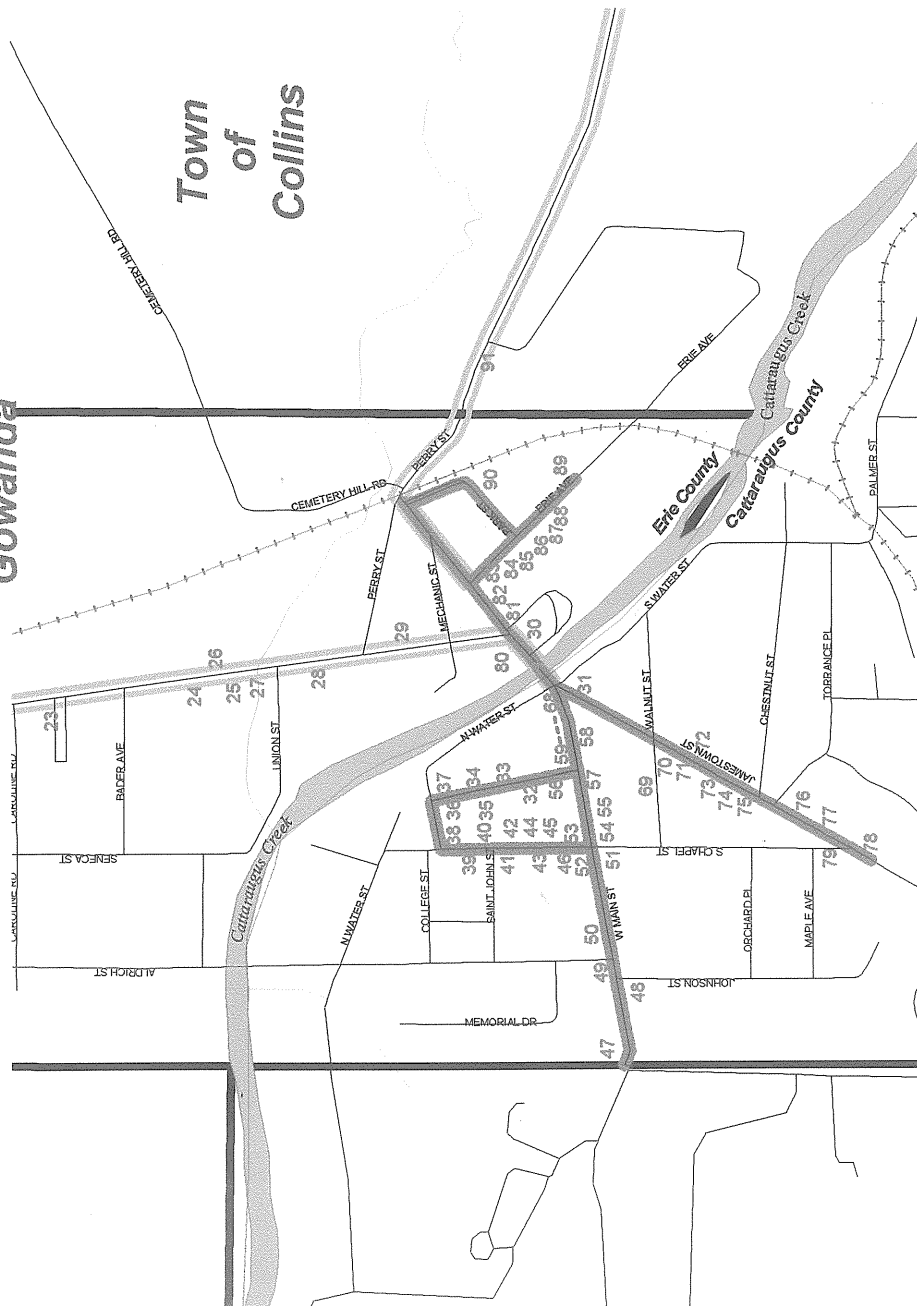
200 0 200 400 600 800 1000 Feet

Base map copyrighted by the
New York State Department of Transportation

Map prepared by the
Erie County Planning Division
6/1/98

Village of Gowanda

Town of Collins



Recommendations and Programs on Historic Resources

Overview

Communities that recognize, appreciate, protect and enhance their historic, cultural and visual resources can develop into vibrant, revitalized places that provide new opportunities for tourism and economic development. In this regard, a few months ago New York State officials advocated the development of new and expanded local and regional preservation and revitalization programs, and noted there are several State assistance programs available to further these efforts. These programs as well as other references are included later in this Chapter section. As documented previously in this Chapter, the distinctiveness of historic resources in the Collins-Gowanda area, and the history associated with them, certainly should provide cause to pursue assistance from many of these programs.

The challenge for any community, especially smaller, more rural communities such as the Town of Collins and the Village of Gowanda, lies not only in understanding the "value potential" of such resources for community revitalization. The real challenge lies in developing the action plan to develop this potential into meaningful programs and activities. While it is not essential that government assume the leadership role in developing these programs, it is important for government to have a significant responsibility and to act as an advocate. Funding and technical assistance programs and the willingness of volunteers to become involved will depend on a demonstration of governmental commitment.

Recommendations

The following suggestions are provided concerning next steps that should be considered in linking historic resources to community revitalization:

1. An official committee that could be volunteer- based should be established as soon as possible (following-up on the community's interest and enthusiasm for the Sesquicentennial Celebration). This group should be composed of historical society representatives, the business

sector, and interested citizens and have the official involvement and support of local government. A prominent, well-respected local citizen who could be an advocate for this effort would be helpful. The committee should meet on a regular basis and as soon as possible draft a "reasonable" set of goals and objectives with tasks and a completion timeline for each task. It is suggested that residents be kept advised and involved in this process as much as possible since their

support is essential to furthering these efforts. Services of a consultant or facilitator, i.e. Main Street Alliance, to work with the committee on a continuing basis is advisable, but the group should be formed even before such help may become available.

2. Furthering the historic sites inventory work initiated in this report should remain a priority task for this committee to oversee (not necessarily do itself). Recently proposed State real property tax exemptions for historic property require such substantiation, as does qualifying for benefits that could result from becoming a Certified Local Government as defined by New York State. Even developing special sections in a local zoning ordinance depend on standards and criteria associated with such an inventory program.

The historic sites listings documented in this report should provide a major impetus to securing funds to further this documentation effort. In that regard, it is highly probable that the residential area included in the walking tour, which is adjacent to Gowanda's commercial district and more particularly the Gowanda Historic District (which is listed on the State and National Registers of Historic Places), may also be eligible for National and State listing.

3. There is a need to continue and expand upon the recent efforts promoting Gowanda's Sesquicentennial, i.e. special brochures and programs such as the Holiday Tour of Homes. These special programs have created a heightened community interest and awareness and also have interested people outside of the

Town of Collins/ Village of Gowanda 1999 Master Plan
local area. Promotional brochures and events (which could, for example, include the walking/driving tour) should be marketed on a regular basis beyond the municipalities. A self-guided walking tour in Ellicottville, New York, "The Ellicottville Heritage Walking Tour" was funded by Federal, State and local sources. These efforts are important to increasing visitor interest and will be important to the long-term success of the Hollywood Theatre's redevelopment and re-use.

4. The redevelopment of the Hollywood Theatre is an exciting, challenging project and provides another means to increase community interest and involvement in linking history and commercial district revitalization. The Theatre is truly one of the most distinctive architectural structures in the Village of Gowanda as well as in near-by communities. The challenge of this type of project is not only in the costs involved in the historic rehabilitation of the structure (not restoration, which is typically cost prohibitive for most communities). As important a challenge is the development of a viable re-use plan that can offset operating costs, which typically include costly utilities. It is essential that rehabilitation efforts do not detract from the need for the development of a business plan for this facility that would include estimating real revenues that can offset operating expenses.
5. Other suggestions that should be considered as part of a Historic Resources/Community Revitalization Program Action Program include:

Developing a historic marker program for historic properties, or other community enhancement projects, i.e. painting, landscaping or other fix-up efforts. Consideration should be given to how the Correctional Facilities could provide manpower in this regard (the unique nature of this type of program with a correctional facility could enhance State grant possibilities).

Creating a permanent display and/or changing display featuring historic resources in the Town and Village, i.e. utilizing the information assembled in this report. This could be placed at the L.K. Painter Center, Town Hall, Village Hall, the libraries, in schools or in storefronts.

Finally, it is important to comment on what appears to be an impressive personal commitment on the part of many property owners in the Town and Village to maintain their historic structures in excellent repair consistent with their architectural integrity, in attractive settings. In consideration of this commitment, it is important each municipality review its regulatory procedures regarding signage, site plan considerations and zoning to assure that decisions are made that enhance and not detract from the attractiveness of neighborhoods and commercial areas.

Programs

The following lists agency/program opportunities available to further Historic Resources/ Community Revitalization efforts. Whenever possible a brief

description of the program/s available are listed, as well as an address and phone number.

1. **The State Advisory Council on Historic Preservation and the U.S. Department of Housing and Urban Development (HUD)** are working together to identify opportunities to use historic neighborhoods more effectively. This program is currently assisting Newburgh and Utica, New York to plan for to the revitalization of their inner-city historic districts.

Housing Rehabilitation Programs are available for low and moderate income-eligible first time homeowners, eligible residential owner-occupied properties, and rental property for income-eligible tenants

Contact for Additional Information:

Community Development Block Grant Program
U.S. Department of Housing and Urban Development
Buffalo Regional Office
465 Main Street
Buffalo, NY 14202
716-551-5755

Erie County Community Development Block Grant Consortium (CDBG)
Erie County Offices - 10th floor
95 Franklin Street
Buffalo, NY
716-858-8390

2. **The Empire State Development Corporation** provided a grant to the Village of Akron, New York in 1997 to support a program to enhance the 19th Century look of Main Street in the Village. This included repaving of streets, tree plantings, and old-type street lamps and cash grants for merchants to upgrade the facades of their buildings.

Contact:

Empire State Development Corporation
Liberty Building
Suite 717
420 Main Street
Buffalo, NY 14202
716-856-8111

3. **Farmers Protection and Farm Preservation Act of 1966** offers programs which encourage the protection and use historic farmsteads and their support buildings throughout New York State. The act offers a taxpayers a credit against state income tax toward the **rehabilitation of historic barns** (if not used for residential purposes).

Contact for Additional Information:

New York Farm Bureau
P. O. Box 992
Glenmont, NY 12077-0992
518-436-8495

4. **The Main Street Alliance Program** is dedicated to downtown preservation and economic development particularly in smaller communities. It also supports special projects for eligible communities i.e. farmer's markets, storefronts rehabilitation. This program is affiliated with the New York State Planning Federation.

Contact:

New York Main Street Alliance
P.O. Box 1070
Albany, NY 12201
1-800- 989-NYMS

5. **The New York State Council on the Arts** provides technical and funding support for non-profit agencies that further the availability of artistic programs and performances of high quality to the citizens of New York State. The many types of assistance programs made available would be of particular relevance to the Hollywood Theatre's programming efforts directly. In addition, increased cultural programming to the area as part of a long-term marketing plan before the Theatre opens should also be considered.

Contact:

The New York State Council on the Arts
915 Broadway
New York, NY 10010
212-387-7000

6. **The New York State Council on the Humanities** provided funding assistance as part of Ellicottville, New York's Historic Walking Tour. Furthering awareness of the heritage of the Collins-Gowanda area may also be of interest to the Council.

Contact:

New York State Council on the Humanities
198 Broadway - 10th floor
New York, NY 10038
212-233-1131

7. **The Historic Preservation Field Services Bureau**, an agency which is part of the New York State Office of Parks, Recreation and Historic Preservation, administers programs authorized by the National and New York State Historic Preservation Acts. The Bureau should be considered the major contact for information and guidance concerning the protection and revitalization of historic resources. It's primary goal being "... to make preservation a tool to improve the quality of our environment and a catalyst for community revitalization and tourism". It administers several programs in this regard. Each region in the State has a staff liaison.

Historic Resources Surveys...grants and technical assistance are available to help communities identify historic properties and effectively incorporate them in economic development efforts.

New York State and National and State Registers of Historic Places...eligibility for this listing can provide access to a variety of programs including the federal preservation tax incentives.

Certified Local Government Program (CLG)...eligibility for this program provides a priority status when being considered for a variety of assistance from state and federal preservation programs.

New York State's Environmental Protection Fund Program and the Historic Preservation Program grants made available by the Clean Water/Clean Air Bond Act of 1996 provide funding for the acquisition, development and improvement of parks, historic properties and State Heritage Areas. A major funding priority for these programs is for projects that enhance the revitalization of downtown business districts. Note: Each region in State has a staff liaison.

Contact:

Historic Preservation Field Services Bureau
Peebles Island State park
P.O. Box 189
Waterford, NY 12188
518-237-8643

Chapter 6

Agricultural Economy

Background

Agriculture in the Town of Collins has always been a major part of the economic activity of the town. A wide variety of agriculture took place in the early years of the Town, including dairying and the production of dairy products (by 1880 nine cheese factories were listed and several more were added later), fruit and vegetable production, poultry and egg production and maple sugar and syrup production. A more detailed description of the Town's agricultural history and background can be found in The Collins Story¹, which shows how agriculture evolved up to the 1960's.

The referenced document indicates what is visually evident in the Town's agriculture today. The cheese factories have ceased to operate, together with the milk plants. The extensive peach and apple orchards are no longer (peach orchards once flourished where the hamlet of Collins is situated) and poultry and egg production has given way to the competition by larger operations in other areas.

¹The Collins Story, A History of the Town of Collins, Erie County, New York, by Levinus K. Painter, 1962.

Agricultural Operations and Productivity

The number of agricultural operations and productivity has changed markedly over the years. The Census of Agriculture, which first reported agricultural activity in 1930, reported 268 farms on 27,000 acres. In 1964, the last agricultural census year², 119 farms on 26,600 acres County-wide basis, the latest Census of

Agriculture in 1992 shows that while farm numbers are declining, the average acreage per farm continues to increase - a trend that is evident not only in the Town of Collins but in Erie County, the State and the Nation. An increased level of mechanization in all areas of agriculture has been an important factor in allowing large farms to be operated with less and less labor.

²The 1964 Census of Agriculture is the last year that figures were reported on a town basis. Since then, the Census of Agriculture is reported by County as the smallest area denomination and is now reported every 5 years for the years ending in 2 and 7. Thus the next Census of Agriculture will be reported for 1997.

Figure 14
Census of Agriculture for Selected Years
Town of Collins, NY

<u>Year</u>	<u>No. of Farms</u>	<u>Land in Farms</u> (acres)
1930	268	27,004
1945	246	28,082
1950	208	26,689
1954	189	27,238
1959	157	25,755
1964	119	26,631

Source: US Census of Agriculture
(Census of Agriculture by Townships no longer reported after 1964)

The Present

Agriculture still maintains a stronghold on the Town's economy. One only needs to drive through the various areas of the town to see the evidence of agriculture. There is a strong tie to the land as agriculture contributes significantly to the economy of the Town. The annual spring Collins Plowing event becomes a rite of spring, signifying the importance of the land and the coming season for crop planting.

Changing times and market conditions, however, have had an impact on agriculture as witnessed by the changing agricultural operations. This has not diminished the extent of agriculture appreciably as farmers and growers adjust to the change. While dairying is by far the largest type of agricultural operations, cash crop farming (in grains and vegetables) and horticulture specialty growing and equine operations add to the diversity. Nursery production ranging from raspberry and

strawberry plants to ornamental nursery stock production exists, although in a limited fashion. Some U-pick operations for raspberries and strawberries are available.

The agricultural operators in the Town of Collins took the initiative in 1975 to petition the Erie County Legislature to form an agricultural district in accordance with the New York State Department of Agriculture and Markets law, Article 25-AA. This law enables the county and state to certify the creation of such districts as a means of assisting agriculture by providing incentives to farmers and growers and assisting in farmland protection endeavors. An agricultural district must be recertified every eight (8) years by the county and state, the Erie County Agricultural and Farmland Protection Board and the Department of Environment and Planning play a major role in collecting data, analyzing the data and making recommendations to the Erie County Legislature. As a part of its data collection, a survey of agricultural operators is conducted.

As the Collins Agricultural District is not due for recertification until the Year 2000, the data collected from the survey six (6) years ago is being utilized for this report. Inasmuch as an agricultural survey of agricultural operators would be undertaken in 1999, it was felt that another survey should not be undertaken at this time, as the agricultural changes have not been very significant since the survey undertaken six (6) years ago. Some updating has been undertaken, however, via field inspection and discussions with various resource individuals.

The significance of the agricultural district is the acknowledgement and recognition of agriculture in the Town of Collins on the part of the public and local, county and state governments. The entire Town of Collins, except for the hamlets of

Collins and Collins Center and the Village of Gowanda, is situated together with an area north of the Village, within the agricultural district.

The agricultural lands in the Town of Collins are primarily situated in Residential-agricultural (RA) zones except for pockets of Commercial (C) and Manufacturing (M). Strip-like Residential (R) zones exist along major roads even though active agriculture is evident along many of these roads.

Water and sewer districts are not situated in the agricultural areas. (Water districts are in the Village of Gowanda, Correctional Facility and the hamlets of Collins and Collins Center. Sewer districts are situated in Village of Gowanda and the Correctional Facility.

Land in Agricultural Use and Present Types of Operation

A windshield survey, using a parcel base map of the Town of Collins was utilized to outline the agricultural lands that are designated on Map 10. Field maps, not a part of this report, designated the usage of these lands to give an indication of the variety of agricultural practices. A detailed breakdown of land in agricultural use and a breakdown of agricultural operations by principal enterprise, gross farm sales, and total farm investments can be found in the Appendices to this report. This information was provided for the agricultural recertification in 1991 and is being used for purposes of this report. Field investigation

and contact with a number of resource individuals has revealed little change in the total agricultural scenario for the Town of Collins. Obviously, acreages may change over time resulting from an operator's needs and the market economy. Several farms have ceased operations by the owners but the land is rented to other operators, thereby continuing the agricultural use of the land. At the same time, a number of farms have expanded operations. It is estimated that the number of agricultural operations currently existing in the Town of Collins are those as indicated in Figure 15.

Figure 15 - Types of Agricultural Operations*
Town of Collins

<u>Agricultural Category</u>	<u>Number</u>
Dairy	18
Cash Crop (grain & vegetables)	10
Livestock (other than dairy)	5
Horticulture (including nursery)	<u>2</u>
Total	35

*Estimated for 1997

While the Collins Agricultural District as a whole contains 24,200 acres, approximately 15,000 acres or 63% of the district is in agricultural use. On a town-wide basis, this equates to about 50% of the town acreage of 30,000+ acres. A percentage of the agricultural district contains formerly active farmland that is now inactive. Some acreage is inactive due to government programs such as the

Conservation Reserve Program. Other reasons such as economic conditions, soil quality and personal factors such as the death of a family member, retirement, financial dilemma, or lack of someone to take over the family farm can come into play. It becomes very significant however, in that the Town of Collins is primarily an agricultural community, and agriculture plays such a prominent role in its economy.

Agricultural Economic Impact

While it is difficult to determine the economic impact of the agricultural economy as a result of these operations, the gross sales of agricultural products in 1991, at the time of the agricultural district survey, was reported as approximately \$6 million. According to a formula devised by Cornell University, Department of Agricultural Economics, approximately 80% of the gross sales figure can be determined to be spent on

goods and services purchased from the larger community. Thus, it was estimated that \$4.8 million was so spent, as a large portion of agricultural dollars spent on seed, fertilizer and equipment are normally spent close to home.

Agriculture is a major contributor to the economic well being of the community by its reduced demand for services. The American Farmland Trust

has conducted cost/benefit studies in various towns across the country including the New York counties of Dutchess and Schuyler. The unanimous conclusion is that farmland pays more in taxes than it requires in services, thereby becoming more cost effective to keep land in farming rather than encouraging residential development. A similar benefit exists with commercial and

Town of Collins/ Village of Gowanda 1999 Master Plan
industrial uses. However, as the latter generate more jobs, more demand for residential development is created which in turn creates more demand for services. While more than paying for itself, farmland also provides fresh food, protects wildlife, keeps land open and attractive and can provide attractive vistas, which can become an attraction to tourism.

Future Plans for Agriculture

As indicated earlier, approximately 50% of the town's acreage, or 15,000 acres, is in active agricultural use. This, therefore, means that another 15,000 acres is in non-agricultural use or vacant. As such, there is little or no pressure on development of agricultural land except what pressure may exist in a selected area(s) such as Route 62 as it extends northward from the Village of Gowanda. This raises the question, then, regarding the extent of agricultural protection efforts that should be considered in a town such as Collins. As revealed on the land use map, agriculture is scattered throughout the town - except for the hilly, steep-slope areas of Zoar Valley - there is no specific concentration.

Prime soils, however, are a resource that is significant in Collins, as shown on Map 6. In many areas of the County, these soils merit careful analysis to determine their use for agriculture. In Collins, considerable development has occurred on these prime soils, such as the Route 62 area, north of Gowanda,

and the hamlets of Collins and Collins Center and the subdivision development. The balance of prime soils, outside of these developed areas, is in most instances, utilized for agriculture. In addition, some gravel mining occurs on such prime soils, such as is found at Gernatt's on Taylor Hollow Road.

At the same time, it should be noted that some excellent agricultural practices are occurring on lands that are less than prime. The excellent farms on Jennings Road, north of Rte. 39 are a prime example. Other active agricultural operations exist on similar less than prime soils.

The agricultural economy is affected by many outside forces, as are most other economies. Government policies at all levels can have a major effect upon the industry, as can competition, surplus development, development of raw agricultural products, etc. For the dairy farms, for instance, the current low milk prices and the discussion statewide as to the

direction a dairy compact of farmers might take, will have major implications on the life of the dairy industry. Canadian imports can have major effects upon the horticulture industry. Tax provisions such as the NYS Farm Property Tax Credit Program that applies to farmers starting in 1997, the School Tax Relief (STAR) Program providing tax benefit for all homeowners (including farmers), and the increase in Estate Tax exemptions in New York State from \$115,000 to \$600,000 (\$1.3 million at federal level) can have an

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appreciable effect upon the continuance of agriculture at the local (town) level, as well as the larger county and state levels.

Regardless, it appears that due to the major investment in agriculture in the Town of Collins, this industry will continue, and should receive the support of the community so that it may remain a significant contributor to the economy. With that in mind, the following recommendations have been put forth to enhance the continuation of agriculture.

