

# Village of Ellicottville Comprehensive Plan

Existing Conditions, Community Goals, and Action Plan



**SEPTEMBER, 2015**

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The Ellicottville Comprehensive Plan Committee has based this updated plan on the previous plans:

**Village of Ellicottville, Comprehensive Plan – March, 2004  
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**Village of Ellicottville, Master Plan Report – January, 1991  
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**Village of Ellicottville, Master Plan  
Preliminary Report on Existing Conditions and Community Goals – January, 2000  
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**VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
EXISTING CONDITIONS, COMMUNITY GOALS, AND ACTION PLAN**

September, 2015

**TABLE OF CONTENTS**

	<u>Page</u>
<b>I. INTRODUCTION</b>	<b>1</b>
A. Purpose	1
B. State Requirements	2
C. Policy and Regulatory Document	3
<b>II. ELLICOTTVILLE – EXISTING CONDITIONS</b>	<b>4</b>
A. Location and Historic Setting	4
B. Demographic Trends	6
1. Population	6
2. Age Breakdown	6
3. Average Household Size	7
4. Education	8
C. Current Land Use	9
1. Residential	9
2. Commercial	12
3. Industrial	12
4. Historic Resources	13
5. Vacant	14
D. Development Trends	15
1. Recreation	15
2. Residential	15
3. Commercial	15
4. Industrial	16
E. Environmental Setting	16
1. Slopes and Topography	16
2. Surface Waters and the Floodplain	18
3. Soils	22
4. Wildlife Habitat	23
5. Scenic Natural Resources	24
6. Aquifers	24
7. Wetlands	25
8. Archaeological Resources	26
F. Economic Activity	26
1. Manufacturing	27
2. Tourism	27
3. Retail/Service Sector	28
G. Community Facilities and Services	28
1. Highways	29

2.	Schools	29
3.	Fire Protection and Ambulance Service	29
4.	Solid Waste Disposal	30
5.	Water System	30
6.	Sewage System	30
7.	Snow Removal	30
8.	Security	31
9.	Recreation	31
10.	Public Library	32
<b>III.</b>	<b>GOALS AND OBJECTIVES</b>	<b>33</b>
A.	Development Village Wide	33
B.	Residential	33
C.	Commercial	34
D.	Village Town Cooperation	35
E.	Historic Preservation	35
F.	Transportation	35
G.	Recreation	36
H.	A Community of Diverse People	36
<b>IV.</b>	<b>COMPREHENSIVE PLAN MAP</b>	<b>37</b>
A.	Conservation District	37
B.	Village Residential	38
C.	Village Commercial	39
D.	Residential Development District / Low Density	40
E.	Residential Development District / Medium Density	40
F.	Recreation Commercial District / High Density	41
G.	Special Flood Hazard Area	41
H.	Historic District Overlay Zone	42
I.	Four Corners Zone	42
J.	Industrial	43
<b>V.</b>	<b>RECOMMENDATIONS</b>	<b>44</b>
A.	Preserving / Enhancing Community Character	44
B.	Guiding Future Growth	45
C.	Protecting the Natural Environment	45
D.	Providing Public Services	46
<b>VI.</b>	<b>ACTION PLAN</b>	<b>47</b>
<b>APPENDICIES</b>		
A.	Comprehensive Plan Map	
B.	Meeting Minutes / Comprehensive Plan Committee	
C.	SEQR Documentation	
D.	Public Hearing Documentation	
E.	Adopting Resolutions	

# VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN

## EXISTING CONDITIONS, COMMUNITY GOALS, AND ACTION PLAN

### I. INTRODUCTION

#### A. Purpose

The last update to the Village of Ellicottville Comprehensive Plan occurred in 2004. Since that update the Village has experienced some moderate changes to the community including the character, economy and overall demographics. As the Village has seen significant residential and commercial develop occur in the last decade, it has also seen a decline in the industrial businesses that were key pieces of the local economy. While the existing Comprehensive Plan did not need an extensive overall, there were certain sections that needed to be updated to reflect existing conditions and guide future decisions that protect the Village's character and economic health. The Village Board appointed a committee to oversee the review of the 2004 Comprehensive Plan and recommend changes where required.

This report was prepared in order to identify and evaluate the existing conditions in the Village today. From this data and descriptions, policy statements and plan recommendations will be formulated and the Comprehensive Plan developed.

The purpose of this Comprehensive Plan project is to establish an overall guide for the future growth in the Village of Ellicottville. Upon adoption, the plan will become a policy document for the Village Board and Planning Board to utilize in making capital improvement and land use decisions. This plan allows for growth in a reasonable manner which is compatible with both its neighboring land uses and the community's physical, economic and social needs as a whole. It should balance growth against protecting the existing community character that has made Ellicottville what it is today.

The final plan will be an attempt to prepare for the future of the Village of Ellicottville in a way that will maintain and improve the existing quality of life. This requires expertise, technical support, and a large commitment in time and effort by those in the community who are willing to be involved.

The services and facilities necessary for the continued health, safety, and welfare of the community must be provided. Providing these may services include expanding existing facilities of establishing new facilities. However, new economic burdens on the community must be carefully considered against its ability to pay.

The economic well-being of the recreation industry is vital to the economic stability of the community. Consequently, cooperation between the Village, Town and private sector is essential if each is to reach their long-range goals. At the same time, the impact on the

environment must be limited to ensure that Ellicottville can continue to benefit from the expansion of the recreation industry. Careful planning and implementation of growth controls will help ensure the current quality of life will be available to the next generation.

The perspective of the revised comprehensive plan can best be described by the mission statement developed by the Comprehensive Planning Committee at the onset of the revision effort.

### **Mission Statement**

*The Comprehensive Plan should guide future physical and economic development in order to provide the best possible environment for both permanent and seasonal residents. Ellicottville has become a diverse community. Therefore, the Comprehensive Plan should seek to balance the sometimes differing demands that influence a rural village that hosts a growing tourist economy.*

*It should encourage development that preserves the unique community character and heritage that has made Ellicottville attractive as both a year-round home, as well as tourist destination.*

Section II reviews the existing conditions and situations regarding land use, housing and commercial activity infrastructure and environmental constraints. Goals and Objectives are set out in Section III of this document. Sections IV and V will present the land use plan and its implementation recommendations.

## **B. State Requirements**

In New York State the legislative authority to prepare a comprehensive plan for a village lies in the Village Law, 7-722 as amended in July 1995. The legislation provides guidelines for both content and process.

This Comprehensive Plan project is being conducted in accordance to applicable State regulations. Village Board adoption was made based upon Village Comprehensive Planning Committee recommendation and after public hearing, referral/review/recommendation by the County Planning Board, and in accordance with the State Environmental Quality Review (Environmental Conservation Law) of the State of New York (Chapter 6, NYCRR, Part 617, Section 8-0113).