Recommendations

Wide arrays of measures are available to a community interested in protecting its agricultural base, ranging from little or no-cost to high-priced measures. As pointed out earlier in this section, development pressures appear to be at a minimum, and may be evident in only select areas such as along Rte. 62 northward from the Village of Gowanda, where coincidentally prime farmland exists. Therefore, the following recommendations are provided as a means of continuing the agricultural base of the town with little intrusion from development potential. They are geared to providing farmland protection and a means of developing an environment conducive to continued agricultural practices.

1. Provide a careful analysis of the town's zoning structure and ordinance to determine how agriculture may be enhanced.
Zoning in existing agricultural areas

should encourage agriculture, recognize its primacy as a land use in such areas, and protect agricultural operators from adverse impacts of conflicting land uses. For example, the Residential-Agricultural District (R-A) allows everything in the preceding Residential District (R) plus agriculture and other uses. Instead, it is recommended that agriculture be ensured primacy as a land use in the R-A zoning district. Thus, agriculture would be the primary or foremost use allowed in the R-A zone with other uses permitted as secondary uses and by special exception (with Special Permit requirements). Current uses such as churches, hospitals and schools can have a major impact on agriculture and are best situated outside the R-A zone.

Residential development, if left unchecked, can continue to spring up

along road frontages to eventually cause conflict with agriculture. Consideration should be given to possible limitation on such development (for example, permitting only a limited number of lot splits from an agricultural parcel) and developing site plan criteria for residential uses in relation to surrounding agricultural land.

The excerpt from the Lancaster County, Pa. Model Agricultural Zoning District ordinance (provided in the Appendices to this report to serve as an example of a rather restricted agricultural zone. It is only being provided as a model for ideas and discussion.

2. Analyze carefully the areas identified containing prime soils to determine the extent to which exclusive agricultural zoning might be instituted, as these are the area's best farmlands for food production with minimum outlay required. Wherever possible, the Residential (R) district should be removed from the prime soils areas and be redesignated to Residential-Agricultural (R-A).
3. Add roadside stands or small farm market stands as an allowable use in the R-A district. This would provide an opportunity to sell farm fresh products, produced at the farm as a zoning right. Additionally, the Village of Gowanda should give consideration to establishing a farm fresh market to provide a ready outlet for farm fresh products to meet local consumer needs. This, in turn, provides an opportunity for the

farmer or grower to capture a retail value for the produce. Furthermore, this would provide an added attraction to draw people into the Village, and could be promoted as a part of organized tours intended to bring tourists into the area. Tourism and promotion of the Village are more fully explored in the chapters on historic preservation and economic development.

4. Review the provisions of the County's Right-to-Farm law and adopt a similar local ordinance. While the NYS Agricultural District Law contains such provisions as part of an agricultural district, the local provisions can provide requirements beyond those in the state law. The main provision in the law is to inform landowners within or near an agricultural district that normal agricultural practices such as noise, dust, manure spreading, pesticide application, etc. can be anticipated and are conducted within the district as a right.

It is further recommended that Realtors conducting business in the Town be alerted so that they, in turn, can alert prospective property purchasers of this right. The provisions can also deal with the manner in which disputes between the farmer and property owner(s) can be handled.

5. Require a disclosure statement be provided in advance of a property sale to alert prospective purchasers of the agricultural district and its activities. This is now required on a

Real Property Transfer Form (EA-5217) at the time of transfer but does not alert such buyers in advance nor is the statement found on the transfer form. While such disclosure is required in the NYS Agricultural District Law, Sec. 310, the disclosure statement can be modified and be a part of the local law or the zoning ordinance, whichever instrument may be utilized by the Town of Collins. An example of such a statement is provided in Appendix 8 which was adopted by the Town of Marilla in early 1997.

6. Subdivisions and mobile home parks should be listed as a permitted use only in the Residential (R) district. This would provide assurance to the agricultural community that the agricultural areas would not have to face such development occurring as a matter of right.
7. Be cognizant of the requirements on when an Agricultural Data Statement is to be filed for proposed development actions so that an affected farmer in the agricultural district can be informed. A copy of such statement can be found in Appendix 9.
8. Reach out to all agricultural landowners (including those who rent their lands for agriculture) so that they are aware of the benefits of the agricultural district including the agricultural assessments. By encouraging landowners to keep land in agriculture, it becomes a tax benefit to them and ultimately plays an important role in keeping potential development from occurring on such lands.
9. In addition to the above measures, consideration should be given to other farmland protection techniques to insure the continuation of the agricultural industry. These include:
 - a) Developing a conservation easement program for prime and important agricultural landowners, who can either donate or sell the easements, depending upon the program set up by the locality. While such a program could be developed to be strictly voluntary, some localities such as the Town of Perinton, in Monroe County have developed their programs to provide a tax break on a sliding scale, depending on the length (in years) of the easement. Such tax reduction would be above and beyond those provided in the agricultural district program. New York State Authority for such easements is allowed under Section 247 of the NYS General Municipal Law.
 - b) Exploring such techniques as Purchase or Transfer of Development Rights to determine whether the Town of Collins may utilize such techniques in the future. While a Purchase of Development Right Program (PDR) can be costly, and a Transfer of Development Right Program (TDR) complicated, they can work within a proper local framework.

Grant dollars have been made available in New York State in 1996 and 1997 for the purchase of development rights and conservation easements, although a percentage of cash is required on the part of the locality. The Town of Amherst is currently involved in such a program, known as the NYS Farmland Protection Program administered by the NYS Department of Agriculture and Markets. It is anticipated that such funds will continue to be made available in the future as part of the State Legislators' budget. There may be an opportunity for the Town of Collins to consider such application. Approval of the master plan containing the agricultural element would be a prerequisite to forwarding it to the Erie County Agricultural and Farmland Protection Board for its approval. A certain cash match (the latest having been 25%) would be required. It would be an opportunity to acquire

conservation easements, for example, with state assistance.

- c) Provisions for requiring buffer strips in certain developing areas can be helpful in placing a physical barrier between potential conflicting land uses. Such provisions can be placed in the zoning ordinance and subdivision regulations, for example. Such buffer strip requirements might be applied to future developing areas such as the Route 62 area and any potential expansion of development around the hamlets of Collins and Collins Center.
- d) Formation of an Agricultural Board (or similarly named group) to oversee and comment on agricultural issues that may arise within the Town. Such board could provide useful comments to the Planning Board and Town Board of Collins and serve as a link between the County's Agricultural and Farmland Protection Board and the Town.



Conclusion





Many other farmland protection measures and techniques are available. The ones specifically referred to in this report appear to be most apropos to the Town of Collins in dealing with agriculture. However, Appendix 10 contains excerpts from the 1993 publication of the American Farmland Trust entitled "Agricultural and Farmland Protection for New York". Also, the "Erie County Farms for the Future, an Agricultural and Farmland Protection Strategy" completed in 1996 should be utilized as an important reference with regard to the broad issue of farmland protection.

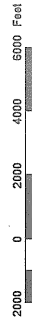
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Map 10

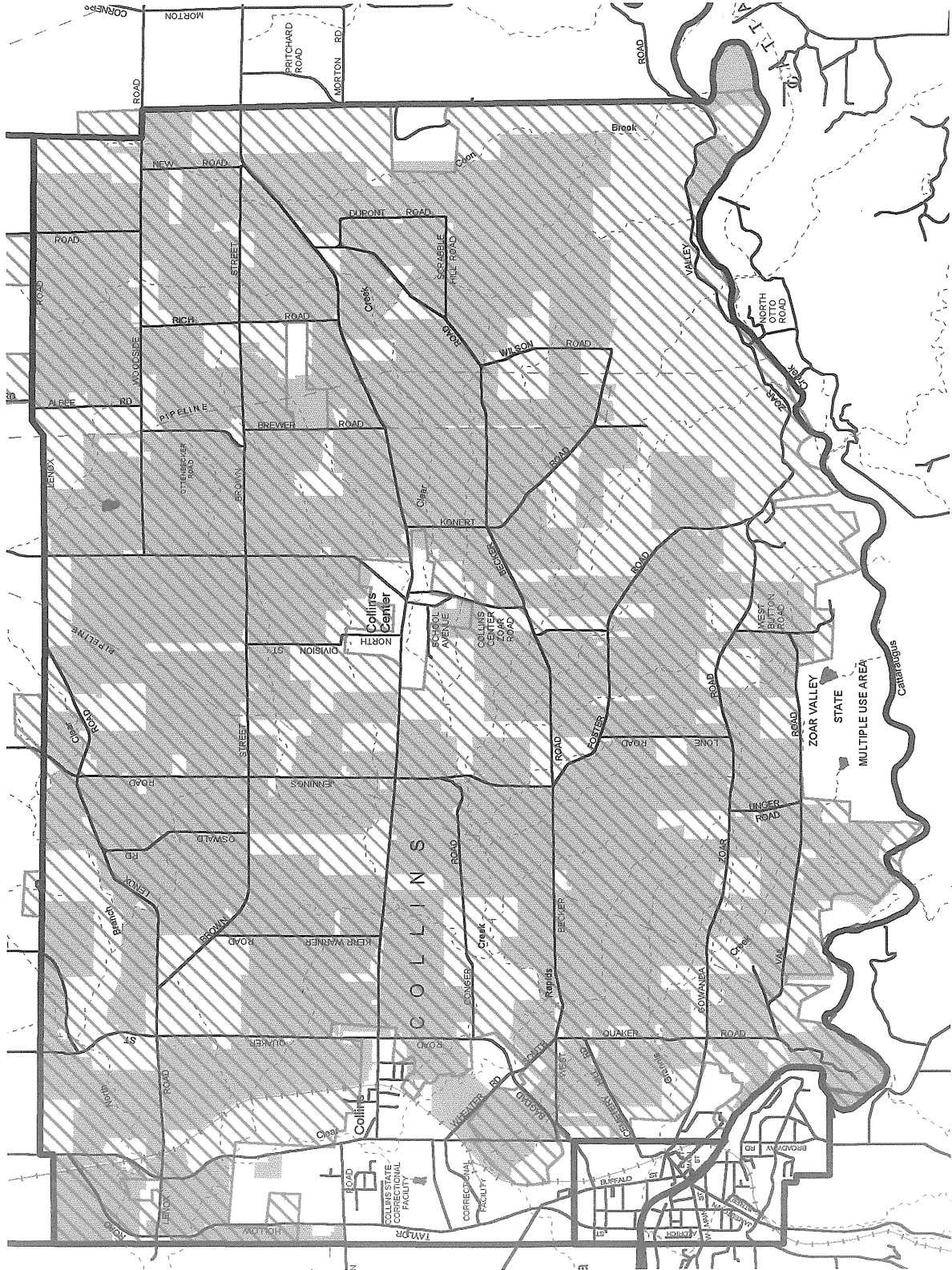
**Agricultural Districts
and
Current Agricultural
Land Uses**

 Agricultural Land Uses
 Agricultural Districts

 Roads
 Railroads
 Utility/ Trail Corridors
 Streams



Base map copyrighted by the
 N.Y.S. Dept. of Transportation
 Map prepared by the
 Erie County Planning Division
 June, 1996



Chapter 7

Economic Characteristics

Introduction

The overall economic development goal of the master plan is to preserve and strengthen the local economic base. The means to achieve this is to establish a diversified community where money is brought into the community from external sources, thus creating wealth for the community. This wealth creation is the engine that helps support a community's commercial and retail base.

Clearly, the Collins-Gowanda area has a strong agricultural component in its economic base. One of the primary objectives of this plan, therefore, is to protect as much prime agricultural soil as possible from development, since this soil ultimately supports the agricultural economy of the community, and to promote this very asset. However, beyond the obvious importance of agriculture to the local economy (which is more fully described in Chapter 6), this section will focus on three other "economic engines" that create wealth for the community. First, manufacturing, because the end product usually is exported out of the community, thus bringing outside money into the area. Second, tourism, as it brings in visitors who spend money on local attractions. Finally, governmental investment, other than local government,

that comes at a state or federal level for facilities such as prisons, army bases, or federal agencies.

For the majority of the 1900's, the Collins-Gowanda area has actually had a diversified mixture of manufacturing and governmental investment. Key manufacturers have included the Peter Cooper Glue Factory and the Moench Tannery, which provided over 500 jobs in the late sixties, and early seventies. The State's investment in the Gowanda Psychiatric Center provided about 985 jobs until 1991. However, the diversified business climate that served the community well for most of the century, has changed.

The Collins-Gowanda area is now clearly benefiting from the State's investment in the Collins & Gowanda Correctional Facility. This is a strong generator of employment for the local economy. However, as can be attested to by other military (or government) based economies who have lost their main employer (i.e. Giffiths Air Force base in Utica), over-reliance on government employment can devastate and destroy a community. In fact, the Collins-Gowanda area would have been economically stressed after losing the Gowanda Psychiatric Center if the

correctional facility hadn't been sited in Gowanda. Fortunately, the Collins-Gowanda area has architectural and natural resources which make the community attractive for tourists, and this vehicle is examined further in both the special opportunities section and the historical section. In addition, after examining the past and current employment base, the indicators point out that, while the manufacturing sector is posed for growth and development, it may be limited by the current business environment. To identify the current economic environment and present

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recommendations for the next 20-25 years, this report:

- I. Examines past employment (last 20-25 years).
- II. Analyzes the current employment base.
- III. Identifies industrially zoned land.
- IV. Surveys business districts and identifies commercial markets.
- V. Provides recommendations for Industrial and Commercial Development.
- VI. Describes "Special Opportunities"

Village of Gowanda Labor Force Comparison (1970 - 1990 Census)

Industry	1990		1980		1970	
	EMP #	%	EMP #	%	EMP #	%
Agriculture	22	1.67%	13	1.05%	0	0.00%
Manufacturing - Construction	332	25.19%	371	29.97%	469	30.18%
Retail	224	17.00%	165	13.33%	331	21.30%
Services	130	9.86%	116	9.37%	113	7.27%
Public	610	46.28%	573	46.28%	641	41.25%
	1,318	100.00%	1,238	100.00%	1,554	100.00%

Historical Background

To understand the current economic climate, this section provides a synopsis of the past by looking at three (3) periods in time, using labor force census figures and employment figures gathered from industrial directories and newspaper articles. The three points in time are: 1970 - 1979, 1980 - 1989, and the 1990's. Census data for labor force comparisons (see Attachments in separate report) from 1970 to 1990 were

only available for the Village of Gowanda. While the agricultural component of the overall Collins-Gowanda area is not reflected well in the census data presented below, it does give a good picture of the other sectors that have had a high percentage of business in the Village. The manufacturing and construction sector was combined due to different reporting methods through the 20-year period.

1970 - 1979

In 1970, the Collins-Gowanda area had a well-diversified mix of manufacturing and governmental employment. The Peter Cooper Corp., the Moench Tannery, and the Gowanda Psychiatric Center provided a stable base of employment. According to the 1970 New York State (NYS) Industrial Directory, the Peter Cooper Corp. employed 800 persons in all of their plants (around 250 plant and office personnel in Gowanda), and the Moench Tannery employed 575. The 1970 Labor Force Census figures reflects a healthy 34.22% in manufacturing - construction, and 46.75 % in public service sector. The retail industry and service sectors

accounted for 15.74% and 3.28% respectively.

In 1971, the Peter Cooper Corp. closed down their animal glue manufacturing plant, which resulted in a loss of about 150 jobs. However, the company did keep its corporate offices, technical laboratory personnel, sales and an industrial adhesives facility, which in total employed around 75-100 people. Around this time period, Gowanda Electronics, which was created in 1963, was starting to grow larger. The first records on Gowanda Electronics were found in the 1972 NYS Industrial Directory which listed 90 employees.

1980 - 1980

The loss of 150 manufacturing jobs at the Peter Cooper Corp. in 1971 is slightly tempered by an increase in employment at Gowanda Electronics

that lists 200 employees in the 1980 NYS Industrial Directory. The directory reports that Moench Tannery is now employing 340 employees.

The loss of jobs from the Peter Cooper Corp. is reflected in the Census figures, where the net loss of jobs reported in manufacturing - construction sector is 77 jobs, a net decrease of 17%. The percentage of the labor force in manufacturing-construction is just under 30%, while the public service sector still represents a healthy 46.28% of those employed. The service sector had the biggest gain of 73 jobs and now accounts for 9.37% of the total persons

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employed. The retail sector decreased slightly and dipped in its percentage from 15.74% in 1970 to 13.33% in 1980.

The stage is set in 1981 for a lower 1990 census figure in the manufacturing - construction sector, when the Peter Cooper Corp. moves its headquarter operations and industrial adhesives facility to Charlotte, NC. This loss of jobs is compounded by the loss of approximately 40+ acres of usable industrially zoned land.

1990's

The employment figures given in the 1990 NYS Industrial Directory are 400 employees for the Moench Tannery and 230 for Gowanda Electronics. The manufacturing - construction sector decreased by 26% since 1970 (see Attachments in separate report) and has dropped to its lowest percentage (25.19%) of the 20-year period. The public service sector has not changed much since 1970's as the percentage of those employed remained in the 46% range and the net loss in individuals is two (2) people. The retail sector increased by 36% since 1970 and now accounts for 17% of the total employed. The service sector also continues to increase and represents 9.86% of those employed. In fact for the first time, the combination of the retail and service sectors account for a larger percentage (26.86%) of overall employment than the manufacturing-construction sector.

While the overall number of those employed in 1990, 1,318 persons, is similar to the 1970 total of 1,309 persons, the economic situation is weakened for two important reasons. First, the overall wealth

of the community will be decreased as the service and retail sectors take on more prominence in 1990. The retail and service sectors tend to sell their goods locally, whereas manufacturing typically exports its goods outside the local area. The export of goods is what brings additional wealth to the community. Second, the retail and service sector jobs tend to be lower paying occupations, thus leaving individuals with less disposable income to spend in the local community.

As the Collins - Gowanda area heads into the 20th Century, its manufacturing base will be even lower as the Moench Tannery closed in 1992, and 188 manufacturing jobs were lost to the community. Once again, usable industrially zoned land of approximately 50+ acres is also lost. In addition, the numbers employed at Gowanda Electronics now range from 120 to 150 employees.

The diversity that once was strength for the Collins-Gowanda area is now heavily skewed in one sector - public service. This

sector was dealt a severe blow in 1991-1992 when the Gowanda Psychiatric Center closed eliminating 985 jobs. If not for the

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opening of the Gowanda Correctional Facility in 1994, the community could have easily fallen into an economic abyss.

Current Employment Base

Comparisons of the 1990 Census labor force characteristics shown in Exhibit A were made between the Town of Collins (which included both sides of the Village of Gowanda) and six (6) other municipalities of similar size and characteristics: Town of Aurora (Aurora-East Aurora area); Town of Concord (Concord-Springville area); Town of Eden; Town of Holland; Town of Newstead (Newstead-Akron area) and the Town of Sardinia. The intent was to compare employment by sector and then analyze differences.

The most noticeable difference was the percentage of people employed in public services and manufacturing as opposed to other municipalities. Public Services accounts for 40% of the total employment mix in the Town of Collins (Collins-Gowanda area), while the closest percentage in peer municipalities is around 30% in the Town of Aurora

and the Town of Concord. The Towns of Eden, Holland and Newstead range from about 26% to 23%, and the Town of Sardinia is around 17%.

The Town of Collins, with 21%, has the lowest employment percentage of the six municipalities in manufacturing. The next closest is 25% in the Town of Sardinia. The Towns of Aurora, Concord and Eden range from about 26% to 27% and the Towns of Holland and Newstead have around 34% employed in the manufacturing sector. Note that the Town of Collins, with the lowest manufacturing percentage, also has the lowest combined percentage of retail and service sector at 28%.

The dependence on the public service sector is further demonstrated when you look at the area's Top Employers:

Major Employers:

(Source: Gowanda Community Profile Publication & GBP Industrial Directory)

Gowanda Correctional Facility <i>Prison</i>	Number of Employees: 800
Collins Correctional Facility <i>Prison (Medium Security)</i>	Number of Employees: 590
Western New York Developmental Disabilities Services Office <i>Services for people with developmental disabilities.</i>	Number of Employees: 275 (Gowanda Area)
Tri-County Memorial Hospital <i>Acute/ambulatory health care services</i>	Number of Employees: 251
Gowanda Central School District <i>Public school district</i>	Number of Employees: 220
Gowanda Electronics <i>Electronic Components, industrial devices</i>	Number of Employees: 120
Gernatt Asphalt Products <i>Sand, gravel, asphaltic concrete</i>	Number of Employees: 110

The number of public service jobs provided by the area's top 7 employers totals 2,136 (90%), while manufacturing totals 120 jobs (5%), and

construction totals 110 jobs (5%). The public service sector is by far the primary employer and economic generator in the Collins - Gowanda area.

Industrial Land Survey

In order to determine if the Collins-Gowanda area had enough industrial zoned and usable land, land use maps, zoning maps and environmental documents were reviewed, and site visits were conducted. Zoning maps for Collins and Gowanda are presented on Map 11 and 12,

respectively. At first glance, the current land use maps for Collins-Gowanda show an abundant amount of land for industrial development. However, in interviews with employers, a lack of usable industrial space was identified a detriment to future expansion and business attraction.

Town of Collins

In the Town of Collins, most of the industrial land exhibited on the current land use map is either being used for gas wells, or the terrain is unsuitable for development. The land identified around Cemetery Road is either being used for a cemetery, or is on steeply sloped land. In fact, only two (2) significant parcels are currently conducive for industrial purposes. Only

one parcel owned by Gernatt Asphalt Products is currently being used. The other parcel is the former Dominion Skate Company building which is currently vacant. Only the land immediately adjacent to the vacant structure is conducive for development. The remaining land is hilly terrain and separated from the road by a creek.

Village of Gowanda

In the Village of Gowanda, available land is also scarce. The majority of land around Hill Street is steeply sloped. There are several acres of usable land around Townsend Avenue, and there is one vacant building and some land for industrial purposes on Industrial Street. The potential for expansion in the industrial zoned area in the center of the Village is hampered by areas of neighboring residential development and numerous houses intruding into the industrial area.

Finally, the Peter Cooper Corp., and the Moench Tannery industrial parcels along Palmer Street are currently vacant and unused for industrial purposes. While these two properties in the past housed manufacturing activities,

the current status of the two properties are on complete opposite ends of the spectrum. The former Peter Cooper site contains partially demolished structures, a cement truck disposal area, has become a dumping ground for construction debris, and is currently under the federal EPA's Superfund status. On the other hand, the owners of the Moench Tannery site are working with the New York State Department of Environmental Conservation, and have demolished its buildings and prepared the site to a point where future plans (i.e.: golf course) are being made for this site. However, the fact remains that these properties are currently unused for industrial purposes, and may never be used in that fashion again.

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Map 11

Current Zoning

Town of Collins

See Gowanda Zoning Map
for Details on Village Zoning

Collins Zoning
 Commercial
 Manufacturing
 Residential
 Residential/ Agriculture

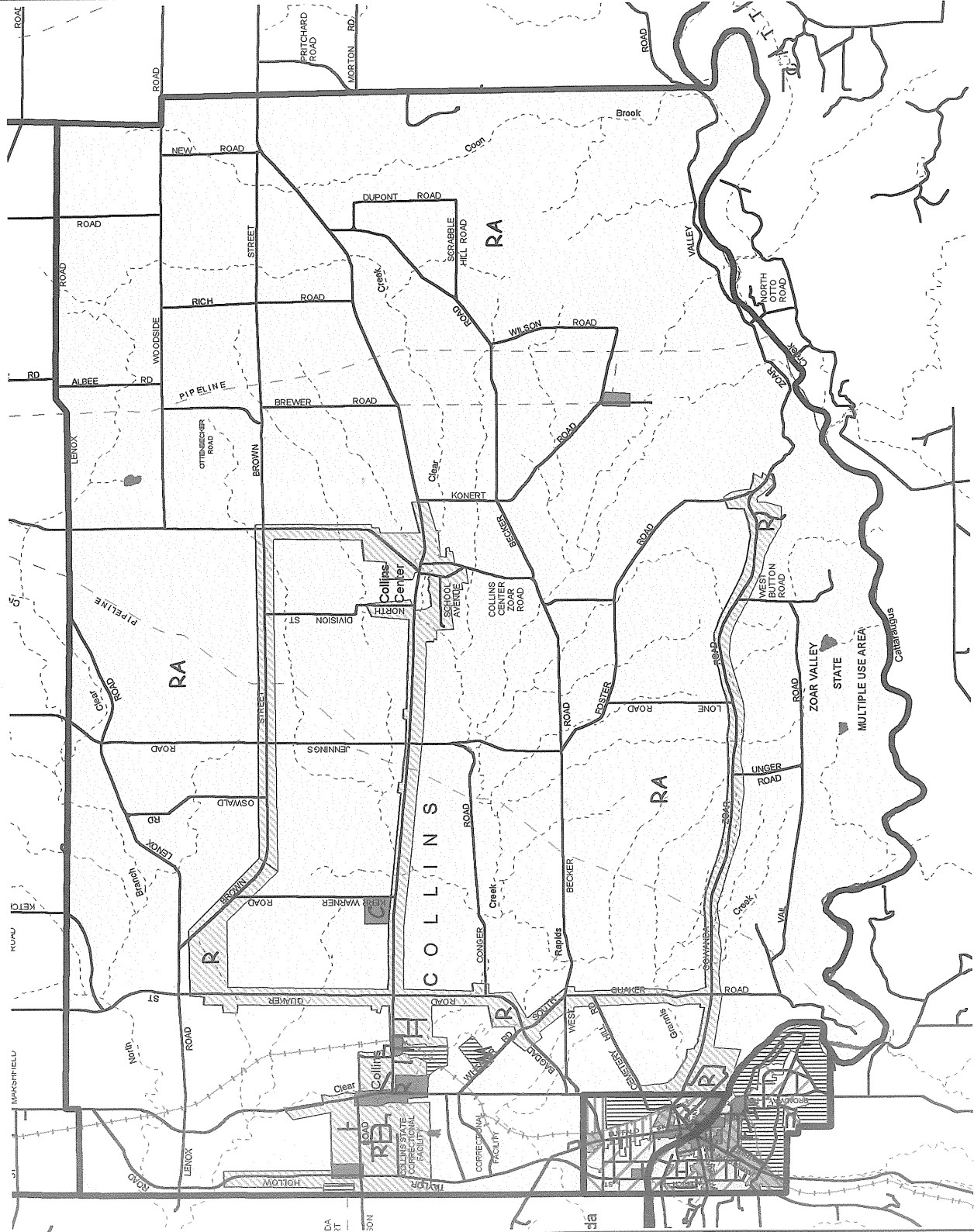
Roads
 Railroads
 Utility/ Trail Corridors
 Streams

A

2000 0 2000 4000 6000 Feet

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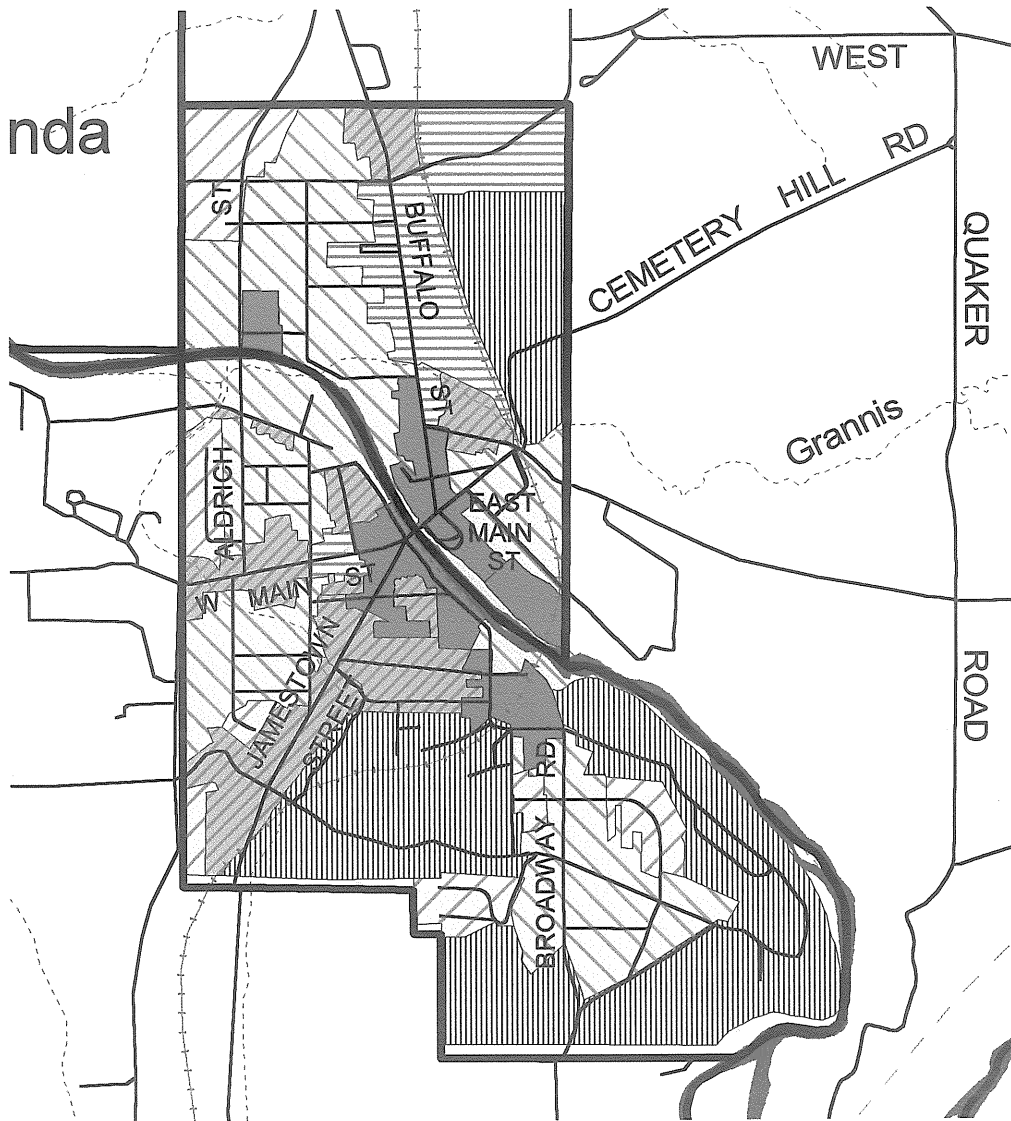
*Town of Collins/
Village of Gowanda
1999 Master Plan*

Map 12







Current Zoning

Village of Gowanda

See Collins Zoning Map
for Details on Town Zoning



Gowanda Zoning

-  General Commercial
-  Neighborhood Commercial
-  Industrial
-  Residential- Single Class A
-  Residential- Single Class B
-  Residential- Multi

Roads

-  Roads
-  Railroads
-  Utility/ Trail Corridors
-  Streams



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Commercial Market & Business District Land Surveys

Commercial Market

The market for the Gowanda Village central business district and the Hamlet of Collins is mostly local in nature. Major retail centers are located 10 - 25 miles away, (see Map 1) or about 20 to 35 minutes away to the North - Hamburg, East - Springville and West - Dunkirk/ Fredonia. Each of these centers has at least one big box

department store and grocery store. In addition, a "Gowanda Market Survey" (done in the late seventies - early eighties) by the Rural Revitalization Corporation indicates that the main customer draw is the surrounding communities such as Collins, North Collins, Brant, Perrysburg, Dayton, Persia and Otto.

Business District Surveys

The following three (3) business districts were surveyed: Village of Gowanda, Hamlet of Collins and Collins Center. Eight (8) different categories were used to identify the type of commercial activity that exist in these business districts. The eight- (8)

categories are as follows: Auto Related; Gas Stations; Grocery/Convenience; Hardware & Appliances; Professional/Service; Restaurant/Motel; Retail; and Vacancies. The survey is based on units rather than square footage.

Village of Gowanda:

The survey of the Village was done on September 4, 1997. The survey district went from the corner of Sand Hill and Buffalo Street in the County of Erie to East Main Street to the following streets in Cattaraugus County: to West Main Street and North Chapel; to Jamestown Street and Walnut Street; to South Water and Walnut Street.

The general commercial layout of the district consisted of 88 units. The

highest percentage was Professional/Service at 28%, which represents 25 units. Restaurant/Motel and Retail were both at 12 units (14%). Auto related consisted of 8 units (9%), Hardware & Appliances 5 units (6%), Grocery/Convenience 4 units (5%), and Gas Stations numbered 3 units (3%). Vacancies numbered 19 units and represented 22% of the total.

The general condition of commercial area:

- East Main Street
 - most buildings occupied
 - commercial activity was a good mix of the eight categories
 - maintenance of building varied
- West Main Street
 - most occupied buildings
 - commercial activity consisted of six categories, except gas stations and auto related
 - better quality construction
 - better maintained buildings
- Jamestown Street
 - more vacancies on this street as opposed to West Main
 - commercial activity consisted of five categories, except gas stations, hardware and appliances, and grocery/convenience
 - frame construction in many cases instead of brick
 - maintenance varied more due to more vacancies on this street
- Water Street
 - most vacancies, units appear to be used for more temporary uses.
 - commercial activity consisted of professional/service, restaurant/motel and retail
 - maintenance poorer due to more vacancies and temporary uses on this street

Hamlet of Collins:

The survey was done on December 9, 1997. In general the commercial activity is based on the Route 62 and 39 traffic. The district surveyed runs from Route 62 and Richardson Road to Route 62 and Route 39; to Route 39 and School Street. Eleven (11) commercial units were

counted and categorized as follows:
Three (3) Auto Related (27%); 3 Professional/Services (27%); 2 Restaurant/Motel (18%); 1 Grocery/Convenience, 1 Retail and 1 Vacant Structure (each at 9%).
Additional units in geographic area appeared to still be residential in nature.

The general condition of commercial area:

- A number of residential units dot the area around the rail road 1246; some in poor condition
- Some newer construction (Ames)

Hamlet of Collins Center:

The survey was done on December 9, 1997. The geographic survey ran from Route 39 and North Division Road to 39 and School Street, and then to Mill Street and School Street. Seven commercial entities were

counted and the mix consisted of the following: Two (2) Professional/Services (29%); 2 Vacancies (29%) 1 Auto Related (14%); 1 Restaurant/Motel (14%); and 1 Retail (14%).

The general condition of commercial area:

- generally in poor condition; no reinvestment
- population base too small to support significant commercial investments

Recommendations

It is apparent that the change seems to be inevitable, even in "small-town, rural" communities such as Collins and Gowanda. The community has undergone a transformation of its' economic base over the last 25 years. At present, the top employer, the Gowanda & Collins Correctional Facilities, appear to be stable. From indications in interviews, the facilities would even be posed for moderate growth in the future. However, while the community is currently benefiting from this high level of labor force participation in the governmental sector, and an increase in the retail and service sector, there should be a concern for a more diversified community. In fact, the Town of Collins community survey identified the dependence on government - public services as one of its least desirable features. To preserve and strengthen the local economic base, the area needs to become more diversified by bringing in outside wealth to the community.

As mentioned earlier in this chapter, there are three ways to achieve the goal of economic diversification: manufacturing, tourism and non-local government investment. Furthermore, the economic goals for Collins and Gowanda must include preserving as much farmland as possible, and using agriculture as part of a tourist attraction identified in the Special Opportunities section. Agriculture is prevalent throughout the Town of Collins and will continue to be the predominant land use for the foreseeable future.

Obviously, non-local government investment is already present in the area. The correctional facility has brought in outside wealth and jobs which has helped the retail sector.

However, the comparison among similar communities, using the 1990 Labor Force Census figures, and the percentage of jobs provided by the area's Top Employers highlight a trend towards a unhealthy balance skewed towards the public service sector. These same numbers also point out that the manufacturing sector is poised for growth and development. However, one very important key to attracting light manufacturing is to have available and serviceable land for this purpose.

Industrial Development

As previously described, manufacturing jobs and available industrial lands (Peter Cooper Corp., Moench Tannery) have declined over the past 25 years. The results of site inspection reveal that the area's current land use and zoning maps, especially in the Village of Gowanda, do not truly reflect the availability of industrial zoned land. The reality is that the Collins-Gowanda area is extremely low in usable industrial zoned land. Serviceable land for industrial development in the Village is approximately 4-10 acres; and of that amount, neighboring residential uses could be limiting the assembly of land for industrial uses. The Peter Cooper Corp. industrial parcels along Palmer Street are likely to stay undeveloped for years to come because of the environmental liabilities that currently

exist. The Moench Tannery is working to make their site accessible to the general public with plans that include public access (golf course, park open space). While these are good potential uses for the site, (this is examined further in the Special Opportunities section), they are not industrial. These two sites once accounted for approximately 90+ acres of industrial land.

In the recent past, the newest manufacturer with over 100 employees is Gowanda Electronics, which was established in 1963. Unless changes are made, the lack of serviceable and available industrial land will continue to be a major deterrent for attraction and growth of new or existing companies. In order attract new industries and retain and grow current companies, its recommended that the Collins-Gowanda area should:

1. Revise land use and zoning maps

Remove unusable industrial land (i.e.: cemeteries/steep slopes) from the industrial category.

2. Protect Existing Industrial Land

Use industrial zoning to protect existing industrial land in Village from individual housing encroachments.

3. Identify and Develop Industrial Park For Growth In Next 10-20 Years

There are examples of other communities within Erie County that have lost a major manufacturer, and yet have started to rebound by preparing industrial parks for new entrepreneurs

Town of Collins/ Village of Gowanda 1999 Master Plan

who reside in their immediate area. By identifying and preparing a light-industrial site, the Collins and Gowanda area will provide space for local small business startups to stay in the area. To identify land that was suitable for an industrial park and service the needs of the community, the following parameters were used.

- i. First, identify land that is physically suitable for development. Is it relatively flat? Is it in an area that is currently separated from residential development and is it adjacent to a major roadway?
- ii. Second, is the infrastructure ready, or readily available? If water and sewer lines are not currently there, can they easily be extended?
- iii. Finally, does the parcel fit in logically with the current environment and the community desires indicated in the survey?

The results of the community survey indicate several areas of consensus pertaining to the issue of economic growth. These include: Increasing employment opportunities; developing an industrial park; preserving agricultural land; expanding the water system; and expanding the sewer system in areas outside Gowanda. The loss of businesses, and a lack of employment opportunities, were identified as the least desirable characteristics of the communities.

Using the parameters above, a 60+ acre parcel on Route 62, located just north of the Village of Gowanda was

identified as being suitable for developing a industrial park that could service the area for the next 20-25 years. The area is bounded by Route 62 on the east, railroad tracks and the correctional facility to the west, and vacant land to the south. The area is currently zoned for agricultural use, however conversion of some land to industrial activity is necessary if the community is to have an available inventory of industrial land for the future.

A review of the site characteristics highlights why this is a suitable place. The land is mostly flat in nature. It is separated from residential development and has natural boundaries set by the rail-line and Route 62. The water and sewer systems currently end at the top of Sand Hill Road in the Village of Gowanda. However in discussion with local government officials, both systems can be extended to the site. In fact, the new sewer line on Sand Hill Road was designed to accommodate future expansion. Being adjacent to a rail-line also creates some marketing advantages for luring certain businesses. An industrial park in this area also fits in logically with the commercial corridor already in place along Route 62. In addition, it is close enough to benefit the commercial services in the Village's central business district.

One disadvantage to this location is that the current land use is agriculture and the community desires to preserve agricultural land. However, because the site satisfies all the other parameters and even offers attractive amenities like rail access, it remains as the "best fit" within the current economic environment, and is a logical location for an industrial

Town of Collins/ Village of Gowanda 1999 Master Plan
park. The designation of one location for industry will also help protect against pressures in the future for spot development of agricultural lands within the Agricultural District in the Town of Collins.

To attract businesses, the land must be more than simply vacant. It must be developed and ready for industrial uses. Sample industrial park parcel and conceptual development layouts are shown on Maps 13 and 14. The layout contains 20 sites ranging from 1.5 acres to 5.5 acres, and could be tailored to specific needs of companies. Rail line 1246 runs along the northwest portion of the parcel and there is the opportunity to have rail service to companies located in that section.

A loop road is shown on the plan covering a distance of approximately 2,500 linear feet. The total cost of the roadway, water, sewer, gas and electric service would be expected to exceed \$2,000,000.00, however the project could be phased as demand arises.

Identified below are potential financing sources available for the industrial park, and for new or existing industrial businesses:

i. Potential funding sources for industrial park:

New York State Department of Transportation - Industrial Access Program

This program provides funding for highway improvements that will facilitate economic development by providing or improving access to industrial facilities.

Phone #: (716) 847-3238

Erie County Community Development Block Grant Funding - Infrastructure Program

This program provides funding to local government entities within Erie County consortium communities, which includes the Town of Collins. Funding is used for infrastructure needed to encourage economic development. Examples include: access road to industrial parks, incubator buildings, sewer replacement/ extension, and water line replacement/ extension.

Phone #: (716) 858-8390

Web Site: www.erie.gov/environ/

Empire State Development Corporation

The New York State economic development representative for the Western New York area is the Empire State Development Corporation. There are a number of programs that might be applicable on a project by project basis for development of an industrial park if there is a company interested in locating in the industrial parcel.

Phone #: (716) 856-8111

Web Site: www.empire.state.ny.us

ii. Potential funding sources for local industrial businesses:

Erie County Business Development Fund Loan Program

This program provides gap financing up to \$100,000 and 33% of total project. Generally, this program has lower interest rates than conventional business loan sources and is usually used for working capital and acquisition of machinery and equipment. The loan fund is only available to consortium communities, which includes the Town of Collins and both the Erie County and Cattaraugus sides of the Village of Gowanda.

Phone #: (716) 858-8390

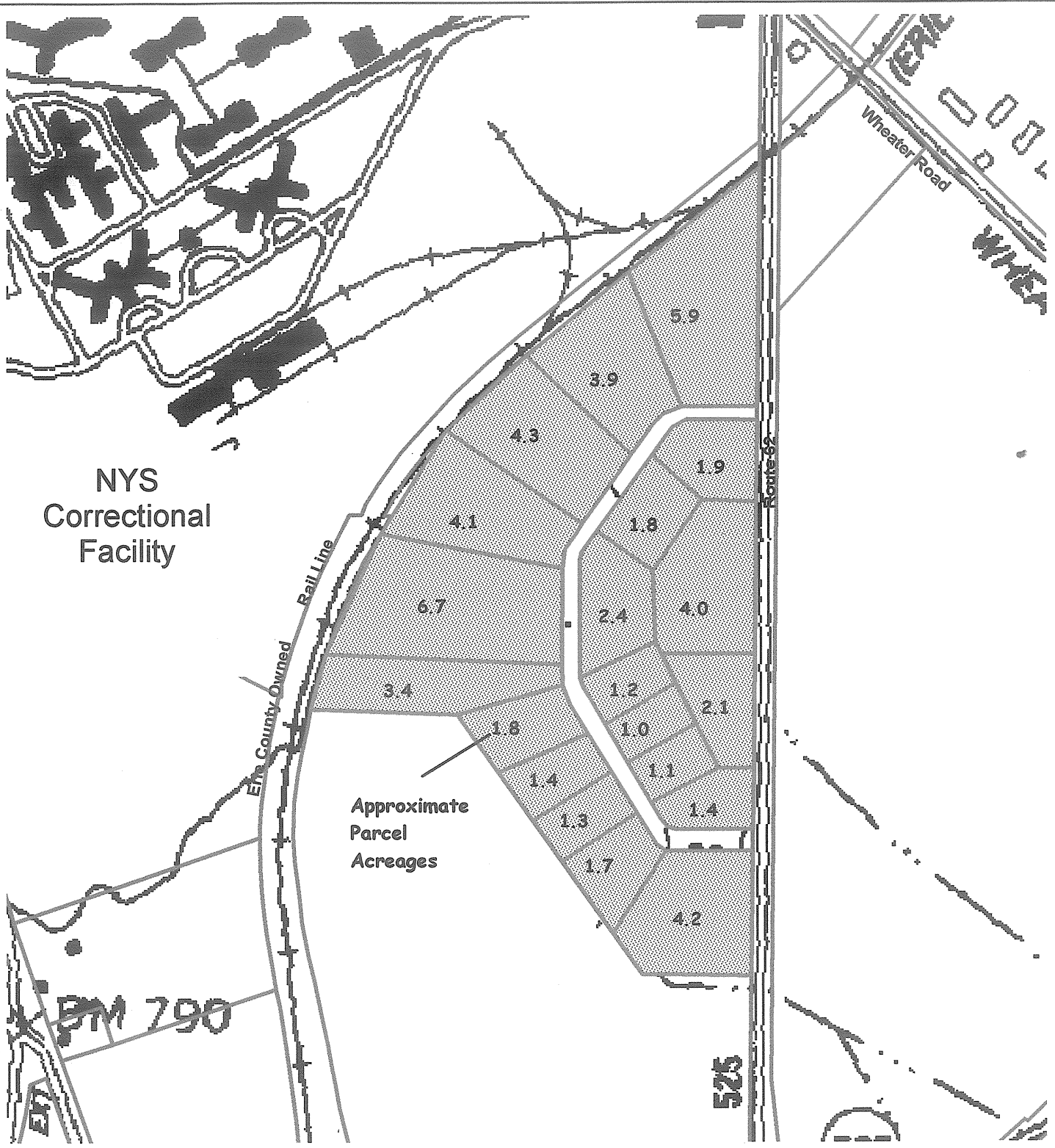
Web Site: www.erie.gov/environ/

Empire State Development Corporation

The New York State economic development representative for the Western New York area is the Empire State Development Corporation. There are a number of programs that might be applicable on a project by project basis for companies interested in expanding or locating to New York State.