### C. Policy and Regulatory Document

This Comprehensive Plan is intended to serve both as policy and regulatory document. Village Law, 7-704 requires zoning "...regulations to be made in accordance with a comprehensive plan..." Therefore, the plan serves as the legal basis for the formation and implementation of the Zoning Local Law. The Zoning Local Law is one tool the Village can use to implement the land use recommendations set forth in the comprehensive plan. Complimentary regulations should include:

- subdivision regulations
- architectural design guidelines
- official zoning map
- capital improvement plan

As a policy document the plan provides the Planning Board a resource to utilize in reviewing development applications. Not only will up-to-date analytical data be available for land use, population, commercial mix and traffic but also a plan for:

- future land use
- sidewalk\bike path\transportation improvements
- floodplain development
- environmental conditions and constraints

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

II. ELLICOTTVILLE - EXISTING CONDITIONS

A. Location and Historic Setting

The Village of Ellicottville is situated in the foothills of the Allegheny Mountains in the western Southern Tier of New York State. Located in the southwest corner of the Town of Ellicottville, the Village is approximately 525 acres in area, or approximately eight-tenths of a square mile. U.S. Route 219 and State Route 242 intersect in the center of Ellicottville. The Village is approximately 50 miles from Buffalo, 35 miles from Jamestown, 25 miles from Olean, 10 miles from Salamanca, and 8 miles from the county seat in Little Valley.

Ellicottville, located at the confluence of the Great Valley, Plum and Elk creeks is the geographical center of Cattaraugus County. The topographical and political features of the area contributed to the establishment of a land use pattern which has remained largely unchanged since its founding.

European settlement of southwestern New York did not begin in earnest until after the Revolutionary War. The Holland Land Company, which owned approximately 4 million acres in western New York, platted the Village in 1817 and opened a land office to serve the southern section of its land holdings. The Village was named after Joseph Ellicott, the surveyor general for the Holland Land Company.

The Village plan was designed by Holland Land Company surveyor, Rickertson Burlingame. He utilized a public square and grid street pattern that fit the geographic constraints of the local creeks and hill sides. The square and grid street plan were the predominate feature of the original plan. The uniform street pattern consists of two principle streets: Washington Street, running roughly east-west, and Jefferson Street running roughly north-south. Bounding the plan to the north and south are Elizabeth and Martha streets. Regular lots with nearly identical frontage were laid out within the grid. Located at the center of the plan, at the intersection of Washington and Jefferson streets, is a large public square. Each quadrant of the square was dedicated to a public use: courthouse, jail, school, and church.

The commercial district developed along Washington Street east of the public square and residences gradually filled in the lots along the secondary streets off of Washington and Jefferson Streets. Early industrial development of the area was located east of the Village center along the Great Valley Creek.

Ellicottville was incorporated as a Village in 1837. It was designated the seat of Cattaraugus County in 1817 because of its central location within the County. Into the mid-nineteenth century, Ellicottville thrived as the County seat. The New York and Erie Railroad was constructed through Cattaraugus County in 1851, which bolstered the economic vitality of the Village and spurred industrial development at the eastern side of the Village nearest to the railroad tracks. In 1868, the County seat was relocated to Little Valley, which shifted the

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS*

focus of the Village economy from government to primarily commerce and industry. By this time, the pattern of development was fixed within the Village and the shift in the economy did not affect its development, except to further establish the Washington and Monroe Street area as the center of commercial activity. In 1890, a fire leveled a majority of the commercial district, but it was quickly rebuilt, resulting in an architecturally cohesive grouping of late nineteenth century brick commercial structures that lines Washington and Monroe streets today.

The prosperity of the community and accompanying growth of the Village throughout the nineteenth century is reflected in the fine residential architecture of the Village. Surrounding the commercial district and civic square is a residential district of high style and vernacular residences that reflect popular architectural styles dating from the early nineteenth century into the twentieth century.

Today, Ellicottville retains its nineteenth century design and plan. As a result, the Village has a cohesive historic core of commercial and residential buildings centered around the large public square. The design and layout of the Village and its historic architectural resources give Ellicottville an atmosphere and character that is unique to the area.

Over the years Ellicottville has been able to retain its 19th century character as well as most of the 19th and early 20th century homes and commercial buildings along its tree lined streets. Three significant historic factors contributed to shape Ellicottville; the Holland Land Company purchase / Ellicott survey; the relatively stable industrial land ownership, and; the fire of 1890.

Ellicott's survey and distribution of property in accordance with a highly organized initial plan forced the Village to grow in a designed orderly fashion. This was further facilitated by single ownership by the Holland Land Company of the area to become the Village.

Early industrial uses were established along the creek and later, the rail road. This set the land use pattern for that sector of the Village. These lands have generally remained industrial over the years. Other than company-built homes, there was little residential encroachment into these industrial areas.

Ellicott's survey did not identify a certain area to be commercially developed. However, by the mid-nineteenth century the pattern was established. The fire of 1890 gave the opportunity for one side of Washington Street to be re-built as attached brick commercial buildings. As a result, the commercial district was permanently established, and its architectural character defined.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

B. Demographic Trends

1. Population

Between 1990 and 2000 the overall population of the Village of Ellicottville decreased from 513 to 472.

<b>General Population</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Village of Ellicottville	513	472	-8.0%
Village of Springville	4,310	4,252	-1.3%
Town of Ellicottville	1,607	1,738	8.2%
Cattaraugus County	84,234	83,955	-0.3%

**FIGURE 2.1**  
US Census Bureau Data, 1990-2000

From 2000 to 2010 the Village decreased from 472 to 376 which amounts to a twenty percent decrease. While this is a significant decline, these population figures do not take into account seasonal or part-time residents, which likely account for a significant portion of the Village (and Town) of Ellicottville's population.

<b>General Population</b>	<b>2000</b>	<b>2010</b>	<b>% Change</b>
Village of Ellicottville	472	376	-20.3%
Village of Springville	4,252	4,296	1.0%
Town of Ellicottville	1,738	1,598	-8.1%
Cattaraugus County	83,955	80,317	-4.3%

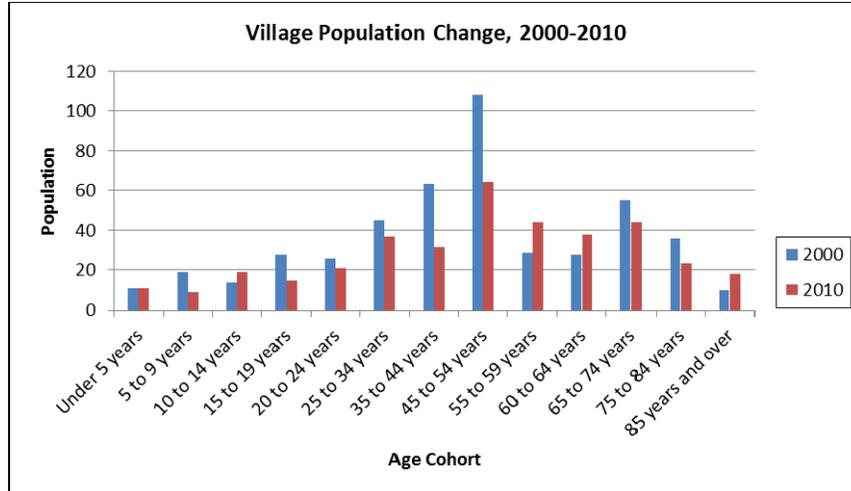
**FIGURE 2.2**  
US Census Bureau Data, 2000-2010

Due to the nearby amenities, the character of the Village and fixed number of housing units, real estate demand tends to be higher in the Village. As an alternative to living in the Village, people may choose to look for housing in the adjacent Town where parcels are generally bigger, houses generally newer and still located relatively close to the Village.

2. Age Breakdown

Age cohort analysis helps identify which age groups are more or less prevalent than in the previous census. This helps determine which segments of the population need to be focused upon in order to maintain a stable population, attract new residents, and help plan for programs and services gauged to the appropriate population.

**VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS**



**FIGURE 2.3**  
**US Census Bureau Data, 2000-2010**

Between 2000 and 2010, the Village of Ellicottville lost population in all age groups below 45 with the exception of the 10-14 year age group. This seems to indicate that families with young children are leaving the Village, and young adults just graduating high school or college are leaving the area to pursue college or employment. With young adults leaving the Town, the older segments of the population are becoming more dominant.

Population	2000	2010
Under 18 years	12.9%	12.7%
over 65 years	21.4%	22.9%

**FIGURE 2.4**  
**US Census Bureau Data, 2000-2010**

The above chart shows that the children under 18 accounted for almost 12.9-percent of the Village population in 2000. In 2010, that number declined to only 12.7-percent. In the same time frame, the percent of adults over 65 old increased slightly. However, due to the modest increase of the 55 to 64 age groups, one would expect that the over 65 age group will continue to grow over time.

While it grew significantly in 2000 the age group of 45 to 54 fell in 2010, although it was the largest age group represented in the 2010 census. The loss of population in this age group is in part attributed to residents moving out the Village.

**3. Average Household Size**

While the average household size decreased over the past ten year period, the average family size slightly increased. This is most likely due to a slight increase in the 10-14 year age group.

VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

<b>Village of Ellicottville</b>	<b>2000</b>	<b>2010</b>
Average Household Size	1.95	1.79
Average Family Size	2.47	2.57

**FIGURE 2.5**  
US Census Bureau Data, 2000-2010

4. Education

Education is a good indicator as to the quality of a workforce within a community. There is a strong correlation between education and income levels.

	Village of Ellicottville	Village of Springville	Cattaraugus County
Less than 9th grade	1.7%	3.9%	5.7%
9th to 12th, no diploma	6.9%	10.9%	13.1%
High School Graduate	33.1%	38.1%	41.2%
Some College, No degree	17.4%	16.3%	16.6%
Associate degree	8.3%	9.7%	8.5%
Bachelor's degree	18.7%	13.5%	8.3%
Graduate or professional degree	14.0%	7.8%	6.6%
Percent high school grad or higher	91.5%	85.3%	81.2%
Percent bachelor's degree or higher	32.8%	21.3%	14.9%

**FIGURE 2.6**  
US Census Bureau Data, 2000

The Village of Ellicottville has significantly higher education levels than the Village of Springville and Cattaraugus County as a whole. In the Village of Ellicottville, over 91-percent of the residents have at least a high school diploma, and nearly one-third of residents have a bachelor's degree.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

C. Current Land Use

Overall the land use patterns are mixed with different uses not always having distinct boundaries. The density of the central business district (CBD) and most of the residential neighborhoods provides easy pedestrian movement. The current land use pattern in the Village can be broken into six general categories:

1. Residential
2. Commercial
3. Industrial
4. Historic District
5. Vacant
6. Recreation

1. Residential

Distinct residential areas occur in all four quadrants around the central business district. Primarily residential neighborhoods are at a pedestrian scale with narrow lots, close front setbacks and detached garages.

a. Total Housing Units

Figure 2.6 shows housing unit characteristics in the Village of Ellicottville. In 1986, the Cannon study identified 455 housing units. The 1990 Census of Housing and Population cited 472 units. Between 1990 and 2000, the number of housing units in the Village increased by 93 units, to 565. However, the number of year-round occupied units increased only marginally. Vacant housing units (seasonal use, for sale, rent, etc.) increased by nearly 100.

	2000		2010	
<b>Total Housing Units</b>	<b>565</b>		<b>573</b>	
Occupied Housing Units	242		210	
<i>Owner occupied</i>	155	64.0%	141	67.1%
<i>Renter occupied</i>	87	36.0%	69	32.9%
Vacant Housing Units	323		363	
<i>for sale only</i>	11	3.4%	9	2.5%
<i>for rent</i>	18	5.6%	5	1.4%
<i>for seasonal use</i>	278	86.1%	344	94.8%
Homeowner Vacancy Rate		6.6%		6.0%
Rental Vacancy Rate		17.1%		6.8%

**FIGURE 2.7**  
**US Census Bureau Data**

The year-round population of the Village fell to 376 in the 2010 Census, down from

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

472 in 2000. This drop in year-round population, combined with an increase in seasonal-use housing units, seems to indicate that Ellicottville is housing more transient residents. Although classified as vacant housing units according to the Census, these units are likely occupied for much of the year in some fashion (weekly or weekend rentals, second homes during peak season, etc.)

b. Age of Housing Structures

The age of housing stock can be an indicator of the pace of development in an area. The housing stock in the Village of Ellicottville is somewhat older than that of the surrounding communities. A majority of the housing in the Village (51.2%) is more than 60 years old, and over 75% of the housing is more than 40 years old.

The general slowing trend of housing development in the Village is consistent with the Village of Springville and Cattaraugus County as a whole. However, the surrounding Town of Ellicottville experienced significant growth between 1970 and 1990, and is still expanding faster than development in the Village. Of course, available land for new housing is scarce within the Village, and an accumulation of new housing could alter the historic charm of the Village. The Town of Ellicottville, with ample open space to construct new housing, has appeared to capitalize on the popularity of the Village and region.

**Year Structure Built**

	Village of Ellicottville	Town of Ellicottville	Village of Springville	Cattaraugus County
1999 to March 2000	0.0%	7.0%	1.1%	1.4%
1995 - 1998	4.0%	6.3%	1.8%	4.7%
1990 - 1994	6.6%	9.2%	4.3%	6.2%
1980 - 1989	2.6%	<b>30.6%</b>	9.8%	11.0%
1970 - 1979	7.3%	<b>16.3%</b>	9.4%	12.7%
1960 - 1969	3.8%	6.3%	9.2%	8.8%
1940 - 1959	<b>24.4%</b>	8.1%	19.6%	15.8%
1939 or earlier	<b>51.2%</b>	22.4%	44.9%	39.5%

**FIGURE 2.8**  
**US Census Bureau Data, 2000**

Overall, the condition of the existing housing stock is very good. For a rural village, Ellicottville has a variety of new housing of various types. While there are no traditional apartment buildings in the Village, accessory apartments are plentiful. A definitive count of accessory units is not readily available due to the informal way many were established in the past. Such a detailed housing survey - qualitative and

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

quantitative could be undertaken in order to better assess the needs and demands for housing in the Village.

c. Value of Housing

The value of the housing stock in a community, taken in context with the age of the structures is an indicator of the condition of the housing supply.

Value of Housing Stock	1990	2000
Less than \$50,000	19.0%	
\$50,000 - \$99,999	52.4%	48.4%
\$100,000-149,000	19.0%	31.1%
\$150,000-\$199,000	4.0%	17.2%
\$200,000-\$299,000	4.0%	1.6%
\$300,000-\$499,000	1.6%	1.6%
\$1,000,000 or more		
Median Value	\$79,400	\$ 102,400

**FIGURE 2.9**  
US Census Bureau Data, 1990-2000

Surprisingly, the increase in median housing value within the Village of Ellicottville has not kept pace with the Village of Springville or the County as a whole. In addition, the Town of Ellicottville median home price increased by more than 48-percent, and the median home value is now higher in the Town than in the Village. There are several possible reasons for this trend, including newer housing stock, larger parcels of land, and more available land in which to build custom houses.