Phone #: (716) 856-8111

Web Site: www.empire.state.ny.us



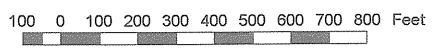
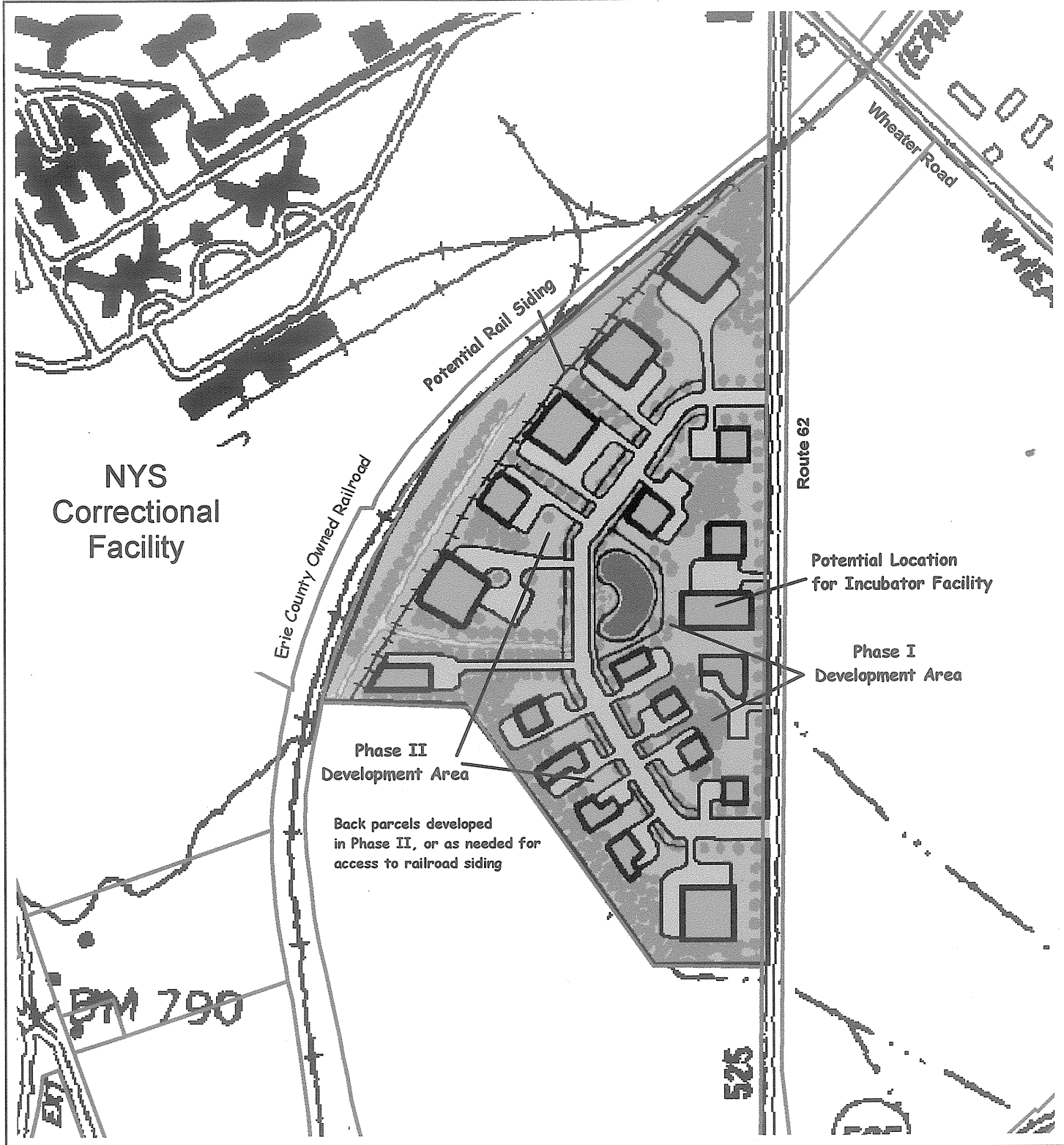
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Map prepared by the
Erie County Planning Division
7/98



Map 13
Conceptual Parcel Layout
New Industrial Park

*Town of Collins/
Village of Gowanda
1999 Master Plan*



Map prepared by the
Erie County Planning Division
7/98



Map 14
Conceptual Site Development
New Industrial Park

*Town of Collins/
Village of Gowanda
1999 Master Plan*

Commercial Development

Village of Gowanda:

The community's central commercial district is the Village of Gowanda. The Village commercial district primarily serves the immediately surrounding communities and has a good variety of commercial activities. The site survey indicates that the Village has a rich architectural history, and needs not only to maintain, but improve the overall central business district (CBD). To improve the CBD and make it accessible and desirable to local residents and tourists, it recommended that:

- a. Local merchants form a group and start to develop a vision for this market area. An excellent starting point is to revisit a study done in the early 1980's called "Gowanda: Commercial District Preservation Plan". A local merchants group could coordinate the upgrade and marketing of the business district to increase tourism.
- b. To help local merchants group think "outside the box" it suggested that an advisor from the Main Street Alliance Group or the National Main Street Center be retained to guide a coordinated effort such as a cohesive facade and storefront refurbishing program. The community should look into
- c. having a new study done of the CBD environment, possibly by SUNY at Buffalo, once a downtown merchants group is organized with an outside advisor. A Main Street group may also help to identify additional funding sources.
- d. Efforts should be made to help beautify the back parking lot area behind the Hollywood Theatre. This area currently is extremely confusing to motorists on Water Street heading towards Main Street. Upon encountering the "Do Not Enter" sign near Main Street, motorists have no choice but to navigate through the parking lot, where there are no markings indicating how to find Main Street. Painted markings and/ or dividers should identify parking spaces and delineate the roadway. The parking lot for the local grocery store should also be cleaned up.
- e. Local government needs to enforce codes and sign ordinances.
- f. Eventually, a main street manager or a village manager should be hired who has a planning and grant writing background.

Potential funding sources available for an advisor or facade improvement:

Erie County Community Development Block Grant Funding - Infrastructure Program and Community Development Projects

This program provides funding to local government entities within Erie County consortium communities, which include the Town of Collins and both the Erie County and Cattaraugus sides of the Village of Gowanda.

Phone #: (716) 858-8390

Web Site: www.erie.gov/environ/

Empire State Development Corporation

The New York State economic development representative for the Western New York area is the Empire State Development Corporation. The State's involvement would be on a project by project basis. Does not do facade projects, but it is a possible source of funds for infrastructure or landscaping if it is a part of a master plan or a Village Commercial District plan that has the support of a merchants group and local government officials.

Phone #: (716) 856-8111

Web Site: www.empire.state.ny.us

Village of Gowanda Urban Development Action Grant

Use of this program would be on a case to case basis. Needs to fit guidelines of this program.

Phone #: (716) 532-3353

The success of the Hollywood Theater will be dependent upon overall makeup of the whole business district. The Hollywood Theater will find it difficult to survive on its own without visitors from outside the community. Unless the overall environment of the CBD is upgraded, the area will be handicapped in the amount of visitors that can be attracted. The Hollywood Theater may be a primary attraction, but it won't thrive without the improvement of its neighbors. One recommendation for expanding the draw of the Theatre is to open the second floor ballroom next

to the Theatre for meetings, weddings, reunions, etc. If an elevator is needed for this structure, a possible funding source is the Erie County Americans with Disabilities Act Fund, which is available to both the Erie and Cattaraugus sides of the Village of Gowanda. The phone number for information on this fund is (716) 858-8390.

Town of Collins:

Commercial development in the Hamlet of Collins calls for control and planning. The current development of this area promotes further strip development along Routes 62 & 39. This type of strip development, especially if it involved a large, or "big box" retailer, would be detrimental to efforts to revitalize the Village business district. However, the limited market size that is served by the Hamlet of Collins, would appear to be a limitation on any additional commercial development in this area.

The retail business is based on market size. With the Allegany State Park to the South, and competing retail centers within 15 -30 minutes to the North, East and West, the Collins-Gowanda market is probably too small to bring in another major grocery market, which are typically building new "super" stores in 70,000 sq.-ft. and up sizes. In fact, a former Bells grocery store of equivalent size to the current grocery market in the Village of Gowanda still lies vacant just to the north on Route 62 in North Collins.

Special Opportunities

This section examines three areas that present special opportunities for the area's quality of life and for the attraction of visitors. The three are:

- a. **Regional Marketing Aliiances Program**
- b. **Farm and Craft Center**
- c. **The Moench Tanning Site.**

Potential Regional Marketing Aliiances Program

A regional approach to marketing the assets of the Collins-Gowanda area and the other communities identified in the circle area on Map 15 provides a better tool to attract visitors. Some of those communities are: Collins-Gowanda, Concord-Springville, Ellicottville, Cattaraugus, Little Valley and Dayton. The assets which could be marketed by this regional alliance are quite diverse, and include: hiking/rafting, camping, skiing, summer jazz festivals, the Harley Davidson motorcycle shop and store, farm

produce, historic buildings, the Hollywood Theatre, and Amish goods. The area also lends itself to a "Small Town America" tour through a coordinated effort between the communities of Ellicottville, Cattaraugus, Little Valley and Gowanda. An advisor from the Main Street Alliance Group or the National Main Street Center would be able to add insights on how to package the small town Main Street USA marketing program to encourage tourism.

Farm and Craft Center

The Collins-Gowanda area is blessed with some unique opportunities because of its location. These opportunities include the important agriculture the area possesses, and the nearby Seneca Nation of Indians and the Amish Community. The products of these communities are assets that the community should bring together, or "package" in a central location that would encourage visitors to come to the area. Marketed together, the products of these communities would have a greater draw than when marketed individually. Ultimately, the ideal location would be

in a large structure, such as a restored barn, with a sufficient amount of land around it for parking. The products would include farm produce from local farms, crafts and furniture from the Amish community, and Indian crafts from the Seneca Nation. To get a program started a temporary site might be selected to test the concept. One site that would make a good location, at least on a temporary basis, for this type of center is the former Forbush site in Gowanda. The existing stalls lend themselves as ideal quarters for different vendors to sell their products.

The Moench Tanning Site

The Moench Tanning Site on Palmer Street appears to be properly positioned for a brownfields success story. This large (50+ acres), which is currently vacant, is located in the southeast corner of the Village of Gowanda, along a bend in Cattaraugus Creek. The site was previously densely covered with industrial structures. There was also a landfill where some of the manufacturing by-products were disposed. The owners, Brown Shoe Company, have demolished all of the former structures, and are preparing the site for new productive uses. The company has installed a clay cap over the landfill, and is working with the New York State Department of Environmental Conservation (DEC) in a positive direction. Currently, the former manufacturing part of the site, as well as the landfill, are grass covered, and support a variety of wildlife. The Brown

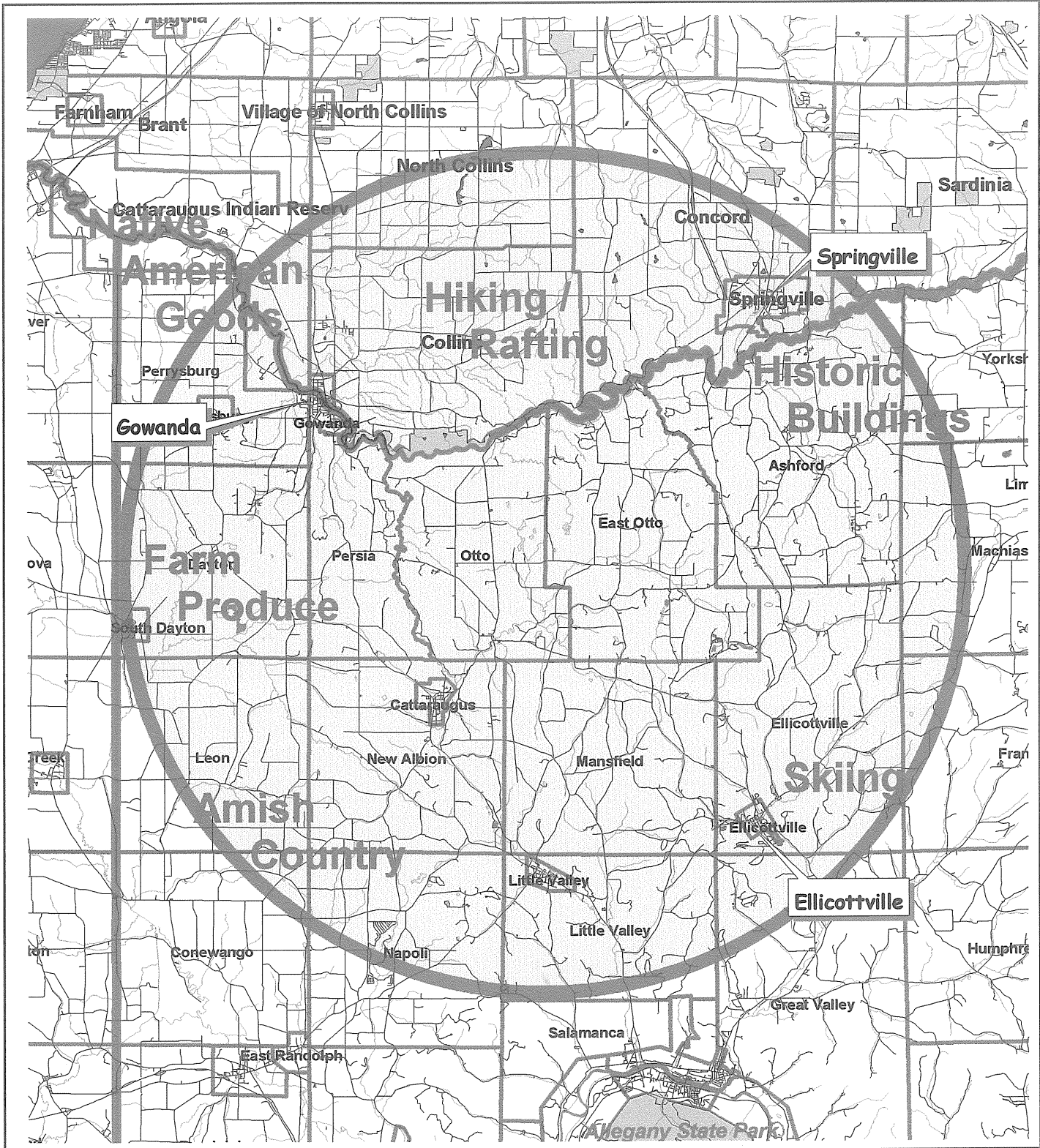
Shoe Company has indicated interest in preparing a nine-hole golf course on the site. A possible layout for such a course is found in Map 16. This would return the site to a productive use; one that is supported by a high demand for golf courses in Western New York (see Attachments in separate report). A number of golf courses have been built in brownfield areas throughout the country. If the Brown Shoe Company and/ or the Village of Gowanda implement this project, a walking trail along Cattaraugus Creek, similar to the one in Creekside Park on the Erie County side of Gowanda, should be incorporated into the design of the golf course. All residents should be able to enjoy the beautiful vistas from this property along Cattaraugus Cheek.

As an alternative to development of a golf course, the Village of Gowanda

and the Brown Shoe Company could work on getting the Moench Tanning Site listed on the State's Open Space Conservation Plan. The Plan is used to preserve open spaces similar to the Moench Tanning Site. If this direction was taken, the site could be used as an open recreation site where people could take walks, fish, and engage in mostly passive recreation activities. The site would also be suitable for cross-country skiing in the winter. One of its principles

of the State Open Space Plan is that the State should work in partnership with others, including local governments, not-for-profit conservation organizations and **private landowners** to establish and achieve land conservation goals.

This property also meets some of the goals of the State Plan, which include providing high quality outdoor recreation, on both water and land; and for viewing wildlife.



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Map prepared by the
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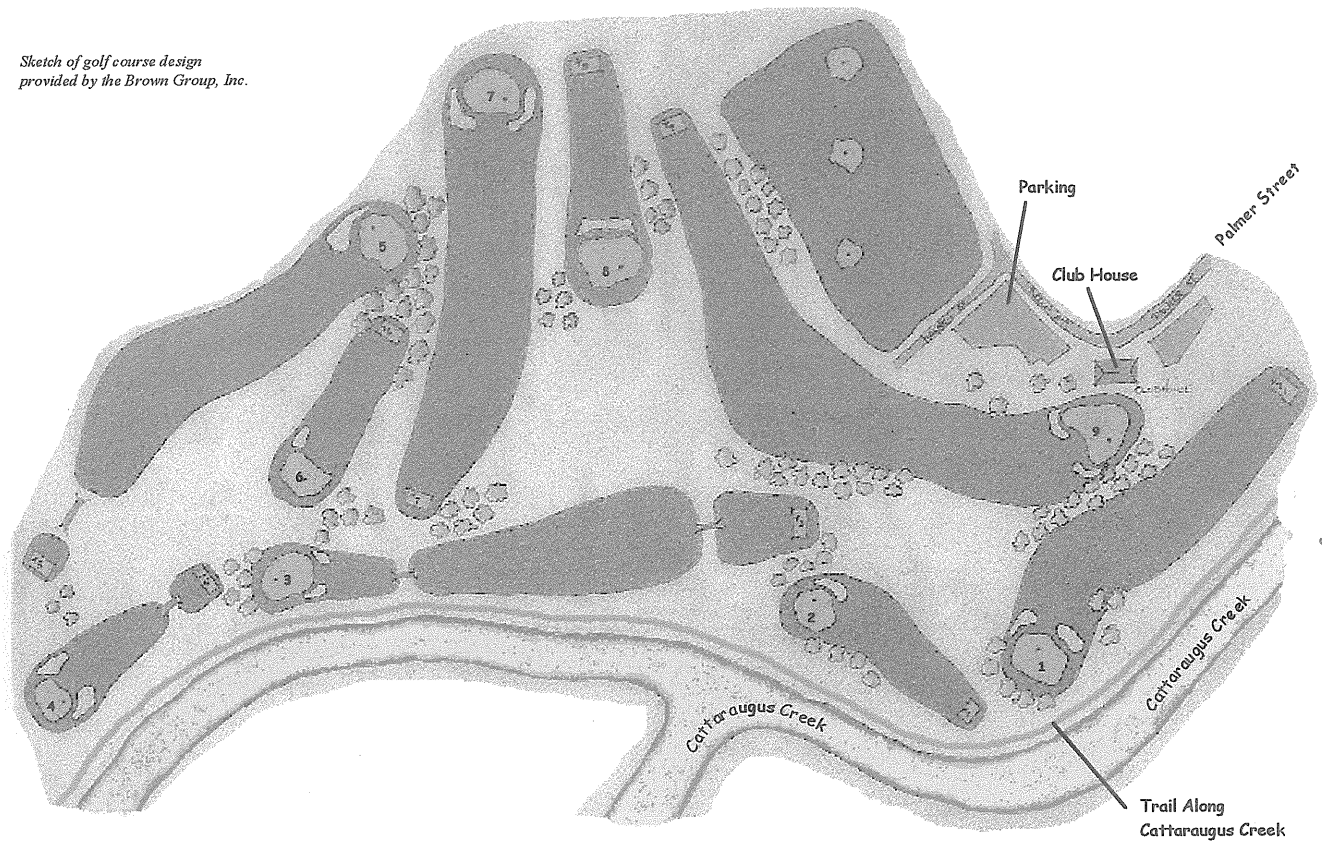


Map 15

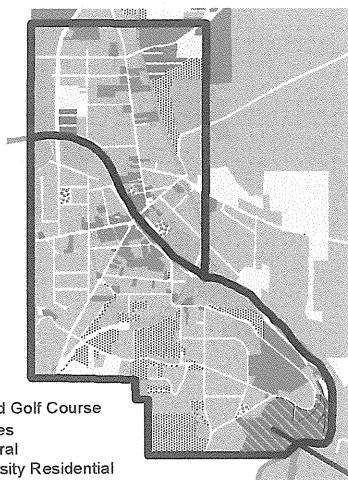
Regional Marketing Alliance Area

*Town of Collins/
Village of Gowanda
1999 Master Plan*

*Sketch of golf course design
provided by the Brown Group, Inc.*



Possible Golf Course Layout



2020 Land Uses
 Agricultural
 Low Density Residential
 Med - High Density Residential
 Commercial
 Sports/ Amusement
 Community Services
 Industrial
 Utility/ Public Service
 Parks/ Forest
 Wooded

Proposed Golf Course Location
in the Village of Gowanda

Hole	Yards	Par
1	333	4
2	142	3
3	366	4
4	116	3
5	330	4
6	100	3
7	300	4
8	120	3
9	465	5



Map prepared by the
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 July, 1998

Map 16
 Proposed Golf Course
 Village of Gowanda

*Town of Collins/
 Village of Gowanda
 1999 Master Plan*

Chapter 8

Housing

Introduction

As stated earlier under the “Goals and Objectives”, the Town of Collins and the Village of Gowanda desire to promote affordable housing choices, as well as to maintain and improve the existing housing stock.

This chapter of the Master Plan reviews the condition of the housing stock in these communities, and suggests programs to ensure the provision of affordable and well-maintained housing for the future.