Median Housing Value

	1990	2000	% increase
Village Ellicottville	\$ 79,400	\$ 102,400	29.0%
Village Springville	\$ 61,900	\$ 87,500	41.4%
Cattaraugus Co.	\$ 42,000	\$ 60,800	44.8%
Town Ellicottville	\$ 74,900	\$ 111,200	48.5%

**FIGURE 2.10**  
US Census Bureau Data, 1990-2000

The high condition of the housing stock can partially be attributed to Ellicottville's transition to a recreational destination and its attractiveness as a second home location. Permanent residents, along with second home owners keep well maintained properties are valued high than in other municipalities in the County. Many home owners purchased relatively inexpensive homes in the 1960's, 70's and early 80's and then made substantial improvements. A potential drawback has been the accompanying architectural changes. Along with minor improvements, occasionally renovations have altered the architecturally significant features that

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

were so long preserved within the Historic District.

To maintain the flavor of the existing residential districts, zoning requirements restricting further re-subdivision have been instituted and architectural design guidelines were developed and implemented in the 1991 revision to the Village Zoning Local Law.

2. Commercial

While the majority of the Village's built area has developed residentially, there is a well defined central business district (CBD). The CBD lies primarily along 2 blocks of Washington Street east of the public square and along Monroe Street one block south and one-half block north of Washington. Washington Street west of the public square has retained its original residential form. Current commercial uses include a mix of retail (general and specialty), professional and business office, accommodations, and a variety of restaurants.

There are few commercial establishments in the Village outside the central business district. They include an inn on East Washington Street and a small commercial building on West Washington Street housing a liquor store and consignment shop.

To encourage the continued growth of the community's commercial base and to allow areas for future expansion of downtown parking, the Village Commercial District was expanded in the 1991 zoning revision. Between 1991 and 1998, five approvals have been granted to establish new commercial properties at the edges of residential areas. These approvals include residential conversions to office/retail at 9 West Washington and 5 Monroe Street, conversion of an abandoned Agway store to office space at 8 Martha Street, conversion of a single family residence at 6 Martha to retail and office uses, and the establishment of a new restaurant in and abandoned store at 28 Monroe Street. Care should continue to be taken to minimize the impact on the existing residential area by increasing side-yard setbacks where appropriate.

3. Industrial

Several industrial uses are located within the Village. Industrial uses occur in various locations primarily to the outside of the residential areas. One area is located on the northeast side of the Village occupying a majority of the land bounded by Mechanic Street on the west, Elizabeth Street on the south, Parkside Drive to the north and Fillmore to the east. Another is south of Martha and west of Jefferson Street, adjacent to the residential district in that area. The largest is in the area proximate to the Buffalo Pittsburgh Railroad tracks.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

Due to the ever-increasing demand for vacant land for other uses, the value of these industrial lands could increase to the point that it may become financially infeasible to develop future large-scale industrial developments within the Village. Provisions should be made to facilitate this natural transition, but the means should be provided to allow for tourist-related light industrial uses that may occur in the future within proposed appropriate zones. As vacant land decreases in availability and increases in cost the potential for re-development or reuse of existing properties will increase.

4. Historic Resources

Ellicottville retains many historically and architecturally significant structures within the Village limits. These include civic, commercial, religious, and residential buildings that date from the early nineteenth century into the early twentieth century. The Village also retains the original grid street pattern that was part of the early nineteenth century plan of the Village. The public square has also remained relatively unchanged in layout and use. Each of the 4 quadrants originally was dedicated to public uses, Court House (now Town/Village Hall), Clerk's Office and Jailhouse (now the Historical Society Building and current site of the post office), School (now professional offices) and a Church (now St. John's Episcopal Church). The organization of the Village and its architectural resources give Ellicottville a historic character and atmosphere that is unique to the area.

In 1990-91, the Village of Ellicottville, with the assistance of Cannon Planning and Development, conducted an inventory of historically significant sites and buildings in the Village. It subsequently prepared and submitted a historic district nomination to the New York State and National Registers of Historic Places. By August 1991 the Ellicottville Historic District was placed on both the state and national registers.

The Historic District is comprised of 93 buildings, only 13 of which are noncontributing. It encompasses the central business district and portions of the immediate residential areas. The boundaries are roughly defined as Washington Street between Monroe and Adams streets, and Jefferson Street between Elizabeth and Martha streets.

The Ellicottville Historic District became the basis for a zoning overlay district where additional architectural review and controls have been applied to help continue preservation of the buildings that have added greatly to the form and character of the Village.

Special consideration should be given to any development within the Ellicottville Historic District. Character defining features of the commercial area of the historic district include; two-to-three story building height, brick construction, narrow set backs from the street, roof-top equipment that is not visible from the street,

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

symmetrical window patterns, and pared-down ornamentation at the cornice level and around door and window surrounds. New development within the commercial areas should be clearly modern, but compatible with the existing historic resources. Within the commercial area, the design features of new construction that must be considered include height, materials, fenestration pattern (for example, window size, configuration, and rhythm of window openings), roof configuration, and ornamentation.

Character-defining features of the residential areas of the historic district include tree-lined streets; single houses with wide set backs, secondary structures (such as garages) located in the rear of the properties, and frame and brick construction. New construction within the historic residential areas should be compatible with the overall character of the existing neighborhoods. For new construction within the historic residential areas, consideration should be given to setback of the new construction, scale, materials, and placement of secondary structures.

The public square should be excluded from any new construction that would alter the configuration of the square and the view of the existing historic resources from the street.

5. Vacant

Approximately 28% of the area within the Village is classified as vacant.<sup>1</sup> This land is generally located at the perimeters of the Village primarily on the hill sides north and west with smaller parcels to the northeast and southeast. Some parcels in the newer sub-divisions are classified as vacant, although they can be expected to be developed in the near future.

Some vacant land no longer has development rights attached to it and is held as open space in perpetuity. This includes two-acres of open space at the Village Gate Subdivision and 40-acres within HoliMont at the Greer Hill Subdivision. This private acreage represents the open space left in Master Planned Developments after the residential lots were clustered onto the most suitable portions of the property.

While much of the remaining vacant land is on steep slopes, low density residential development can still occur provided controls and mitigation measures are used to protect both the character of the community and the physical elements related to steep slopes, creeks and flood plains. Part of the charm of this community is its rural village setting and special care should be taken to protect this character.

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<sup>1</sup> Calculation based on August 2005 Land Use codes for parcels in the Village of Ellicottville. Total acreage of parcels - (not including right-of-way) 470-acres. Total acreage of parcels classified as vacant – 130 acres.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

D. Development Trends

With manufacturing declining, the past 25 years saw Ellicottville become a recreation destination, making it an attractive location for second home development. This change has been a significant factor in shaping the recent changes in land use patterns in both the Village and the Town.

1. Recreation

Ellicottville is home to two major ski facilities. Holiday Valley Resort is noted for having the most skier visits per year in New York State, and HoliMont is the largest private ski club in the eastern United States. The growth of Ellicottville as a recreation center has influenced changes in the nature of the business district and enabled land owners to maintain and improve their buildings. However, the biggest physical impact the recreation industry has had on the landscape has been to spur residential development.