Existing Conditions

According to 1990 Census figures, the Town of Collins had 1,767 housing units. Of these, 1,649 were occupied, resulting in a vacancy rate of 6.6%. In the Village of Gowanda, there were 1,310 housing units in 1990, with 1,193 occupied units, resulting in a vacancy rate of 8.9%. The vacancy rates for both communities have increased from 1970 (in 1970 the rate in Collins was 1.6%, while the rate in Gowanda was 4.9%). This increase in the vacancy rates may be one explanation for the low to moderate level of interest in expanding the housing supply, as expressed by residents through the community survey (see Chapter 3). While vacancy rates in the 5% range are normal for a healthy housing market, rates approaching 9 – 10% are on the high side.

Along with the increases in vacancy rates, both communities have

seen a long-term decline in the number of persons per household. The Town of Collins has seen a decline in persons per household from 3.26 in 1970 to 2.57 in 1990. Likewise, the Village of Gowanda has seen an increase from 2.8 persons per household in 1960 to 2.29 in 1990. Interestingly, both the Town and Village had a slight increase in persons per household in the decade from 1980 to 1990, which contradicts general national trends toward smaller household sizes. However, these increases were small, and the overall long-term trend for both communities has been toward smaller household sizes.

A further review of the conditions of the existing housing stock was conducted by a windshield survey of the entire Town and Village. The housing inspectors from the Erie County Department and Planning conducted this survey. These inspectors are involved in

the various housing assistance programs offered through the Erie County Community Development Block Grant Consortium, and are familiar with analyzing housing conditions. The inspectors were asked to map the locations of housing which were in apparent need of maintenance and/or repairs. This information was then used

to determine “neighborhoods” where there is an apparent overall need for home improvement programs. Map 17 defines these areas. As expected, there are concentrations of housing needs in the Village and the two hamlets. There are also housing needs in the northeast portion of the Town, and along the Route 62 corridor.

Future Housing Requirements

The demographic analysis presented earlier in this report revealed that the Town and Village are expected to grow in population, from a combined 1990 population of 8,036, to a combined year 2020 population of 9,346. This is an increase of 1,310 residents over the next twenty years. The following assumptions were then applied to calculate the need for additional housing units by the year 2020:

- ◆ assume an average number of persons per household of 2.5 in Collins
- ◆ assume an average number of persons per household of 2.3 in Gowanda
- ◆ assume a future housing vacancy rate of 5% (which is less than the current

rates for the communities, but is a normal rate)

- ◆ assume that there are only limited opportunities within the Village of Gowanda for future housing growth, and therefore the future demand will likely be met in the neighboring towns
- ◆ assume that the Village of Gowanda’s future housing needs will be divided between Erie and Cattaraugus Counties in proportion to the Village’s 1990 population distribution (30% Erie, 70% Cattaraugus)

Using the above assumptions, the following calculations were made:

1. Collins

2020 population	5972
- 1990 population	5135
= increase in population	837
/ persons/household	2.5
= base number of new units	335
+ 5% vacancy rate	17
= Units needed in 2020	352

2. Gowanda

2020 population	3374
- 1990 population	2901
= increase in population	473
/ persons/household	2.3
= base number of new units	206
+ 5% vacancy rate	10
= Units needed in 2020	216

Units needed in 2020 (Gowanda)	216
30% Erie County	65
70% Cattaraugus County	151

Given that there is limited opportunity for new housing construction within the Village limits, some of the housing demand in this area will need to be accommodated within the surrounding towns, primarily the Town of Collins in Erie County and the Town of Persia in Cattaraugus County. The Town of Collins may therefore need to accommodate more than the 352 units as calculated above, assuming that a portion of the 65 units from the Erie County side of Gowanda will go into the Town of Collins.

How much land is required to accommodate the year 2020 housing demand? A review of the current zoning

ordinances in the Town and Village reveals that the typical minimum building lot in the Town is ½ acre, while in the Village it is 7,500 sq. ft. Using these as a guide, the 352 new units in Collins will require approximately 176 acres of land (subdivisions will require additional land for roads, utilities, etc.). The 216 units in Gowanda will take approximately 37 acres, plus any land needed for roads and utilities. These acreage amounts would be reduced by construction of multiple unit housing, such as townhouses and apartments; however, a review of building permit data shows that there been very little of this type of construction in recent years, especially in the Town.

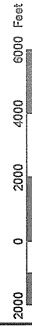
Town of Collins/ Village of Gowanda 1999 Master Plan

Map 17

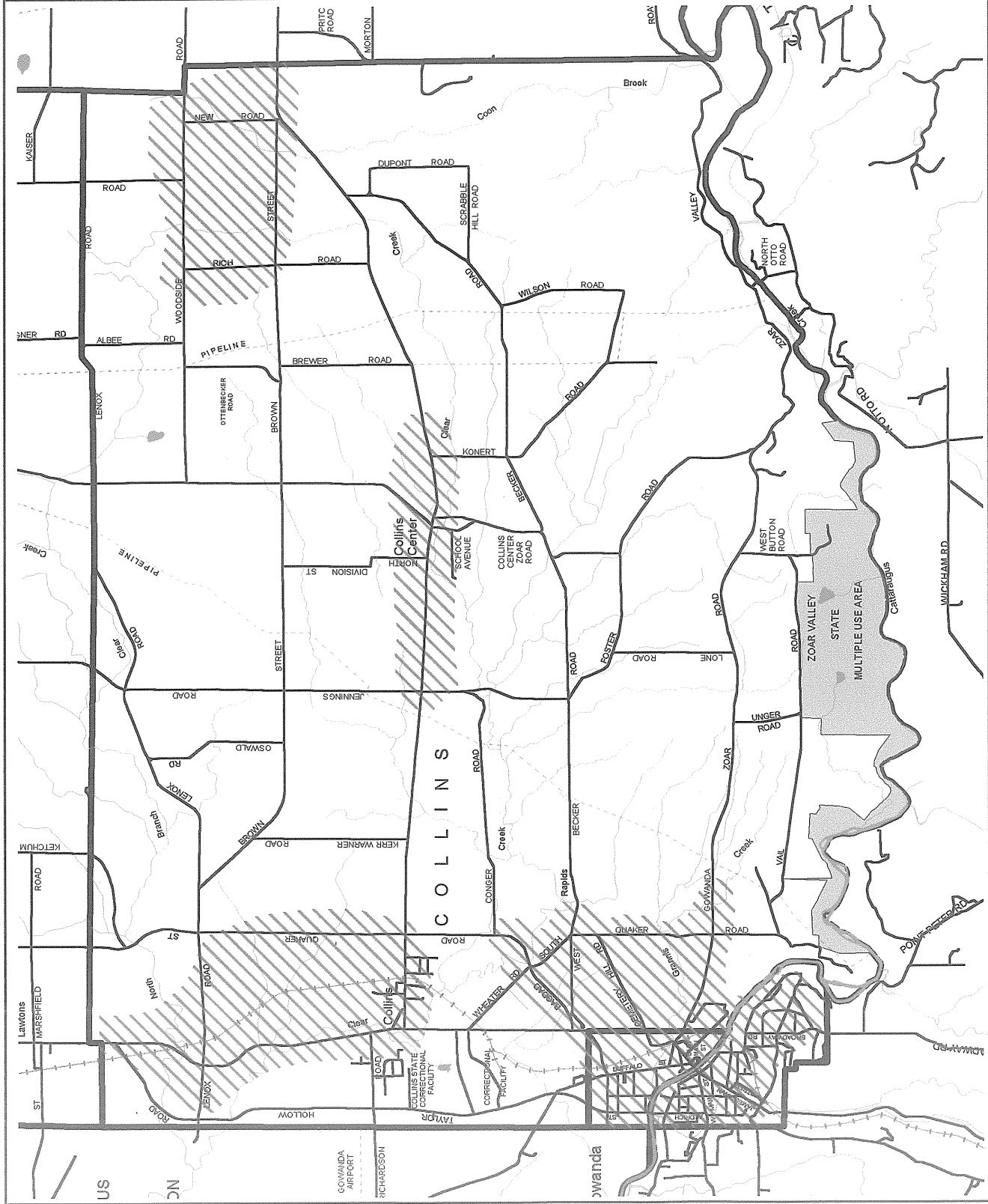
General Areas of Housing Program Needs

/// Housing Program Areas

Housing Program Areas were identified by ECDEP. Housing Division staff as areas where there are concentrations of housing which appear to require rehabilitation in accordance with HUD standards.



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Map prepared by the
Erie County Planning Division
July, 1993



Housing Recommendations

In order to meet the goals of providing affordable housing opportunities, maintaining the existing housing stock, and accommodating anticipated future housing needs, the following recommendations are set forth:

1. Erie County currently administers a wide range of housing assistance programs, under the Community Development Block Grant Consortium. The Town of Collins and Village of Gowanda (entire Village) are members of the Consortium. These programs include funds for homeowners to rehabilitate their houses, a first time homebuyers assistance program, and a program for rehabilitation of rental properties. These programs can be targeted toward neighborhoods where concentrated efforts to improve the housing stock can have dramatic effects.

It is recommended that the Town and Village work closely with the staff of the Erie County Department of Environment and Planning to focus housing rehabilitation efforts in the neighborhoods in the areas identified on Map 17. For example, the County can work on developing methods to target the neighborhoods with direct mailings of program materials, utilize county legislative offices to distribute program brochures, and advertise in community newspapers which serve the neighborhoods
2. Similar to the recommendation above, the Southtowns Rural Preservation Group administers a housing rehabilitation program. This provides another opportunity for the Town and Village to work closely together with the SRPG to ensure that the identified neighborhoods are targeted with program brochures, materials, etc.
3. The 2020 Land Use Plan (Map 18) depicts a "growth area" extending northward from the northern boundary of Gowanda, between Route 62 and Taylor Hollow Road, with the northern extent being almost to Lenox Road (the Correctional Facilities are not considered to be a part of the growth area). Within this area it is recommended that the Town focus efforts to prepare for future residential growth. The analysis of future housing needs in this chapter stated that there will be a need for an additional 176 acres of residential land in Collins and 37 acres in Gowanda by the year 2020. While some of this demand could be met in nearby communities, there will still be a significant growth in residential development within the Town. The proposed "growth area" can accommodate approximately 350 acres of residential development, which is more than sufficient to meet the anticipated future demand
4. The zoning ordinances in the Town and Village should be updated to reflect the recommendations contained in this master plan.

Specific attention should be paid to the regulations for residential zoning, to ensure that the zoning is inclusionary rather than exclusionary. Minimum lot sizes, setback requirements, and square footage requirements are examples of zoning provisions that can result in high housing costs if not carefully considered.

Current zoning ordinances will also need to be revised to reflect the proposed projects in this report, such as the golf course in Gowanda, and the industrial park in Collins. Additionally, the 2020 Land Use Plan (Map 18) identifies a “growth area” along the Route 62 corridor north of Gowanda. This area should be zoned to encourage residential development, as well as *small* commercial enterprises. This will serve to protect the agricultural properties in the Town from a profusion of scattered residential development. The emphasis on “*small* commercial enterprises” is intended to discourage the “big – box” commercial developments which generally seek to locate just outside of central businesses districts (usually villages), with the resultant negative impacts on the existing downtown business community.

5. The property in Gowanda that was formerly the Forbush site is in a prime location to contribute to the revitalization of the central business district. This parcel is within walking distance of the downtown business core, and large enough to suggest several possible future uses. Among the possibilities for this site are a community center, a senior

citizens center, a farmers/ craft market, or a multi-unit housing development. At the present time, the site is vacant. It is recommended that the Village consider the possibilities which this site presents, and revise the zoning ordinance accordingly. Until a permanent facility is decided on for this property, it recommended that the Chamber of Commerce (or similar merchants group) be allowed to use the property on an interim basis as a “downtown farmer’s market”. The existing wooden stalls may even lend themselves to this activity. This would serve to bring people in to the downtown area of Gowanda, enhancing the business environment.

In the long run, it is recommended that the Village consider the former Forbush location for a senior housing project. This type of use would contribute to the economic vitality of the business district in Gowanda by increasing the number of patrons for local businesses. Earlier in this report, in Figure 8, it was shown that there has been an increase in the population aged 65+ In the Village of Gowanda (from 15% of the village population in 1970 to 21% in 1990.) This aging of the population mirrors national trends. Providing affordable housing opportunities for this segment of the population would meet the goal of promoting affordable housing choices, as well as strengthen the economic climate in the Village.

6. As a further means of providing housing choices, accommodating anticipated future residential demand, and promoting the

economic vitality of the central business district, it is recommended that the Village allow the development of residential units on the upper floors within the commercial district. Most thriving business districts are supported by a

residential community that provides a source of constant patrons. The existing zoning ordinance should be revised to specifically address this type of residential use within the commercial district.

Chapter 9

Recommendations

Introduction

This chapter summarizes the recommendations made in prior chapters. It provides an overall picture of actions that should be considered by the Town of Collins and Village of

Gowanda in order to attain the goals of this plan. Additional detail on the rationale for these recommendations can be found in the appropriate chapters earlier in the report.

Land Use Plan 2020

Maps 18 and 19 illustrate the recommended 2020 Land Use Plan for the Town of Collins and the Village of Gowanda. It reflects the Land Use Goals and Objectives stated in Chapter 4 of this Plan and also the recommendations stated below (as well as earlier in the report).

In many ways, the 2020 Land Use Map appears very similar to the Existing Land Use Map. As stated repeatedly during the community surveys, public meetings, and in committee meetings, the principal goals of this 2020 Plan are to protect the agricultural economy (which dominates the rural landscape in the Town), as well as preserve the “small-town, friendly atmosphere” of the Collins/ Gowanda communities. Therefore, the changes recommended in this Plan are designed

to preserve most of the current land use patterns in the community, while providing opportunities for limited development and economic growth. The primary features of the 2020 Land Use Map are the preservation of agricultural land uses, respect for environmental features such as wetlands and floodplains, an expansion of the land available for light industrial/ manufacturing uses, and opportunities for limited growth in the Route 62 corridor.

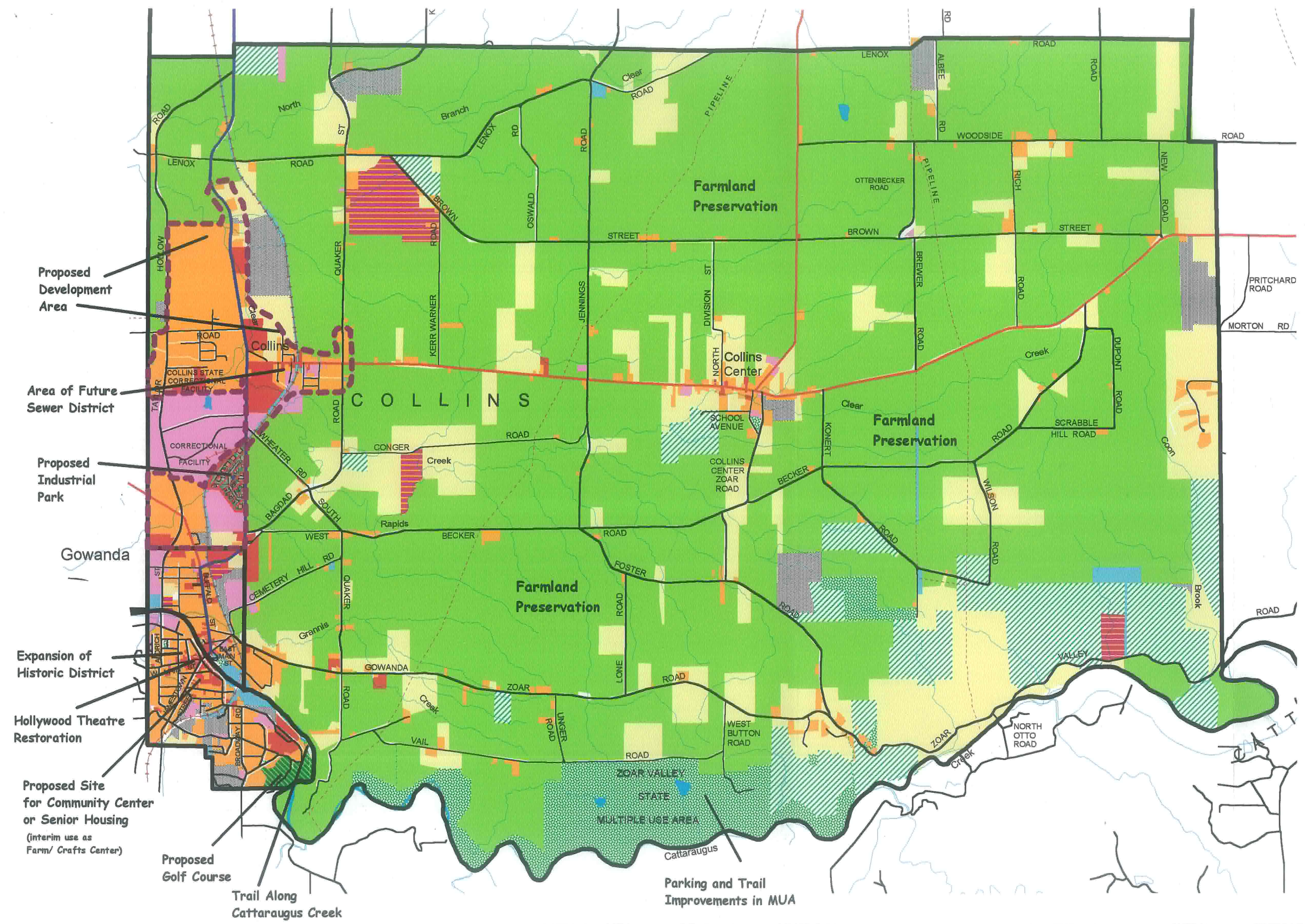
This 2020 Land Use Map should form the basis for reviewing the zoning ordinances of both communities, so that the zoning maps of Collins and Gowanda reflect the development goals and objectives as determined during the Master Planning process.

*Town of Collins/
Village of Gowanda
1999 Master Plan*

Map 18

Year 2020
Generalized
Land Use Plan

Town of Collins



- 2020 Land Uses**
- Agricultural
 - Low Density Residential
 - Med - High Density Residential
 - Commercial
 - Sports/ Amusement
 - Community Services
 - Industrial
 - Utility/ Public Service
 - Parks/ Forest
 - Wooded
- Future Growth Area**
- Proposed Golf Course
 - Proposed Industrial Park
- Roads**
- Interstate and Federal Routes
 - State Roads
 - County Roads
 - Local Roads
 - Railroads
 - Utility/ Trail Corridors
 - Streams/ Rivers



Base map copyrighted by the
New York State Department of Transportation

Map prepared by the
Erie County Planning Division
August, 1998

Town of Collins/ Village of Gowanda 1999 Master Plan

Map 19

Year 2020
Generalized
Land Use Map

Village of Gowanda

2020 Land Uses

- Agriculture
- Low Density Residential
- Med - High Density Residential
- Commercial
- Sports/ Amusement
- Community Services
- Industrial
- Utility/ Public Service
- Parks/ Forest
- Wooded
- Future Growth Area
- Proposed Golf Course
- Proposed Industrial Park

Roads

- Interstate and Federal Roads
- State Roads
- County Roads
- Local Roads
- Railroads
- Utility/ Trail Corridors
- Streams/ Rivers



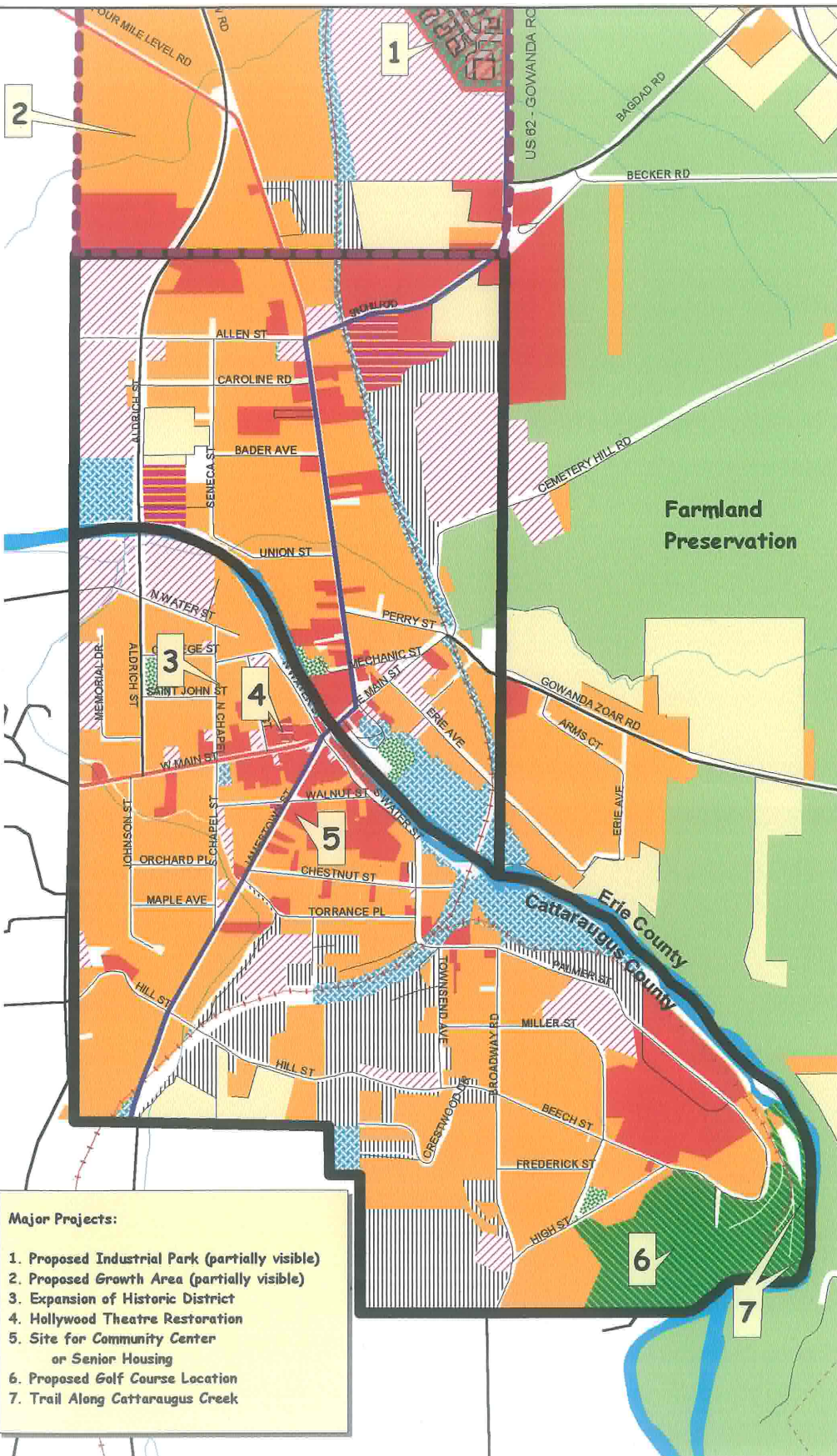
500 0 500 1000 1500 Feet

Base map copyrighted by the
New York State Department of Transportation

Map prepared by the
Erie County Planning Division
June, 1998

Major Projects:

1. Proposed Industrial Park (partially visible)
2. Proposed Growth Area (partially visible)
3. Expansion of Historic District
4. Hollywood Theatre Restoration
5. Site for Community Center
or Senior Housing
6. Proposed Golf Course Location
7. Trail Along Cattaraugus Creek



Recommendations on Housing

1. Erie County currently administers a wide range of housing assistance programs, under the Community Development Block Grant Consortium. The Town of Collins and Village of Gowanda (entire Village) are members of the Consortium. These programs include funds for homeowners to rehabilitate their houses, a first time homebuyers assistance program, and a program for rehabilitation of rental properties. These programs can be targeted toward neighborhoods where concentrated efforts to improve the housing stock can have dramatic effects.