2. Residential

Between 1991 and 2004, four subdivision developments have been approved adding 53 building lots and 22 townhouse units. They include Greer Hill off West Washington, North Oaks off Elk Street, Village Gate off Mill Street and Holiday Creek View off Jefferson Street. The residential developments have occurred on dead-end roads from approximately 100' to almost 3,000' in length. This new residential development has primarily occurred outside the existing residential neighborhoods. Except for smaller in-fill areas, the older residential districts are essentially built-out. There still remain a few locations within the Village for future residential growth, most are along the hillsides.

3. Commercial

While some residential growth has been in the Village most has been in the Town immediately outside the Village within the sewer and water service areas. This growth has blurred the perceived limits of the Village and to date, has had a positive effect on the business district. Considering the amount of residential development (over 500 units since 1980) there has been relatively little new commercial development in the Town outside the Village. Most development in the Town has occurred in the areas immediately adjacent to the Village within the Town's water and sewer districts. The residential growth in the Town and commercial growth in the Village have supported each other.

Due to the Village's attractiveness as a recreational center continued development pressures will occur. Careful planning is needed to protect the physical assets and

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

existing quality of life. These assets were identified in the Master Plan prepared for the Village in 1986 by Cannon Planning and Development. This Comprehensive Plan attempts to outline where and how growth should occur in order to enhance the patterns that were established 150 years ago.

4. Industrial

Over the past 10 years there has been a decline in the existing industrial businesses in the Village and no new developments. If the Village wishes to retain a diversified economy, safeguards should be put in place to protect existing industrial businesses and remaining industrial districts should be preserved in order to promote new industrial businesses within the Village.

E. Environmental Setting

The physical environment is an important consideration in the growth of a community. Certain features of the physical environment are vulnerable to impacts from development. These areas become the limitations or constraints to development. In addition natural features are essential to maintaining the rural character of the Village. They are irreplaceable resources that can be adversely affected by encroachment or alteration. With careful planning, these features can be protected while allowing development to occur. The Significant Environmental features that must be considered include:

1. Slopes and Topography
2. Surface Waters and the Floodplain
3. Soils
4. Wildlife Habitat
5. Scenic resources
6. Aquifers
7. Wetlands
8. Archaeological Resources

1. Slopes and Topography

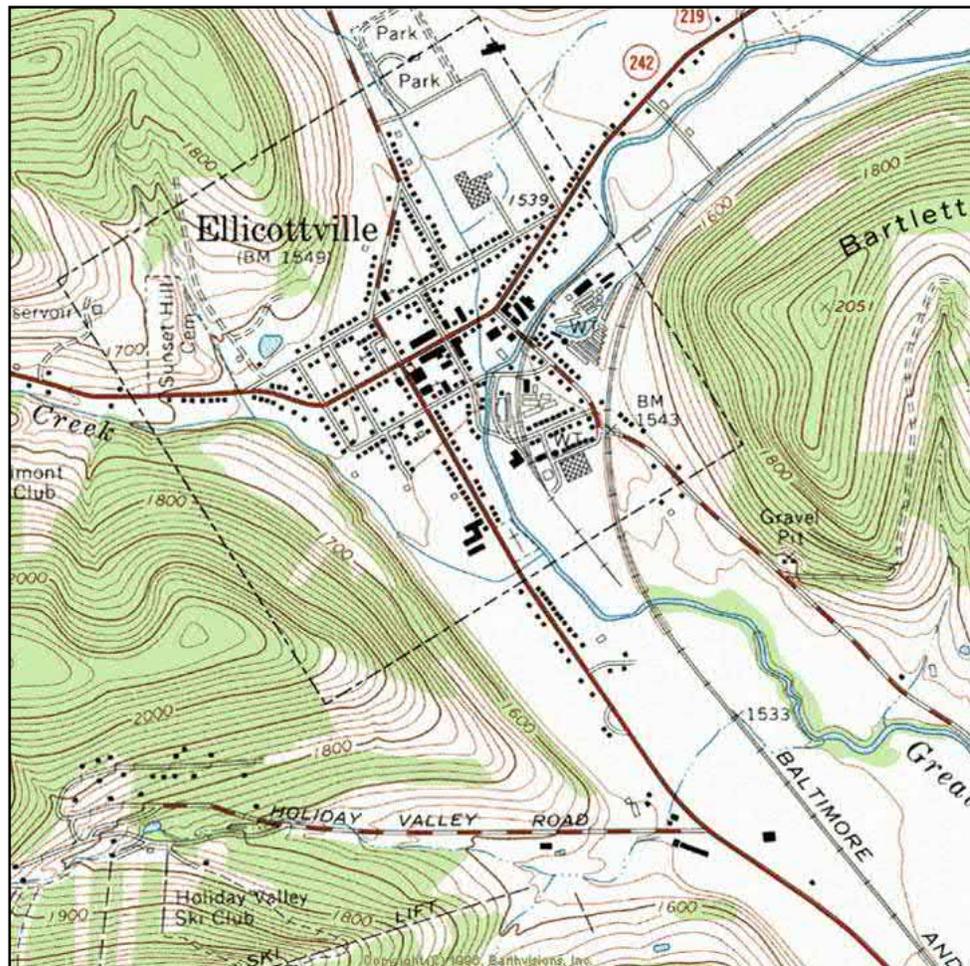
The topography of the Village is characterized by its primary geologic features; glacially scoured hills and valleys of unconsolidated alluvial and glacial deposits from the Quaternary era, Western New York's last ice age.

The Village is bounded by hill sides at its north-western, south-eastern and south-western corners. The average elevation of the Village is 1,540 feet above sea level. The lowest developed area is within the trailer park on the east side of Great Valley Creek at approximately 1,528 feet above sea level. The majority of the developed

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

land area is within the valley bottom where the relative elevation changes less than 20 feet from west Washington Street to Jefferson Street (Route 219 South) at the Village/Town line.

The highest point in the Village is along the southeastern side of Greer Hill on the HoliMont property at approximately 2,080 feet above sea level. The top of the hill is just over the Town line and peaks at approximately 2,140 feet above sea level. Within the Village Bartlett Hill reaches an elevation of 1,720 feet above sea level with its peak in the Town at 2,040 feet. The unnamed hill to north reaches to 1,840 feet above sea level with its peak less than 200 feet higher in the Town.



**FIGURE 2.12**  
**USGS Map – Village of Ellicottville**

Within the Village the majority of the hill sides have slopes greater than 25% in gradient. Slope is considered during review of development proposals. A slope of 0% to 15% is usually suitable for all types of development. A slope of 15% to 25% is suitable for subdivisions and lower density development. In the Village, most of the land remaining available for development is on the vacant hill sides having slopes

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

greater than 25%. As the grade increases the soils become thinner and the potential for serious erosion increases. Extra precautions must be taken to ensure erosion problems do not occur as vacant land on steep slopes is cleared and replaced with impervious improvements.

2. Surface Waters and the Floodplain

Portions of three creeks pass through the Village. Elk Creek and Plum Creek empty into Great Valley Creek. The entire Village is within the Great Valley Creek watershed which is within the larger Allegany River Basin.

Great Valley Creek flows west and then south through the southeast quadrant of the Village. Elk Creek flows south through the northeast Village quadrant and joins Great Valley as it turns south at Martha Street. Plum Creek hugs the base of Greer Hill as it flows southeast to join Great Valley near the southern boundary of the Village. From there, Great Valley Creek flows south into the Allegany River at Salamanca.

The creeks provided the earliest sources of potable water, waste and storm water disposal and power. Today, the creeks provide water for snow making, an aesthetic back drop and continue to be the final means to convey storm water. The Village Sewage Treatment Plant treats waste water before it re-enters the natural system. In addition, there are small, unmapped wetland areas, small ponds, streams and drainage ways. These surface waters are important for wildlife, plant habitat and recreational use.

From a planning perspective the creeks are a resource to be protected as well as used to convey storm water out of the built environment. Surface water issues related to development within the Village include erosion and sedimentation. Excessive and unmitigated clearing of vegetation from hill sides may cause erosion which in turn increases the amount of sedimentation in the creeks once they reach valley floor and slow down and suspended materials settle. Excessive sedimentation becomes a problem during times of heavy rain and/or snow melt by reducing the volume of water the creek bed can carry. This in turn increases the potential for flooding.

The Village of Ellicottville has participated in the National Flood Insurance Program (NFIP) since 1979. At that time a Flood Insurance Rate Map (FIRM) and the Floodway Map for portions of Plum, Elk and Great Valley Creeks were put into effect by the Federal Emergency Management Agency (FEMA) along with a local law for the regulation of development in the 100-year floodplain. In 1994 the maps were revised and combined into a single FIRM and again updated in 2015. The newest Special Flood Hazard Area boundaries reflect changes from the 2015 maps in both

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS*

their geographic boundaries as well as depth of the Base Flood Elevations. While the breadth of the Special Flood Hazard Areas was reduced the depth of the Base Flood Elevations increased by 2 to 3 feet in some areas.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

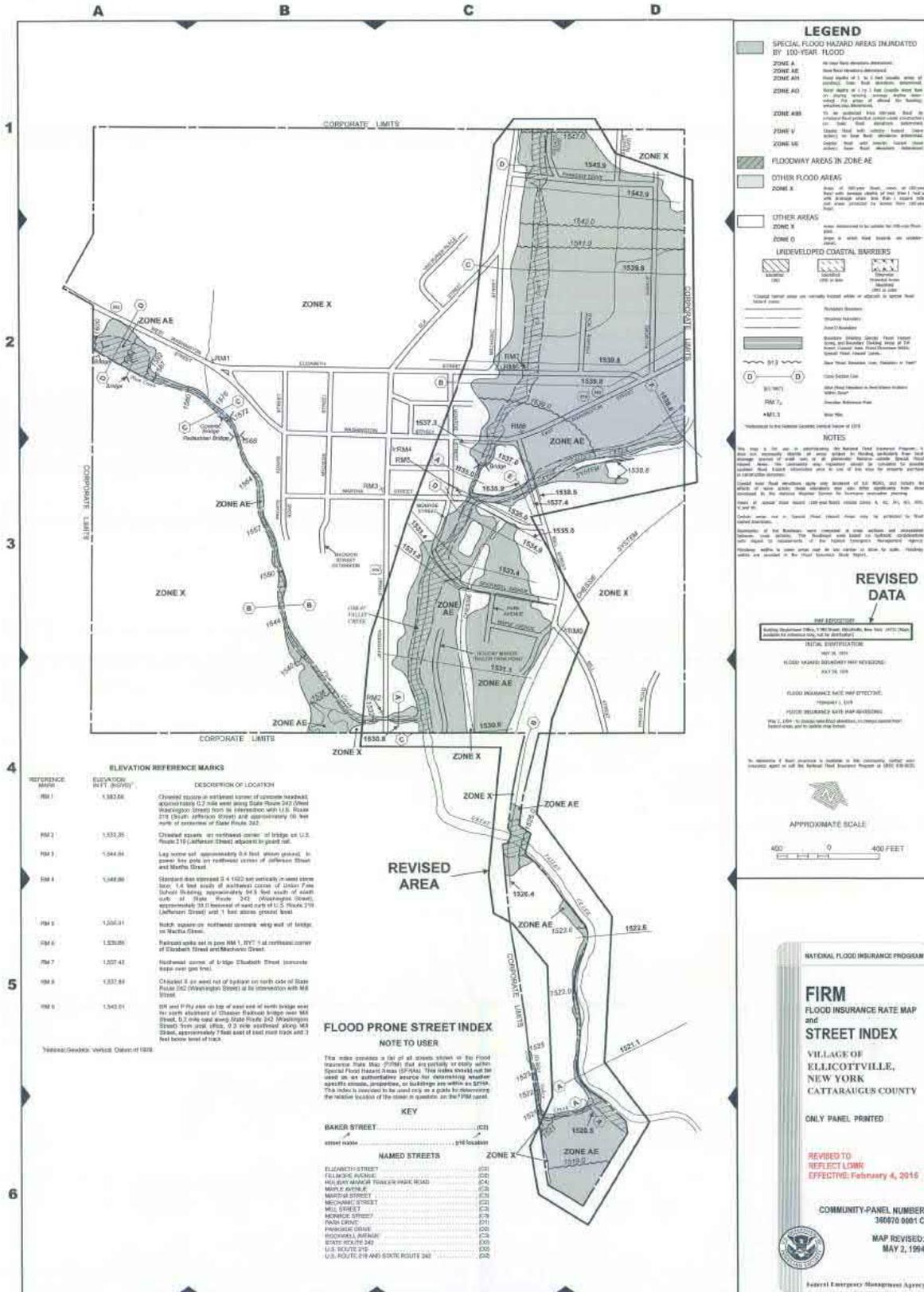


FIGURE 2.13  
FEMA Flood Map – Village of Ellicottville (2015)

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

The floodplain is divided into two parts, The Regulatory Floodway and the Floodway Fringe. Each has different levels of regulation under the National Flood Insurance Program and its corresponding local law.

The Regulatory Floodway is the channel of the creek and some adjacent area needed to carry 100-year flood discharge without substantial increase (greater than one foot) in the Base Flood Elevation. In a flood event velocities are highest in the floodway. Fortunately, few homes are located within the Regulatory Floodway. In the Village the majority of the Floodways are comprised of vacant lands. However, the land uses that do occur include residential, commercial, industrial, and recreational. The homes were built before the Village participated in the National Flood Insurance Program or adopted its first Local Law for flood damage prevention. The largest conflict within the Regulatory Floodways occurs in the Sun-up Holiday Park trailer park and nearby industrial buildings. The Regulatory Floodway as shown on the FIRM must be kept unobstructed in order to reduce increased flood hazard. Today, virtually all construction is prohibited within the floodway with few exceptions. These areas should continue to be used primarily for non-residential purposes, useable open space and other recreation uses.

The Floodway Fringe is the area outside the Regulatory Floodway but still within the boundaries of the Special Flood Hazard Area. It indicates the outside boundary of the floodplain. The most destructive velocities should be contained in the Regulatory Floodway. While the floodway fringe also poses risks of flooding in a 100-year storm further development is allowed with a Floodplain Development Permit. All construction within the floodway fringe is subject to existing Local Law for Flood Damage Prevention.

Obtaining a Floodplain Development Permit does not mean that development in the floodway fringe is totally without risk from damage due to flooding. However, that risk is reduced with adherence to the Local Law for Flood Damage Prevention. Before a Floodplain Development permit is issued it must first be shown how the risk of damage from flooding will be reduced by elevation of structures and/or use of flood-proof and flood-resistant construction materials.