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targeted with program brochures, materials, etc.

3. The 2020 Land Use Plan (Map 18) depicts a "growth area" extending northward from the northern boundary of Gowanda, between Route 62 and Taylor Hollow Road, with the northern extent being almost to Lenox Road (the Correctional Facilities are not considered to be a part of the growth area). Within this area it is recommended that the Town focus efforts to prepare for future residential growth. The analysis of future housing needs determined that there will be a need for an additional 176 acres of residential land in Collins and 37 acres in Gowanda by the year 2020. While some of this demand could be met in nearby communities, there will still be a significant growth in residential development within the Town. The proposed "growth area" can accommodate approximately 350 acres of residential development, which is more than sufficient to meet the anticipated future demand.
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in high housing costs if not carefully considered.

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5. The property in Gowanda that was formerly the Forbush site is in a prime location to contribute to the revitalization of the central business district. This parcel is within walking distance of the downtown business core, and large enough to suggest several possible future uses. Among the possibilities for this site are a community center, a senior citizens center, a farmers/ craft market, or a multi-unit housing development. At the present time, the site is vacant. It is recommended that the Village consider the possibilities which this site presents, and revise the zoning ordinance accordingly. Until a permanent

facility is decided on for this property, it recommended that the Chamber of Commerce (or similar merchants group) be allowed to use the property on an interim basis as a “downtown farmer’s market”. The existing wooden stalls may even lend themselves to this activity. This would serve to bring people in to the downtown area of Gowanda, enhancing the business environment.

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6. As a further means of providing housing choices, accommodating anticipated future residential demand, and promoting the economic vitality of the central business district, it is recommended that the Village allow the development of residential units on the upper floors within the commercial district. Most thriving business districts are supported by a residential community that provides

a source of constant patrons. The existing zoning ordinance should be revised to specifically address this

type of residential use within the commercial district.

Recommendations on the Environment

7. It is recommended that the Town of Collins pursue a Wellhead Protection Study for the Collins Center well, similar to the study recently completed for the Hamlet of Collins well. This information is vital to developing an understanding on how to manage land use decisions while protecting the community's water supplies.

The current study was funded through a variety of sources, including Community Development Block Grants, local funds, and funds from the United States Environmental Protection Agency, and the United States Geological Survey.

8. It is recommended that the Town of Collins request the New York State Office of Parks and Recreation to review public access issues into the Zoar Valley Multi-Use Area. This scenic area is largely inaccessible to the general public, due to limited parking, poor roads, limited facilities, and the fact that the trails

in the MUA are best used only by intrepid hikers.

This state- owned facility on the Cattaraugus Creek is a unique and scenic attraction that goes largely unused by the public. It has potential as a scenic attraction, an environmental education center, a more developed park, or other such uses which would encourage the public to appreciate this resource.

9. Protection of prime agricultural soils is essential to the economy of this area. It is recommended that the Town's zoning ordinance be revised to reflect the value of these soils by directing intensive development efforts to areas where the infrastructure is available to support such development, and where the soils are not "important" or "prime" for agriculture. The exception to this is the area along the Route 62 corridor north of Gowanda, which although generally on prime soils, is already established as a developed corridor handling north- south traffic through these communities.

Recommendations on Historic Resources

10. An official committee on "Historic Resources" that could be volunteer-based should be established as soon as possible (following-up on the community's interest and enthusiasm for the Sesquicentennial Celebration). This group should be composed of historical society representatives, the business sector, and interested citizens and have the official involvement and support of local government. The committee draft a "reasonable" set of goals and objectives. Services of a consultant or facilitator, i.e. Main Street Alliance, to work with the committee on a continuing basis is advisable, but the group should be formed even before such help may become available.
11. Furthering the historic sites inventory work initiated in this report should remain a priority task for this committee to oversee (not necessarily do itself. Even developing special sections in a local zoning ordinance depend on standards and criteria associated with such an inventory program.
 - a. The historic sites listings documented in this report should provide a major impetus to securing funds to further this documentation effort. In that regard, it is highly probable that the residential area included in the walking tour, which is adjacent to the Gowanda Historic District (which is listed on the State and National Registers of Historic Places), may also be eligible for National and State listing.
12. There is a need to continue and expand upon the recent efforts promoting Gowanda's Sesquicentennial, i.e. special brochures and programs such as the Holiday Tour of Homes. Promotional brochures and events (which could, for example, include the walking/driving tour) should be marketed on a regular basis beyond the municipalities. These efforts are important to increasing visitor interest and will be important to the long-term success of the Hollywood Theatre's redevelopment and re-use.
13. The redevelopment of the Hollywood Theatre is an exciting, challenging project and provides another means to increase community interest and involvement in linking history and commercial district revitalization. The development of a viable re-use plan, which defines how to offset operating costs, which typically include costly utilities, is critical to a successful long range program for the Theatre. It is essential that rehabilitation efforts do not detract from the need for the development of a business plan for this facility that would include estimating real revenues that can offset operating expenses.
14. Other suggestions that should be considered as part of a Historic Resources/Community

Revitalization Program Action
Program include:

- a. Developing a historic marker program for historic properties, or other community enhancement projects, i.e. painting, landscaping or other fix-up efforts. Consideration should be given to how the Correctional Facilities could provide manpower in this regard (the unique nature of this type of program with a correctional facility could enhance State grant possibilities).
 - b. Creating a permanent display and/or changing display featuring historic resources in the Town and Village. This could be placed at the L.K. Painter Center, Town Hall, Village Hall, the libraries, in schools or in storefronts.
15. It is important each municipality review its regulatory procedures regarding signage, site plan considerations and zoning to assure that decisions are made that enhance and not detract from the attractiveness of neighborhoods and commercial areas.

Recommendations on Agriculture

16. Provide a careful analysis of the town's zoning structure and ordinance to determine how agriculture may be enhanced. Zoning in existing agricultural areas should encourage agriculture, recognize its primacy as a land use in such areas, and protect agricultural operators from adverse impacts of conflicting land uses. Consideration should be given to possible limitation on residential development (for example, permitting only a limited number of lot splits from an agricultural parcel) and developing site plan criteria for residential uses in relation to surrounding agricultural land.
17. Analyze carefully the areas identified containing prime soils to determine the extent to which exclusive agricultural zoning might be instituted, as these are the area's best farmlands for food production with minimum outlay required. Wherever possible, the Residential (R) district should be removed from the prime soils areas and be redesignated to Residential-Agricultural (R-A).
18. Add roadside stands or small farm market stands as an allowable use in the R-A district. This would provide an opportunity to sell farm fresh products, produced at the farm as a zoning right. Additionally, the Village of Gowanda should give consideration to establishing a farm fresh market to provide a ready outlet for farm fresh products to meet local consumer needs.
19. Institute Right-to-Farm provisions by enacting a local law or by providing a section within the zoning ordinance.

It is further recommended that Realtors conducting business in the Town be alerted so that they, in turn, can alert prospective property purchasers of this right.

20. Require a disclosure statement be provided in advance of a property sale to alert prospective purchasers of the agricultural district and its activities. This is now required on a Real Property Transfer Form (EA-5217) at the time of transfer but does not alert such buyers in advance nor is the statement found on the transfer form. While such disclosure is required in the NYS Agricultural District Law, Sec. 310, the disclosure statement can be modified and be a part of the local law or the zoning ordinance, whichever instrument may be utilized by the Town of Collins.
21. Subdivisions and mobile home parks should be listed as a permitted use only in the Residential (R) district. This would provide assurance to the agricultural community that the agricultural areas would not have to face such development occurring as a matter of right.
22. Be cognizant of the requirements on when an Agricultural Data Statement is to be filed for proposed development actions so that an affected farmer in the agricultural district can be informed.
23. In addition to the above measures, consideration should be given to other farmland protection techniques to insure the continuation of the agricultural industry. These include:

- a. Developing a conservation easement program for prime and important agricultural landowners, who can either donate or sell the easements, depending upon the program set up by the locality.
- b. Exploring such techniques as Purchase or Transfer of Development Rights to determine whether the Town of Collins may utilize such techniques in the future. While a Purchase of Development Right Program (PDR) can be costly, and a Transfer of Development Right Program (TDR) complicated, they can work within a proper local framework.

Grant dollars have been made available in New York State in 1996 and 1997 for the purchase of development rights and conservation easements, although a percentage of cash is required on the part of the locality. There may be an opportunity for the Town of Collins to consider such application. Approval of the master plan containing the agricultural element would be a prerequisite to forwarding it to the Erie County Agricultural and Farmland Protection Board for its approval.

- c. Provisions for requiring buffer strips in certain developing areas can be helpful in placing a physical barrier between potential conflicting land uses. Such provisions can be placed in the zoning ordinance and

subdivision regulations, for example.

to oversee and comment on agricultural issues that may arise within the Town.

- d. Formation of an Agricultural Board (or similarly named group)

Recommendations on Economic Development

Industrial Development

In order attract new industries and retain and grow current companies, its recommended that the Collins-Gowanda area should:

24. Revise land use and zoning maps

Remove unusable industrial land (i.e.: cemeteries/steep slopes) from the industrial category.

25. Protect Existing Industrial Land

Use industrial zoning to protect existing industrial land in Village from individual housing encroachments.

26. Develop Industrial Park For Growth In Next 10-20 Years

A 60+ acre parcel on Route 62, located just north of the Village of Gowanda was identified as being suitable for developing a industrial park that could service the area for the next 20-25 years. The area is bounded by Route 62 on the east, railroad tracks and the correctional facility to the west, and vacant land

to the south. The area is currently zoned for agricultural use, however conversion of some land to industrial activity is necessary if the community is to have an available inventory of industrial land for the future.

To attract businesses, the land must be more than simply vacant. It must be developed and ready for industrial uses. A sample industrial park layout is shown in Maps 13 and 14. The layout contains 20 sites ranging from 1.5 acres to 5.5 acres, and could be tailored to specific needs of companies. Rail line 1246 runs along the northwest portion of the parcel and there is the opportunity to have rail service to companies located in that section.

A loop road is shown on the plan covering a distance of approximately 2,500 linear feet. The total cost of the roadway, water, sewer, gas and electric service would be expected to exceed \$2,000,000.00, however the project could be phased as demand arises.

Commercial Development

Village of Gowanda:

To improve the Central Business District and make it accessible and desirable to local residents and tourists, it recommended that:

27. Local merchants form a group and start to develop a vision for this market area. An excellent starting point is to revisit a study done in the early 1980's called "Gowanda: Commercial District Preservation Plan". A local merchants group could coordinate the upgrade and marketing of the business district to increase tourism.
28. To help local merchants group think "outside the box" it suggested that an advisor from the Main Street Alliance Group or the National Main Street Center be retained to guide a coordinated effort such as a cohesive facade and storefront-refurbishing program. The community should look into having a new study done of the CBD environment, possibly by SUNY at Buffalo, once a downtown merchants group is organized with an outside advisor. A Main Street group may also help to identify additional funding sources.
29. Efforts should be made to help beautify the back parking lot area behind the Hollywood Theatre. This area currently is extremely confusing to motorists on Water Street heading towards Main Street. Painted markings and/ or dividers should identify parking spaces and delineate the roadway. The parking lot for the local grocery store should also be cleaned up.
30. Local government needs to enforce codes and sign ordinances.
31. Eventually, a main street manager or a village manager should be hired who has a planning and grant writing background.
32. The success of the Hollywood Theater will be dependent upon overall makeup of the whole business district. The Hollywood Theater will find it difficult to survive on its own without visitors from outside the community. Unless the overall environment of the CBD is upgraded, the area will be handicapped in the amount of visitors that can be attracted. One recommendation for expanding the draw of the Theatre is to open the second floor ballroom next to the Theatre for meetings, weddings, reunions, etc. If an elevator is needed for this structure, a possible funding source is the Erie County Americans with Disabilities Act Fund, which is available to both the Erie and Cattaraugus sides of the Village of Gowanda.

Town of Collins:

33. Commercial development in the **Hamlet of Collins** calls for control and planning. The current commercial developments in this area indicate a tendency towards strip development along Routes 62 & 39. This type of strip development, especially if it involved a large, or “big box” retailer, would be detrimental to efforts to revitalize the Village business district. With this

in mind, it is recommended that the Town and Village act cautiously when considering efforts aimed at attracting any large retail or grocery stores to the Collins/ Gowanda area. Unfortunately, many examples abound which demonstrate the negative impact which large retail operations have upon small-town business districts.

Special Opportunities for Economic Development

34. Regional Marketing Alliances Program

- a. It is recommended that the local Chambers and other business interest groups consider a regional approach to marketing the assets of the Collins-Gowanda area and the other communities identified in the circle area on Map 15. Some of those communities within this area include Collins, Gowanda, Concord, Springville, Ellicottville, Cattaraugus, Little Valley and Dayton. The assets which could be marketed by this regional alliance are quite diverse, and include: hiking/rafting, camping, skiing, summer jazz festivals, the Harley Davidson motorcycle shop and store, farm produce, historic buildings, the Hollywood Theatre, and Amish goods.
- b. An advisor from the Main Street Alliance Group or the National

Main Street Center would be able to add insights on how to package the small town Main Street USA marketing program to encourage tourism in this area. It is recommended that Collins and Gowanda consider sharing with neighboring communities such as Concord, Springville, and Ellicottville, the costs of a “circuit-rider” from a program such as Main Street Alliance.

35. Farm and Craft Center

- a. The Collins-Gowanda area is blessed with some unique marketing opportunities because of its location. These opportunities include the agricultural products the area possesses, along with the products of the nearby Seneca Nation of Indians and the Amish Community. It is recommended that the Town and Village establish a central location to

bring together, or “package” these goods. Marketed together, the products of these communities would have a greater draw than when marketed individually. Ultimately, the ideal location would be in a large structure, such as a restored barn, with a sufficient amount of land around it for parking.

To get a program started a temporary site might be selected to test the concept. One site that would make a good location, at least on a temporary basis, for this type of center is the former Forbush site in Gowanda. The existing stalls lend themselves as ideal quarters for different vendors to sell their products.

36. The Moench Tanning Site

- a. The Moench Tanning Site on Palmer Street appears to be properly positioned for a brownfields success story. This large (50+ acres), which is currently vacant, is located in the southeast corner of the Village of Gowanda, along a bend in Cattaraugus Creek. Currently, the former manufacturing part of the site, as well as the landfill, are grass covered, and support a variety of wildlife. The Brown Shoe Company has indicated interest in preparing a nine-hole golf course on the site. A possible layout for such a course is found in Map 16. This would return the site to a productive use; one that is supported by a high demand for golf courses in Western New York (see separate Attachment report). A number of golf courses have been built in brownfield areas throughout the country. It is recommended that the Village actively pursue this project with the Brown Shoe Company.
- b. If the Brown Shoe Company and/or the Village of Gowanda implement this project (or any project on the Moench site), it is recommended that a walking trail along Cattaraugus Creek, similar to the one in Creekside Park on the Erie County side of Gowanda, be incorporated into the site design. All residents should be able to enjoy the beautiful vistas from this property along Cattaraugus Creek.
- c. As an alternative to development of a golf course, the Village of Gowanda and the Brown Shoe Company should work on getting the Moench Tanning Site listed on the State’s Open Space Conservation Plan. The Plan is used to preserve open spaces similar to the Moench Tanning Site. If this direction was taken, the site could be used as an open recreation site for hiking, fishing passive recreation activities. The site would also be suitable for cross-country skiing in the winter. One of its principles of the State Open Space Plan is that the State should work in partnership with others, including local governments, not-for-profit conservation organizations and private landowners to establish

and achieve land conservation goals.

Appendices

Town of Collins/ Village of Gowanda 1999 Master Plan

- 1. Community Opinion Survey**
- 2. Wellhead Protection Program Report**
- 3. Historic Resources Bibliography**
- 4. Agricultural Land Use Statistics : Collins Agricultural District Recertification**
- 5. Lancaster, PA Model Agricultural Zoning Ordinance**
- 6. Town of Marilla Agriculture Disclosure Statement**
- 7. Agriculture Data Statement**
- 8. American Farmland Trust: Farmland Protection Article**

Attention:
Town of Collins & Village of Gowanda Residents!
We Need Your Help!

Please Take A Few Moments To Fill Out This Survey Pertaining To
Development Of A Master Plan For These Two Communities

After Completing The Survey, Please Return It To One Of The Following Locations:

Return to



On or Before
September 26th!

Collins Town Hall

Gowanda Pharmacy

Tarbox Agency- Gowanda

Marine Midland Bank- Gowanda

Waterman's Restaurant

Gowanda Village Hall

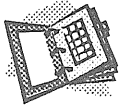
Rite Aid- Gowanda

Community Bank- Gowanda

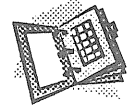
Thirsty's Store- Collins

The Dreamers

You May Also Mail the Survey to the Collins Town Hall or
the Village of Gowanda Village Hall



1997 Master Plan Update Questionnaire



The Erie County Planning Division is working with officials from the Town of Collins and Village of Gowanda to prepare a new Master Plan for these communities. As part of this effort, officials from both communities are interested in soliciting your views of current issues and the future of the Town and Village. The opinions expressed will be used in formulating a preliminary series of goals and policies for future decision-making by municipal officials. Your answers to the following questions will be strongly considered as this planning process continues.



- 1 Do you live in the Town of Collins____, or the Village of Gowanda____
- 2 How long have you resided there? ____ (years)
- 3 Is the Town/ Village as desirable a place to live now as when you first arrived? ____ Yes ____ No
- 4 What do you find most desirable about the Town/ Village?

- 5 What do you find least desirable about the Town/ Village?

- 6 What would you most like to see changed about the Town/ Village? (List up to three items, with the most important listed first)

a _____

b _____

c _____

Collins/ Gowanda Master Plan Update: Community Survey: Page 2

7 Do you plan to remain at your current residence for:

___ less than 5 years ___ 5 to 10 years ___ 10 to 20 years ___ 20 years or more

8 If you are not planning to remain at your current residence, what reason would cause you to move?

___ larger dwelling needs ___ need for more/ better community services
___ smaller dwelling needs ___ desire to live in more developed area
___ job transfer ___ desire to live in a less developed area
___ retirement ___ other: _____

9 Please indicate from "0" to "5" your agreement or disagreement with the various propositions stated below

("0" =strongly disagree, "5"= strongly agree):

___ increasing the single- family housing supply
___ increasing the multi- family housing supply as follows
___ more apartment units
___ more town- house type units
___ increasing the mobile home supply
___ expanding shopping and commercial areas in the :

___ Village of Gowanda
___ Hamlet of Collins
___ Hamlet of Collins Center

___ expanding shopping and commercial areas elsewhere in the Town/ Village
___ increasing employment opportunities within the Town/ Village
___ developing industrial parks
___ preserving open space
___ preserving agricultural land
___ expanding the water system
___ expanding the sewer system in areas outside of Gowanda
___ concentrating future development in already developed areas, such as the
 Village of Gowanda and hamlets in the Town.
___ increasing public recreation facilities



Collins/ Gowanda Master Plan Update: Community Survey: Page 3



For future growth and development, encourage:

☐ Growth throughout the Town and Village

☐ Moderate growth in limited areas

☐ Maintain status quo

10 Should prime farmland be zoned or controlled in such a manner that it could not be used for any other purpose? ☐ Yes ☐ No .

11 How frequently (number of times per month) do you patronize businesses in the following areas:

☐ Village of Gowanda ☐ Hamlet of Collins ☐ Hamlet of Collins Center

☐ Village of Springville ☐ Town/ Village of Hamburg ☐ Village of Cattaraugus

☐ Village of Perrysburg Other: _____

12 Which types of commercial facilities do you think are needed in the Town/ Village?

☐ Discount stores, such as Ames, WalMart, K-Mart, etc.

☐ Banking and other financial institutions

☐ Automobile related services (sales, repair)

☐ Cinema

☐ Recreational, such as roller skating, ice skating, bowling

☐ Neighborhood convenience stores

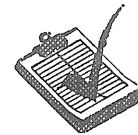
☐ Restaurants (fast food)

☐ Restaurants (other than fast food)

☐ Supermarket

☐ None

☐ Other: _____



13 What do you think will be the three most important issues confronting the Town/ Village over the next 5 to 15 years?

1. _____

2. _____

3. _____

Collins/ Gowanda Master Plan Update: Community Survey: Page 4

- 14 Are you familiar with the zoning/ subdivision laws of your community? ☐ Yes ☐ No.
If "yes", do you believe that these existing land use controls are adequate? ☐ Yes ☐ No.
If the land use controls are not adequate, what changes do you think are needed?

15 Water Supply:

- a Are you on Municipally supplied water? ☐ Yes ☐ No
If "Yes", which system (town, village?) _____
If "No", are you experiencing any problems with your groundwater (well) supply?