The Village needs to be cautious with future development within the Special Flood Hazard Areas. As people are allowed to fill in and build in these areas, the floodway fringe boundary may change and cause other neighboring properties to flood. Strict adherence to the requirements of updated flood map should be continued for two reasons. First, the risk of damage to new and substantially improved structures is reduced if construction occurs in the proper location and manner. Second, the continued participation in the National Flood Insurance Program will allow property owners the opportunity to obtain subsidized flood insurance.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

3. Soils

A soils survey for Cattaraugus County has not been published by the Natural Resources Conservation Service (a.k.a. Soil Conservation Service), within the USDA. The soil types within the Village of Ellicottville are identified on the existing soils map by number. The soils are then characterized in the Cattaraugus County Soil Survey Legend and Soils Descriptions. Proposals for the protection of resources and land development should consider the characteristics of each soil type in order to identify the potential limitations of each soil.

The soil types prevalent in the Village can be grouped by their topographic setting, on the flat valley bottom or on the steeper hillside.

**FLAT REGIONS**

26 Chenango Channery Silt Loam - well to somewhat excessively drained, low-lime, moderate to moderately rapid permeability

8 Middlebury Silt Loam - moderately well drained, medium-lime, moderate to moderately rapid permeability, subject to periodic flooding

19 Olean Silt Loam - moderately well drained, low-lime, moderate permeability

49 Red Hook Gravelly Silt Loam - poorly drained, low-lime, moderate permeability

32 Churchville Silt Loam - somewhat poorly drained, high-lime, slow to very slow permeability

27 Castile Gravelly Silt Loam - moderately well drained, low-lime, moderate to moderately rapid permeability

68 Volusia Channery Silt Loam - somewhat poorly drained, low-lime, moderate permeability

08 Holderton Silt Loam - somewhat poorly drained, medium-lime, moderate permeability

46 Swormsville Silt Loam - somewhat poorly drained, medium lime, moderate permeability

In summary, the majority of the lower Village is situated on a plain composed of a mixture of sand, silt and gravel. The Chenango and Middlebury series are the most prominent. These are well drained soils created by older glacial outwash and lake deposits. These soils are generally stable and suitable for construction. Soils

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

adjacent to Great Valley Creek have a high available water capacity. They are more likely to retain water and are subject to periodic flooding.

**HILLSIDES**

11 Ischua Channery Silt Loam - moderately well drained, low-lime, moderate permeability

68 Volusia Channery Silt Loam - somewhat poorly drained, low-lime, moderate permeability

62 Mardin Channery Silt Loam - moderately well drained, low-lime, moderate permeability

17 Salamanca Silt Loam - somewhat poorly drained, low-lime, slow permeability

16 Almond Silt Loam - somewhat poorly drained, low-lime, moderate to moderately slow permeability

61 Schuyler Channery Silt Loam - moderately well drained, low-lime, moderate to moderately slow permeability

These soils are generally stable and suitable for construction. As a group, however, the hillside series exhibits slow water percolation which could potentially led to faster storm water runoff. As vegetation is cleared from the steeper slopes it becomes more important to implement erosion control measures.

4. Wildlife Habitat

Streams and stream corridors, hillsides and wetlands make up the primary habitat used by the indigenous animals within the Village. One may expect to see deer, an occasional bear, smaller animals, migrating and non-migrating song and game birds, and a variety of fish and aquatic life. As development of the remaining vacant areas continues wildlife habitat is reduced. However, opportunities to minimize impacts to habitat exist through cluster development and controls on building on the steepest slopes.

According to the New York State Department of Environmental Conservation's Wildlife Resources Center, no rare, threatened or endangered species, habitat or natural communities are known to be found in the Village as per NYS Natural Heritage maps and lists. The Natural Heritage Program is an ongoing, systematic, scientific inventory whose goal is to compile and maintain data on rare plants and

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

animals native to New York State, and significant ecological communities.<sup>2</sup> The data provided in the report facilitate sound planning, conservation, and natural resource management and help to conserve the plants, animals and ecological communities that represent New York's natural heritage. The NYNHP files do not provide a definitive statement on the presence or absence of a particular species, habitat or natural community.

5. Scenic Natural Resources

The hills and valleys of the Village were shaped by the glacial activity that occurred here during the last ice age. These topographic features are characterized by flat-bottomed valleys and rolling upland hills. The Village's scenic resources are primarily its setting and its rural village character. The former is conveyed through the beauty of the surrounding hillsides, while the latter is directly linked to the architectural style of its historically significant buildings.

While the surrounding hillsides play an important role in framing the setting of the Village, the hill tops or ridge lines are also important to the Town. The Town of Ellicottville Comprehensive Plan has addressed the importance of the ridge lines and determined that those ridge lines that are highly visible from the highway corridors should be protected from highly visible development and clearing. As with wildlife habitat, clustering development on less steep slopes and below the ridge line is a measure that can protect scenic views of the hill tops.

6. Aquifers

The aquifer that underlies the valley floor areas throughout the Village has been designated a "principal aquifer" by the New York Department of Environmental Conservation.<sup>3</sup> A "principal aquifer" is a formation of unconsolidated deposits of sand and gravel having a potentially abundant water supply. It is an unconfined aquifer with a saturated thickness greater than 10' and can produce more than 100 gallons per minute.<sup>4</sup>

In Ellicottville, this aquifer is the source of water for both the Town and Village's wells. While the aquifer can supply clean and abundant water it is also susceptible to contamination from various sources, including the land uses within the recharge

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<sup>2</sup> USERS GUIDE TO NY NATURAL HERITAGE DATA, NY Natural Heritage Program, NYSDEC,1996.

<sup>3</sup> Upstate New York Groundwater Management Program, Draft, the New York State Department of Environmental Conservation, Division of Water, 1985.

<sup>4</sup> Water Resources Investigations Report 88-4076, U.S.Geological Survey, Ithaca, New York.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

area of each well.

The groundwater in and near the valley floor flows toward the Creeks, then southeast following the Creeks' general direction. Water gets into the aquifer from precipitation and in some cases as base flow from the creeks. The Great Valley Creek receives its base flow from ground water and at times when the water table is low the creek bed is dry.

In January, 1994 Southern Tier West Regional Planning and Development Board completed the *Town and Village of Ellicottville Groundwater Protection Project* under a grant from the NYS DEC through Section 604(b) of the Clean Water Act. According to the STW study, future wells would probably be located in the vicinity of the North Well. Therefore, the recharge area for the area should be protected particularly from land uses that could contaminate the groundwater resource. The STW study also recommends an aquifer-wide groundwater protection approach via such activities as; a) groundwater protection overlay district(s), b) monitor development in the North Well watershed in order to minimize contamination threats, c) protect potential future municipal well site areas.

The recharge area should be accurately defined in order to best guide future protection efforts.