- b If you are on municipal water, are there any problems with your supply(quality, quantity, pressure, etc.?) ☐ Yes ☐ No If "Yes", indicate the problem: _____
- c If you are on municipally supplied water, are you aware of its source? ☐ Yes ☐ No

16 Please rate (from "0" to "5") the following community services or facilities.

("0" = Very Unsatisfied, "5"= Very Satisfied)

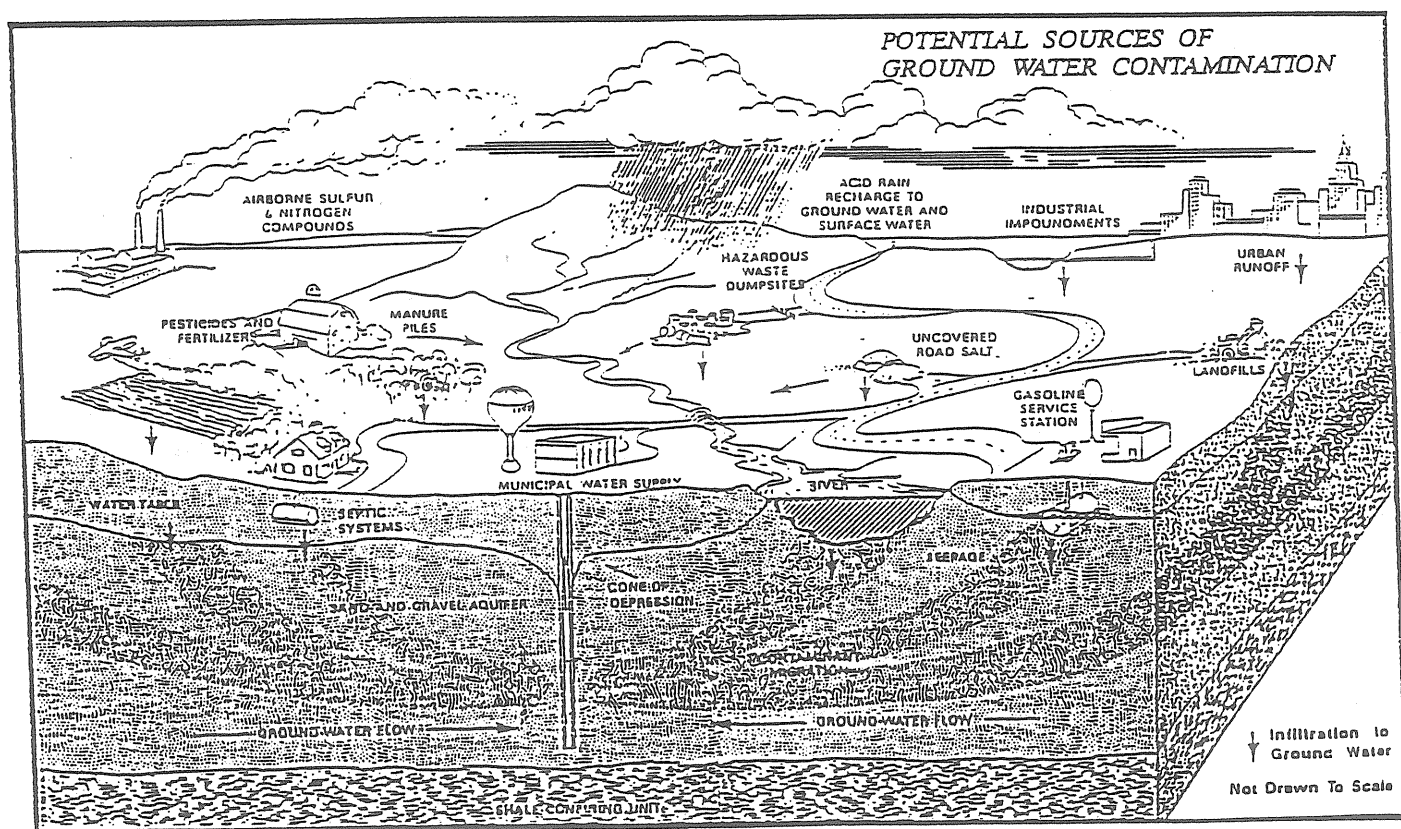
<input type="checkbox"/> schools	<input type="checkbox"/> hospitals
<input type="checkbox"/> libraries	<input type="checkbox"/> doctors/ dentists/ medical servies
<input type="checkbox"/> fire protection	<input type="checkbox"/> parks
<input type="checkbox"/> churches	<input type="checkbox"/> community centers
<input type="checkbox"/> town/ village hall	<input type="checkbox"/> public transportation/ senior transportation services
<input type="checkbox"/> garbage/ trash collection	

Please list any specific suggestions you have pertaining to the Town of Collins/ Village of Gowanda Master Plan project:

Return on or before September 26th, 1997

If you have any questions about this survey,
please contact Ken Martin at 532- 2977, or Don Lazar at 532- 4691

WELLHEAD PROTECTION PROGRAM REPORT for the TOWN OF COLLINS (WATER DISTRICTS 1 & 2)



Prepared by
Erie County Department of Environment and Planning
For
Erie and Niagara Counties Regional Planning Board

November 1993

ANALYSIS OF THE DATA

From the available data the following observations can be made:

a. Topography - the well site is down gradient of 90% of the surface area in the WHPA and within 100' of the South Branch of Clear Creek and Taylor Hollow Road. Therefore the well could be impacted by salt runoff from roadways (Taylor Hollow Road) or through the runoff from the roadways where Clear Creek receives storm water or other runoff.

The dairy farm less than 2000' to the east is upgradient of the well site and therefore could have an impact on the well depending on how the manure is stored and where it is distributed to the land. This may be mitigated by the forested lands that act as a buffer between the dairy and the well.

Similar comments could be made concerning intensive cropland (truck farming) that exists upgradient only 1000' from the well to the south e.g. potential runoff of pesticides could be mitigated by the forested land uses that buffer the well site.

In general, overland flows don't present any significant problems, primarily because the WHPA is so flat. This flatness could however have a negative side that is discussed below.

b. Geology - The author hypothesizes that groundwater may flow south to Cattaraugus Creek and or west paralleling Clear Creek. The outwash gravel (Wog) underlies intensively cropped farmlands which are overlain by soils that have moderately rapid permeability. Therefore some unknown level of pesticides may be present in the groundwater of this formation.

If the groundwater flows westerly or south from these potential sources of contaminants, then the well site is not threatened.

Similar comments could be made for the active gravel mining in the "Wog" formation from potential pollutants such as diesel fuel used for machinery and vehicles on site e.g. that if a leaking petroleum source was identified this potential plume would probably move away from the well site.

There is a possibility of an interaction between the surface water of Clear Creek, the groundwater in the "Hag" formation and the groundwater in the "Wog" formation, since the "Wog" formation is extremely permeable. This interaction may be that some of the groundwater in the "Wog" formation is drawn towards Clear Creek. This could affect the theoretical discussion above with potential to impact the well site over time.

The "Hag" formation is loosely packed and permeable. NYSDEC has identified at least 3 gas wells which are drilled close to Clear Creek and within the "Hag" formation. These wells may be the source of the gas problem in the well water since the "Hag" formation is permeable and groundwater probably follows the stream bed within this formation.

Significant land uses overlay this "Hag" formation including the Town of Collins Highway Department, Watermans Restaurant and a General Motors dealership to name a few. These facilities plus residential homes are all on septic systems which could impact the groundwater. In addition bulk petroleum stored at these sites could also impact the well site in a short period of time.

c. Soils - The rapid permeabilities of the Chenango gravelly loam would tend to allow accidental spills of pollutants in over 70% of the WHPA to reach groundwater over shorter periods of time. The majority of these soils are over the "Wog" surficial geologic formation which is extremely permeable and would enhance the probability of pollutants reaching groundwaters.

Soils at the well site and upgradient on the northside have poorer drainage characteristics and are not as permeable which may allow for longer travel times for pollutants to reach groundwater sources.

d. Land Use - The high intensity cropland within 1000' of the well is conducted in the Chenango gravelly loam which is also over the "Wog" surficial geologic formations. These crops require chemical spraying at various times of the year depending on the crop type. These pesticides have a potential overtime to migrate to the groundwater. Therefore, the groundwater at the well site should be checked periodically for chemicals utilized in this industry.

The dairy within 2000' of the well site, is also upgradient. Nitrates and phosphates could migrate to the groundwater from this site, given the proximity to well site.

The gravel mining area, presents an open passageway for pollutants to reach groundwater since the permeable soils (Chenango gravelly loams) have been removed and much of the "Wog" extremely permeable gravel has been removed. This area should utilize the best available technology to insure that spills or leaks from underground petroleum storage tanks are not possible. Some alternative should be considered to cap this opening, when the gravel operations are completed, with indigineous materials.

The "Iroquois Smoke Shop" located on the Cattaraugus Indian Reservation, contains gasoline and diesel fuel oil distribution facilities. The potential for underground storage tank leakages from the facility probably would move towards Cattaraugus Creek which is approximately 4000' downgradient of this site.

The Collins Correctional Facility/Gowanda Psychiatric Center property is the only area sewered by conventional means. The remainder of the WHPA utilizes on-site domestic systems which are concentrated near the Hamlet of Collins. Given the high permeability of the geology of this area, there could be a potential for groundwater contamination from domestic sewage and whatever else could be put down the drain (e.g. chemicals, etc.). Most of the residential/commercial activity is upgradient of the well and close to Clear Creek.

e. Zoning - The lack of zoning controls for the Cattaraugus Indian Reservation could result in developments that could negatively affect the WHPA. As of this writing, the development on the Reservations doesn't appear to have a negative effect on the WHPA, except for some intensive agriculture near the well site.

The manufacturing zones near the waters of the S. Branch of Clear Creek could allow various types of manufacturing to locate right next to the surface waters. This could have a potential impact on the well site downstream.

The remaining zoning appears compatible with the WHPA.

f. NYSDEC Regulated Activities

1. Gernatt Gravel Products - This gravel mining operation is located 5500' south of the well site. The 73,835 gallons of petroleum products stored above and below ground is significant given the type of geologic material (Wog) that has been exposed in this area. A listing of these petroleum products stored on site follows:

Gernatt Gravel Products Petroleum Storage

<u>Where Stored</u>	<u>Capacity (gals.)</u>	<u>Product</u>	<u>Tank Type</u>	<u>Date Installed</u>
Below Ground (B)	2000	Leaded gasoline	Steel/carbon steel	1970
B	1000	Leaded gasoline	Steel/carbon steel	1970
B	2000	Leaded gasoline	Steel/carbon steel	1970
B	1000	Diesel	Steel/carbon steel	1970
B	550	Leaded gasoline	Steel/carbon steel	1970
B	285	Kerosene	Steel/carbon steel	1966
B	4000	Unleaded gasoline	Steel/carbon steel	1974
B	4000	Diesel	Steel/carbon steel	1974
B	4000	Diesel	Steel/carbon steel	1974
B	1000	Used motor oil	Steel/carbon steel	1966
B	4000	Unleaded gasoline	Steel/carbon steel	1985
Above Ground (A)	10000	Petroleum asphalt	Steel/carbon steel	1961
A	10000	Petroleum asphalt	Steel/carbon steel	1961
A	20000	Petroleum asphalt	Steel/carbon steel	1983
A	10000	Petroleum asphalt	Steel/carbon steel	1983

As discussed under the geologic section above, groundwater here will move rather quickly given the extremely permeable (Wog) deposit. If any of the petroleum storage leaked it could travel towards the well in a short time period.

2. Gowanda Psychiatric Center - From a topographic viewpoint, the surficial movement of water from this petroleum bulk storage is towards Cattaraugus Creek. A small tributary to Cattaraugus Creek is less than 1000' from this storage. The 2305 gallons of petroleum products stored above and below ground is of little significance to the well site with respect to topography and geology.

The Sewerage discharge on site is screened prior to its movement towards the Village of Gowanda's sewerage treatment plant. Therefore this offers no potential for contaminating the well site.

3. Collins Correctional Facility - There is 27,365 gallons of petroleum products stored here above and below ground, some of which is within 250' of a small pond formed by a dike on a tributary of the south branch of Clear Creek. Following is a listing of the petroleum products stored at this facility:

<u>Where Stored</u>	<u>Capacity</u>	<u>Product</u>	<u>Tank Type</u>	<u>Date Installed</u>
Below Ground (B)	2000	Diesel	Fiberglass	1982
B	2000	Diesel	Fiberglass	1982
B	2000	Diesel	Fiberglass	1982
B	2000	Diesel	Fiberglass	1983
B	2000	Diesel	Fiberglass	1983
B	2000	Diesel	Fiberglass	1983
B	2000	Leaded gasoline	steel/carbon steel	1984
B	2000	Unleaded gasoline	steel/carbon steel	1984
B	550	No.1,2 or 4 fuel	Fiberglass	1984
B	6000	No.1,2 or 4 fuel	steel/carbon steel	1989
Above Ground (A)	275	Diesel	steel/carbon steel	1989
B	3000	No.1,2 or 4 fuel	steel/carbon steel	1959
A	290	Kerosene	steel/carbon steel	1986
A	250	Diesel	steel/carbon steel	1991
B	1000	Diesel	steel/carbon steel	1976

A spill or leak from the these tanks could migrate towards the surface waters but would be slow to migrate into the surface of geology given the high clay content of the soils on site (VbB Varysburg). The surficial geology (Wlc) would also slow the movement of this fuel given the high silt and clay content of this deposit.

4. Waterman's Restaurant - This restaurant is located in a Tioga silt loam (To) which is deep well drained soil with moderate to rapid permeabilities. The waste from this restaurant has a potential to contaminate the "Hag" surficial geologic formation, which envelopes the South Branch of Clear Creek. If the "Hag" formation becomes contaminated from this source, pollution could migrate through this pebble and cobble gravel towards the well site in a short time.

If Waterman's septic system failed it could also contaminate the surface waters of Clear Creek which is only 500' to the west.

5. Shorty's Tavern - This facility is located approximately 1000' from the South Branch of Clear Creek with a surface discharge from their septic system. If this septic system failed the surface waters of Clear Creek could be contaminated.

The underlying geology (Wlc) would tend to retard the spread of any pollutants that migrated off site. Therefore this facility offers little or no effect on the well site.

6. NYSDOT Engineering Headquarters - This facility also has a surface discharge to the S. Branch of Clear Creek and is within 1000' of the Creek. If this septic system failed the surface waters of Clear Creek could be contaminated. The underlying geology (Wlc) would tend to retard the spread of any pollutants that migrated offsite.

NYSDOT has two underground petroleum storage tanks on site as follows:

<u>Capacity (gallons)</u>	<u>Product</u>	<u>Task Type</u>	<u>Date Installed</u>
4000	Diesel	Fiberglass	1988
2000	Unleaded Gasoline	Fiberglass	1988

Because of the type and age of these tanks, they don't present any problems to the Well site.

7. Armondo's Service Station - This facility had 7000 gallons of various types of fuel stored underground and as of July 1991 closed four out of five tanks on-site. The remaining tank stores 500 gallons of kerosene in a steel tank that was installed in 1965. This facility is less than 200' from Clear Creek and if this tank or any of the closed tanks leaked, the well site could be contaminated.

8. National Fuel Gas Well - This is outside the WHPA and therefore of little or no concern to the well site.

9. National Fuel Gas Well - This gas well is shown as plugged and abandoned by the NYSDEC Division of Mineral Resources. If plugged incorrectly it could leak pollutants to the groundwater.

10 & 11. National Fuel Gas Wells - The active gas wells are located in the "Wog" formation which is extremely permeable. If these wells were piped incorrectly there could be some gas showing up in the groundwater. However, given their location, the gas would probably migrate towards Cattaraugus Creek.

12. Collins Highway Department - This facility is approximately 500' from the S. Branch of Clear Creek and upgradient. The aboveground petroleum bulk storage here is as follows:

<u>Capacity (gal.)</u>	<u>Product</u>	<u>Tank Type</u>	<u>Date Installed</u>
2000	unleaded gasoline	steel/carbon steel	1988
2000	diesel	steel/carbon steel	1988
1000	unleaded gasoline	steel/carbon steel	1988

Due to the method of storage and age of the tanks, these potential sources of pollutants to the environment do not present a threat to the well site. However, every precaution should be taken to assure that this safety level remains over time, given the proximity to the creek and the "Hag" geologic formations.

13. Collins Transfer Station - this former landfill which was closed in 1983 is located approximately 1500' outside the WHPA, north of the well site. The landfill site is also downgradient of the well site from an overland flow perspective. The drawdown or zone of influence (ZOI) at this well site may allow for pollutants to migrate to the well site, since both are located in the "Hag" formation.

14. National Fuel Gas Well - this active gas well is located next to a tributary of Clear Creek, close to the "Hag" formation and SE only 5500'. This well could also be a source of gas in the water at the well site.

15. National Fuel Gas Well - some comment as for number "8" above.

16. National Fuel Gas Well - some comment as number "10" above.

17. & 18. National Fuel Gas Well - same comment as number "8" above.

19. National Fuel Gas Well - this active gas well is also located on

a tributary to Clear Creek and 5250' to East in the "Wlc" deposit. Gas could migrate to the well site from this well, although not as easily as for those gas wells in the "Hag" formation.

20. National Fuel Gas Wells - some comment on No. "8" above.

21. National Fuel Gas Well - This active gas well is located close to the "hag" formation approximately 4500' to the East from the well site. Gas could move from this well to the Collins well, if this well was constructed poorly.

22, 25 & 26. National Fuel Gas Wells - these active gas wells are located within 300' of Clear Creek and within this "hag" formation. Therefore, they may be the prime sources of gas in the water at the well site.

24 & 25. National Fuel Gas Wells - some comment on number 8 above.

27 & 28. National Fuel Gas Well - these active gas wells located 5500' and 3500' respectively west of the well site are in the "Wog" formation. These wells could also be a source of gas in the Collins system, even though the drawdown of the well is unknown.

g. Salt Storage

1. Town of Collins Highway Department - salt is now stored on an impervious surface in an enclosed facility that is comparatively new. Therefore this potential source of salt pollution has been omitted, except for the area of transfer of salt to the trucks. As such, salt should not migrate off site, through to the "Wlc" formation as it once had.

2. NYSDOT - The volume of salt handled from this enclosed salt storage structure is considerable. (>5000 tons). However, since the salt is stored on an impervious surface and the geologic formation (Wlc) would retard movement of salt, this facility poses no danger to the well site.

h. Sewerage Systems - Those areas not on conventional sewers in the Hamlet of Collins and also over the "Hag" formation, could allow for pollutants to reach the well site over time. The areas on sewers, Collins Correctional Facility, etc. don't pose a problem to the well site.

HISTORIC RESOURCES

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New York State Office of Parks, Recreation and Historic Preservation. Newsletter entitled "New York State Preservationist", Vol./No2 Fall/Winter, 1997

*Painter, Levinus K. The Collins Story. Gowanda: Niagara Frontier Publishing Co., 1962.

*Slawson, Dana N. and Herold, Elaine B. Ph.D. Cultural Resources Survey Report of PIN 5307.74. the Reconstruction of US Route 62 and NY Route 39, Village of Gowanda, Towns of Collins and Persia, Erie and Cattaraugus Counties. New York. Volumes I & II. New York State Museum, State Education Department, University of the State of New York, Anthropological Services, Albany, New York, 1992 (volumes loaned to County staff by Regional Office of the New York State Department of Transportation).

Spencer, Lorna J. "A History of the Town of Collins." The Buffalo and Erie County Historical Society, 1972.

United States Department of the Interior. National Register of Historic Places Inventory - Nomination Form for the Gowanda Historic District. 1984.*

Note: certain listings as noted above (*) include extensive research (i.e. Slawson document) and extensive bibliography(Levinus K. Painter and U. S. Department of Interior listings). Due to the important facts provided in these documents, it is suggested copies be made and maintained in the Town and Village libraries if not available there already.

FACT SHEET
COLLINS AGRICULTURAL DISTRICT
8-YEAR REVIEW

Acreage in District

Collins Agricultural District	24,200 acres
Proposed for Addition	- acres
Proposed for Deletion	- acres
Total	24,200 acres

Number Farms by Principal Enterprises

Dairy	21
Cash Crop (grain, vegetable)	12
Livestock (other than dairy)	4
Horticulture	3
-18 rent their farms/properties to other farmers - total 3,200 acres	

No. Farms According to Annual Gross Farm Sales

Below \$10,000	8
\$10,000 to \$ 39,999	9
\$40,000 to \$ 99,999	12
\$100,000 to \$199,999	5
\$200,000 to \$499,999	3
Over \$500,000	3

No. Farms According to Total Farm Investments Over Past 7 Years

Below \$10,000	8
\$10,000 to \$49,999	15
\$50,000 to \$99,999	11
\$100,000 to \$199,000	5
Over \$200,000	1

<u>Crops</u>	<u>Acres</u>
Corn	5,600
Hay	5,240
Grains	550
Vegetables, incl. sweet corn	75
Snap Beans	713
Nursery, incl. raspberries	95
Acreage Reserve Program	1,200

Livestock

Cows	1,065
Heifers	935
Other	120

Milk Production

Pounds in 1990 - 11,908,798
(Collins ranks 5 out of 19 Towns reporting in Erie County - N.Y.S.
Department of Agriculture and Markets).

Department of Environment & Planning
October 1991

04/14/97 12:16
APR-14-97 MON 10:42

202 659 8339

AM. FARM. TRUST --- NORTHEAST OFFICE 010/010
FMA NO. 2333333

APPENDIX 5

Model Agricultural Zoning District

Lancaster County Agricultural Preserve Board

and

Lancaster County Planning Commission

August 1994

COUNTY OF ERIE
DEPT. ENV. & PLAN.
PLANNING DIV.
1997 DEC -5 PM 2:01

MODEL AGRICULTURAL ZONING ORDINANCE

1. The following defined terms are hereby added to Section _____, ("Definitions")

Church - A separate detached building devoted primarily to religious worship.

★ Farm or Farm Parcel - A tract or parcel of land containing at least 25 acres, devoted primarily to agricultural uses, together with a dwelling and/or other accessory uses.

Farm-Related Business - A business operated on a farm parcel, related to or supportive of agricultural activities, such as blacksmithing, farm implement repair, and/or roadside sale of agricultural products.

Intensive Agricultural Use - Intensive Agricultural Uses include, but are not necessarily limited to: a) slaughter areas, b) areas for the storage or processing of manure, garbage, or spent mushroom compost, c) structures housing more than 50 animal units. (Under the Pennsylvania Nutrient Management Act of 1993, a farm is allowed to have no more than two animal units per acre, with an animal unit defined as 1,000 pounds).

Non-farm Lot. The following constitute non-farm, lots within an agricultural district: a) a lot or parcel containing less than 25 acres and containing one or more dwelling units. Agricultural activities may be carried on as part of the use of a non-farm residential lot; b) a lot within an agricultural district devoted to uses other than agricultural or residential uses.

Parent Tract. Each tract of land located within an A-Agricultural District on the effective date of this ordinance, and held in single and separate ownership is a parent tract.

2. The following new Article IV (A-Agricultural District) is hereby added to the Zoning Ordinance:

ARTICLE IV A - Agricultural District

The following provisions shall apply to all land within and A-Agricultural District:

Section 401. Purposes.

The purposes of the agricultural district are:

- a) to protect and promote the continuation of farming in areas with prime soils (SCS Class I and II) and soils of statewide importance (SCS Class III) where farming is a viable component of the local economy, and to promote the

continuation of farming in areas where it is already established;

- b) to permit, with limited exceptions, only agricultural land uses and activities;
- c) to separate agricultural land uses and activities from incompatible residential, commercial, and industrial development, and public facilities. The protection of land for agricultural purposes is a legitimate zoning objective under the State Planning Statutes, which the regulations set forth in this Section seek to achieve.
- d) to put into action the local comprehensive plan, which contains the goal of protecting agricultural lands and promoting agriculture as a component of the local economy.

Section 402. Use Regulations.

Section 402.1 Uses by Right

- a) All forms of agriculture (except new Intensive Agricultural Activities, see Section 402.2 below), horticulture, and animal husbandry, including necessary farm structures;
- b) Forestry uses, including sawmills;
- c) Farm dwellings;
- d) Production nurseries and production greenhouses;
- e) Wildlife refuges and fish hatcheries.
- f) Private elementary schools which may include classes only through grade nine;
- g) The following uses accessory to a principal use:
 - i) Roadside stands for the sale of agricultural products, at least half of which are grown on the premises. Off-road parking shall be provided for all employees and customers and the stand shall be set back at least 20 feet from all property lines and road rights of way. The stand shall not be more than 300 square feet in size.
 - ii) Garages (see Section ____);
 - iii) Signs pursuant to the local sign ordinance, Section ____;
 - iv) Beekeeping;
 - v) Manure storage facility (see Section ____);

- vi) Non-commercial recreation (family pool, tennis court, etc.);
- vii) Non-commercial antenna or communications facility (see Section ____);
- viii) Worship services in the home which require no exterior modification of the dwelling;

402.2. Uses Permitted by Special Exception (Requiring Approval of the Township Zoning Hearing Board)

a) Temporary Farm Housing, provided that this use:

- i) Takes place on a farm of at least 25 acres,
- ii) Utilizes mobile home or manufactured housing, and
- iii) Is only used to house farm laborers;
- iv) Is removed when farm laborers no longer occupy the housing;

b) New Intensive Agricultural Uses, where adjacent to a residential zone, shall not be located closer than 200 feet from any residentially zoned property line, or residence on an adjacent property;

c) Home Occupations, (see Section ____);

d) Family care for fewer than six (6) children or adults (see Section ____);

e) Bed and Breakfast Inns (see Section ____);

f) Granny Flats and ECHO Housing (see Section ____);

g) Animal hospitals, veterinary facilities, and kennels (see Section ____);

h) Cemeteries and necessary incidental structures of no more than one acre;

i) Riding schools and/or horse boarding stables (see Section ____);

j) The conversion of a single-family dwelling to a two- or three-family dwelling;

k) Water treatment and transmission facilities and wastewater collection facilities;

l) Public utilities;

m) Farm-related businesses that are conducted outside the home, subject to the following regulations:

- i) No more than two (2) acres of land shall be devoted to such use including areas used for structures, parking, storage, display, setbacks, landscaping, et cetera. Any lane serving the farm-related business and a home and/or farm contained on the same lot shall not be included as lot area devoted to the farm-related business. No additional lane or curb cut to access the farm-related business shall be allowed; and
 - ii) No more than fifty percent (50%) of the area devoted to a farm-related business shall be covered by buildings, parking lots, or any other impervious surface; and
 - iii) The owner or occupant of the farm must be engaged in the farm-related business; and
 - iv) No more than two (2) full-time and two (2) part-time persons, other than individuals who reside on the farm, may be employed in the farm-related business; and
 - v) The use must be conducted within a completely enclosed building typical of farm buildings; and
 - vi) Any out building used for the farm-related business shall be located behind the principal farm residence on the site, or shall be located at least 200 feet from the closest street right-of-way.
 - vii) Any outdoor storage of supplies, materials, or products shall be located behind the building in which the farm-related business is conducted.
- n) Churches, subject to the following regulations:
- i) A minimum of two (2) and a maximum of four (4) acres of land shall be devoted to such use including areas used for structures, parking, storage, display, setbacks, landscaping, et cetera; and
 - ii) No more than forty percent (40%) of the area devoted to a church shall be covered by buildings, parking lots, or any other impervious surface.
 - iii) For other criteria, including accessory uses, see Section _____;
- o) Dwellings located on non-farm lots, provided that:
- i) Each application includes a scaled drawing indicating the location of the proposed dwelling to the surrounding farms;
 - ii) The dwelling is sited on that portion of the lot which separates it as much as possible from adjacent farming,

including minimizing the length of property lines shared by the residential lot and adjoining farms;

- iii) The dwelling and its lot are located on the least productive farmland wherever practical;
- iv) The dwelling is sited on the smallest practical area to satisfy the requirements of this Ordinance and on-site sewage disposal regulations;
- p) Communications antennas, towers, and equipment, provided that:
 - i) Antennas greater than 45 feet in height and tower mounted antennas shall require a statement from a registered professional engineer regarding the structural integrity of the antenna and/or tower. Such statement shall analyze the forces on the foundation (including live and dead loads), allowable and actual forces on cables, rods, and braces, soil bearing pressures, wind loading forces, and safety from overturning. Communications structures shall be designed and installed to resist a minimum wind load of 30 pounds per square foot of projected horizontal area and shall have a minimum safety factor against overturning of 2.0;
 - ii) Antennas which are capable of transmitting signals shall not create electrical, electromagnetic, microwave, or other interference off-site;
 - iii) If an antenna represents a health risk due to the signals transmitted, the site shall be completely enclosed by an 8 foot high fence and self-locking gate. The fencing shall include signs on all sides warning of such hazards and shall be arranged in a manner which clearly protects persons outside the fence from such hazards;
 - iv) Communications structures shall have a setback from all property lines equivalent to the height of the structure, but in no event shall an antenna or tower exceed a height of 200 feet from grade;
 - v) Communications structures shall be sited so as to separate them from adjacent farming activities and residential structures;
 - vi) The applicant must demonstrate that the proposed location on agricultural land is necessary for the efficient operation of the communication system, and that alternative locations outside of the agricultural district are not available;
 - vii) The applicant must submit notice of approval for the

proposed installation from the Federal Aviation Administration and the Federal Communications Commission.

402.3 Incompatible Uses.

Uses not specifically permitted under subsections 402.1 or 402.2 above are not permitted in the agricultural zone. In general, uses and activities that induce non-farm development, generate large amounts of traffic, require substantial parking or could pose a threat to agricultural water supplies are inconsistent with the purposes of the A-Agricultural District. Without limiting the foregoing, the following specific uses are deemed by the Township Board of Supervisors to have the effect of altering the essential character of the A-Agricultural District and causing substantial and permanent impairment to the prevailing agricultural uses within this district and hence, are detrimental to the public welfare, and such uses would therefore be in contravention of the requirements set forth in Section 910.2 of the Pennsylvania Municipalities Planning Code for consideration of variances: landfills, quarries, golf courses, sewage treatment plants, airports and country clubs.

Section 403. Area Requirements and Limitations on Subdivision of Parent Tracts.

Section 403.1 Minimum Area

- a) Except when conducted as an accessory to a residential use of a non-farm lot, agricultural uses shall require a minimum area of 25 acres, and no farm parcel shall be subdivided from a parent tract unless it shall meet the minimum area requirement for agricultural uses.
- b) A non-farm lot subdivided from a parent tract shall have a minimum of one (1) acre and a maximum of two (2) acres.
- c) All other uses permitted by right, special exception, or conditional use shall have a minimum lot area of one (1) acre.

403.2 Limitations on Subdivision of Parent Tracts.

- a) In order to protect agricultural uses within the A-Agricultural District, it is the intent of this provision that the creation of non-farm lots and the subdivision of farm parcels from parent tracts shall be limited, in order to provide for the retention of tracts of sufficient size to be used reasonably for agricultural purposes.
- b) Each parent tract containing 50 or more acres shall be

permitted limited rights of subdivision. Each parent tract of 50 or more acres shall be permitted to subdivide a combination of one or more farm parcels and/or non-farm lots up to, but not in excess of, a total of one such non-farm lot or one such farm parcel for each 50 acres of area within the parent tract. For example, a parent tract having 125 acres is permitted an ultimate subdivision into a total of two lots or parcels, such as i) two farm parcels, ii) one farm parcel and one non-farm lot, or iii) two non-farm lots.

- c) A single family detached dwelling may be erected on any single undeveloped lot of record (parent tract) as of the effective date of this ordinance, notwithstanding the limitations imposed by Section 7(b). Such lot must be a parent tract in single ownership and not contiguous with other tracts in the same ownership. The parent tract must meet applicable requirements for minimum lot size, and any buildings erected on the lot must meet yard setback, lot coverage, and height regulations.
- d) The provisions of this section shall apply to all parent tracts as of the effective date of this ordinance. Regardless of size, no parcel or lot subsequently subdivided from its parent tract shall qualify for additional single family detached dwellings or lots pursuant to this section. All subsequent owners of parcels of land subdivided from a parent tract shall be bound by the actions of the previous owners of the parent tract. Any subdivision or land development plan hereafter filed for a parent tract in the A-Agricultural District shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single family detached dwellings or farm parcels as determined and limited by the provisions of this section.
- e) In the event a tract of land not originally classified as part of the A-Agricultural District on the effective date of this Ordinance is hereafter classified as part of the A-Agricultural District, the size and ownership of such tract of land and its classification as a parent tract, shall be determined as of the effective date of the change in the zoning classification to A-Agricultural.

Section 404. Yard, Coverage, and Height Requirements

404.1 All lots or parcels shall have a minimum width of one hundred (100) feet at the building setback line and sixty (60) feet at the street right-of-way line.

404.2 All structures located on non-farm lots shall have a minimum front and rear yard of 50 feet respectively, and a minimum side yard of 25 feet on each side.

404.3 All structures located on farm parcels shall have front, rear, and side yard setbacks of at least 50 feet. New intensive agricultural uses shall be set back an additional distance as required by Section 402.2 (b) of this Ordinance.

404.4 The total impervious coverage, including both buildings and other impervious surfaces, of a non-farm lot shall not be more than 20%; the total lot coverage of a farm parcel shall not be more than 10%.

404.5 The maximum height of a residential building shall be 35 feet. The maximum height of all other buildings, excluding silos and windmills, which shall, however be set back a distance at least equal to their height from all property lines.

Section 405. Vegetation Setback Requirement.

Section 405.1 On any separate non-farm parcel, no shrub or tree shall be planted within twenty (20) and thirty (30) feet, respectively, of any land used for agricultural purposes.

Section 406. Required Conservation Plan.

Any agricultural, horticultural, animal husbandry or forest use which involves earthmoving activities or commercial harvesting of trees shall require the obtainment of an approved conservation plan by the Lancaster County Conservation District, pursuant to Chapter 102 Erosion Control of Title 25 Rules and Regulations, Department of Environmental Resources. All on-site activities shall be in compliance with the approved conservation plan.

Section 407. Agricultural Nuisance Disclaimer.

Lands within the Agricultural District are used for commercial agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health or even death arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, herbicides, and pesticides. Owners, residents, and users of this property should be prepared to accept these conditions and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982, "The Right to Farm Law," may bar them from obtaining a legal

judgment against such normal agricultural operations.

Section 408. Required Nutrient Management Plans

All agricultural uses shall comply with the Pennsylvania Nutrient Management Act of 1993, and subsequent amendments.

**Town of Marilla Local Law No. 2 of the Year 1997
(New York)**

EXCERPT

SECTION 5. NOTIFICATION OF REAL ESTATE BUYERS.

In order to promote harmony between farmers and their new neighbors, the Town of Marilla requires landholders and/or their agents and assigns to provide notice to prospective purchasers and occupants as follows: "This property is within the Town of Marilla. It is the policy of the Town to conserve, protect, and encourage the development of farm operations within our borders for the production of food and other products and one should be aware of the inherent potential conditions associated with such purchases or residence. Such conditions may include, but are not limited to, noise, odors, fumes, dust, smoke, insects, operation of machinery during any hour, day or night, storage and disposal of plant and animal waste products, and the applications of chemical fertilizers, soil amendments, herbicides, and pesticides by ground or aerial spraying or other methods. Occupying land within the Town of Marilla means that one should expect and accept such conditions as a normal and necessary aspect of living in such an area."

SECTION 6. RESOLUTION OF DISPUTES.

Any issue of controversy that arises which cannot be resolved directly between the parties involved, and is not addressed by other laws or regulations, may be promptly and inexpensively resolved by referral to the Marilla Conservation Advisory Council/Board for open hearing and recommendations. The MCAB will act as a grievance committee as a whole. Any controversy between the parties shall be submitted to the MCAB within thirty (30) days of the occurrence and shall be placed on the agenda of the next nearest MCAB meeting date.

AGRICULTURAL DATA STATEMENT

Changes in NYS Agricultural Markets Law now require submission of an agricultural data statement by an applicant to the municipality for a rezone, special use permit, site plan approval, use variance, or subdivision of parcel(s) in an agricultural district or within 500 feet of a farm operation located in an agricultural district.

Applicant's Name & Address:

Owner's Name & Address: (If different from applicant)

Type of Application: ☐ Rezone/map change; ☐ Special use permit; ☐ Site plan approval;
☐ Use variance; ☐ Subdivision approval

Description of Proposed Project:

(What? How big? How many? Proposed use?)

Project Address:

Project Location:

(Example: west side of Main Street, 245 feet south of Second Avenue)

Project Size:

(# of acres, # feet x # feet, tax ID or SBL #?, etc.)

Current Use of Site:

(Identify: idle, hay, pasture, crop, brushland, forest, single residence, etc.)

History of Farming on Site:

(last date, type, # of acres, owner or other farmer, etc.)

Other Site Information:

(predominant drainage direction off the site; current drainage features, ie. ditches, tiles, streams, gullies; proposed changes, etc.)

Include a Separate Paper with the Full Mailing Addresses of Farm Operations (includes lands used in agricultural production) Within 500 Feet of this Project

Include also a Tax or Other Map with Project Boundaries Clearly Marked.

(The assessor may be able to assist with these last 2 requirements.)

Applicant's Signature:

Owner's Signature: (If different from applicant)

The municipality will refer a copy to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, New York 14202 and to all addresses on the mailing list.

Programs Designed To Protect Farmland

- **Purchase of Development Rights (PDR):** PDR is the acquisition of the right to develop by a public corporation, government agency, or non-profit organization. Once the development rights are sold, an easement is placed on the property which restricts future development.

Landowners receive cash for the difference between market value and agricultural or open space values of the land but retain the right to use it according to the terms of the easement. PDR provides landowners with a voluntary method of removing some value from the land. The land remains on the tax roles but will be taxed only at agricultural, forestry, recreation, or open space values.

- **Agricultural Value Assessment:** One component of the Agricultural Districts Law is that land is assessed at its value for agricultural use rather than its fair market value. The values are based on soil type and these values are set by the State Board of Equalization and Assessment. With this, school and real estate taxes are based on the agricultural value rather than the market value. In exchange for agricultural assessment, landowners agree to keep land in agricultural use or pay tax penalties for conversion prior to conclusion of a five-year commitment period.

- **Limited Development:** Limited Development is the use of regulations to control development. Success in using "limited development" depends on farmer-landowner willingness to accept additional land use controls in return for proper monetary compensation for any losses of property values.

- **Land Trusts:** A land trust is a non-profit organization legally authorized to own land or accept conservation easements for resource protection.

(More information on land trusts is available from the Western New York Land Conservancy, The Nature Conservancy, American Farmland Trust, and others. See enclosed brochure.)

- **Gift of Land by Will:** This method can be used to legally transfer or "will" farmland to a group or individual. This alternative allows a landowner to make arrangements prior to death that ensure retention of the property in agricultural or conservation uses. This option may be attractive to landowners who have no heirs or who wish to reduce estate taxes.

- **Bargain or Conservation Sale:** "Bargain Sale" is the sale of the property at less than market value to a not-for-profit group. It is a creative method for preserving farmland and provides monetary benefits to the seller and buyer by reducing or eliminating capital gains taxes. The seller may make as much from a "bargain" sale as from a full market value sale after tax considerations.
- **Farms In Transition Match-up Program:** This type of a program aids retiring farmers in locating young farmers interested in purchasing a farm, helping to keep the land in agricultural use by providing an alternative to selling to developers and land speculators.
- **Non-Agricultural Development Fees:** Fees in various forms (application fees, permit fees, special district taxes, etc.) would be assessed on non-agricultural development of farmland. Any fees collected would be placed in a fund to aid local farmland preservation efforts.
- **Transfer of Development Rights:** This program provides local governments with authority to provide for the transfer of development rights from protected areas to target growth areas according to a comprehensive plan.

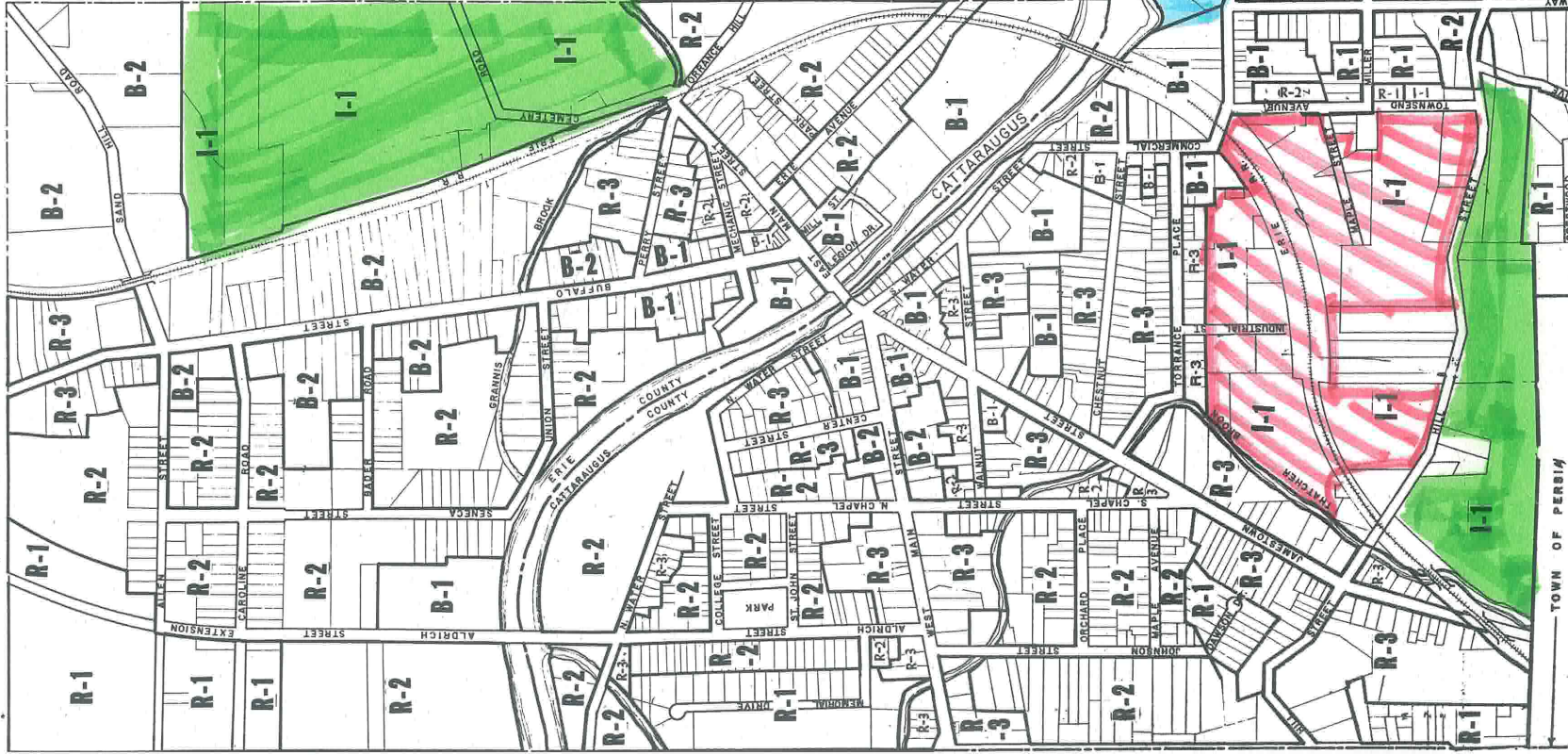
Once the development rights are transferred, a conservation easement is placed on the property. This ensures that the open space (agricultural protection) requirements of the municipality's planning goals are met without restricting needed development.

- **Open Space/Cluster Development:** These programs encourage local communities to target areas in which protection of agricultural land and/or open space is a goal. Local ordinances are written requiring development within these areas to undergo special review, to preserve a minimum proportion of the parcel as open space, and to concentrate development in more compact and efficient "clustered" units.

This program is particularly effective in helping to control strip development and urban sprawl. It is an alternative to inefficient and wasteful "large lot" zoning.

These are some of the major types of programs used for farmland preservation. Additional information on these and other farmland preservation programs is available at the Soil Conservation Service (now the USDA Natural Resources Conservation Service).

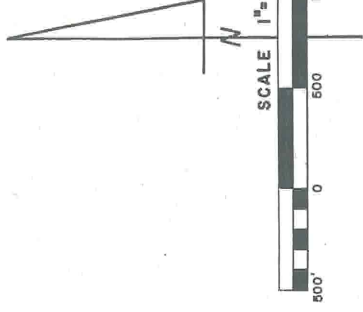
TOWN OF COLLINS



TOWN OF COLLINS

VILLAGE OF GOWANDA

ERIE & CATTARAUGUS COUNTIES, N.Y.



R-1	R-2	R-3	B-1	B-2	I-1
One Family Residential District Class A	One Family Residential District Class B	Multiple and Two Family Residential Districts	General Business Districts	Neighborhood Business Districts (Restricted)	General Industrial Districts