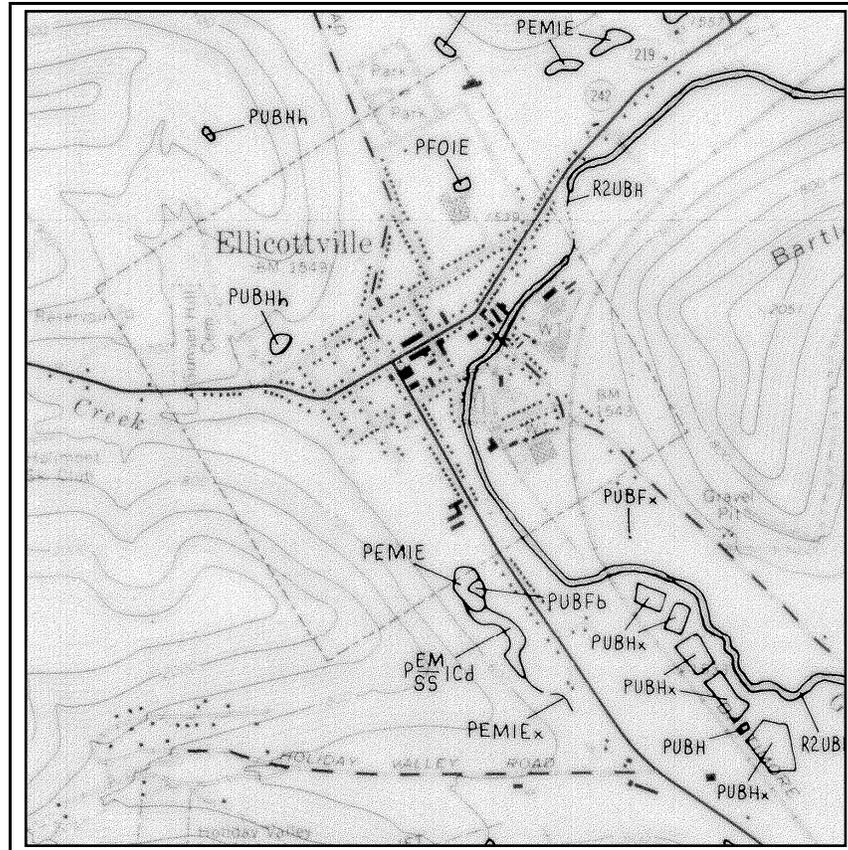
7. Wetlands

Wetlands serve several purposes. They improve water quality by intercepting storm water runoff and filtering excessive nutrients, contaminants and sediments before the runoff reaches surface waters. Wetlands provide areas of ground water recharge. They provide habitat for fish and wildlife. Wetland vegetation protects banks and shorelines from erosion and help mitigate the impacts from flooding.

There are no regulatory wetlands in the Village as mapped by the New York State Department of Environmental Conservation under the Freshwater Wetlands Act. However, NYS DEC permits (water quality certifications) may be necessary for various activities depending, upon the nature of a project and then upon the existence of hydric soils and/or wetland vegetation.

National Wetland Inventory maps (NWI) are a preliminary tool for determining jurisdictional wetlands for regulation under Section 404 of the Clean Water Act. The NWI wetland map for the Village of Ellicottville identifies several small wetland areas within Village limits. Development near these areas would need to be examined by a trained wetland specialist to determine the presence and location of wetlands. Figure 2.12 shows the NWI map of the Ellicottville area.

VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS



**FIGURE 2.14**  
**National Wetlands Inventory (NWI) map**

8. Archaeological Resources

While the Village of Ellicottville is rich in history, few archeological artifacts have been reported. According to the State Office of Parks, Recreation and Historic Preservation only one archeological resource in the Town has been identified and submitted for its files.<sup>5</sup> That resource is the "old Chautauqua Road" built by the Holland Land Company. Certain development activities require a Cultural Resource Investigation under SEQR.

F. Economic Activity

There are several factors that characterize the economic activity in the Village of Ellicottville. There are three main economic components at work in the Village, 1) manufacturing, 2) the tourism industry (ski and golf primarily) and 3) retail/service. The retail sector balances the

<sup>5</sup> New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau, letter of October 15, 1996.

*VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

provision of goods and services for general consumption with specialty retail aimed at the recreational visitor in the form of sport and gift shops, entertainment and food and drink. In planning for the future of the Village of Ellicottville, it is important to consider how growth in each of these areas affects the others as well as the residential characteristics of the Village.

1. Manufacturing

Ellicottville used to support a relatively large industrial employment base. Since 2004 the Village has lost a significant portion of the industrial businesses from either closures or relocations.

The larger manufacturing outside the Village include Ellicottville Energy Inc./Quality Lumber and Northrup Construction. These firms each remain a significant factor in Ellicottville's economy.

a. Fitzpatrick & Weller, 12 Mill Street

This is the Village's oldest industry, founded in 1892, and continually locally owned and operated. Fitzpatrick and Weller manufacture dimensional lumber products primarily for the furniture industry. Local hardwoods are maintained, harvested, milled and dried for delivery internationally. Fitzpatrick and Weller now employ approximately 140 people (Jan. 2004). The three plants within the Village occupy approximately 40 acres while the firm owns cutting rights to over 7,000 acres of land.

b. Gone Wild Creations, 39 Mill Street

This small, three-person, Ellicottville-based business specializes in handcrafted antler works. Natural materials purchased from ranchers worldwide are used to fabricate lighting pieces ranging from table and floor lamps with soft leather shades to various sized chandeliers. They also offer custom made furniture.

2. Tourism

On the tourism side the largest employers are the ski facilities who together employ approximately 200 persons year round with an additional seasonal workforce of 1,500.

a. Holiday Valley Resort

The largest ski area in New York State (by number of annual visits), Holiday Valley employs approximately 1,300 people during the ski season and 140 year round (Jan. 2004). Skier visits range from 450,000 to 600,000 annually. The summer visits are at about 125,000. The year round growth continues in the summer months

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

with the opening of the new Inn at Holiday Valley. Recent physical growth has included high speed quad lifts, lodge and skier service facilities, snow boarding, and a tubing park.

b. HoliMont, Inc.

HoliMont is the largest private membership ski area in North America, located on over 750 acres. During the ski season they employ approximately 250 people with 30 year round employees. The club has approximately 1300 family memberships. During the summer months the facilities can be used for seminars and they are developing mountain biking trails for summer use.

3. Retail/Service Sector

There are approximately 80-85 retail businesses within the Village, a number that fluctuates depending upon the season. It is estimated that up to 325 persons are employed at least part time. The number of employees also fluctuates between peak-season and off-season. The businesses have been divided into five functional categories:



Current commercial activities include a mix of retail (general and specialty), professional and business office, accommodations, and a variety of restaurants. Tourism-related activities (food, entertainment and retail) overlap greatly with the general retail and restaurant establishments in the Village. In most cases businesses cater to visitors and residents alike.

G. Community Facilities and Services

Development creates demands for facilities and services. Roadways, water systems, sewage systems, solid-waste disposal, fire protection, security, schools, recreation and general government administration are all affected by population growth.

In Ellicottville, some of these services have been provided by the Village, town or state while others have been privately delivered. How they are handled in the future will be a function of growth management in the Village and Township.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

1. Highways

The major vehicular routes into the Village of Ellicottville are US Highway 219 and NYS Highway 242. Route 242, running east and west, is federally classified as a rural major collector. It is the key route classified as a rural for people driving to Ellicottville from Ohio. (A license plate survey at Holiday Valley Ski Area indicated that 30% of the users are from Ohio, a 3.5 hour trip). To the East, Route 242 links up with Route 16, which runs north and south, connecting Olean and Buffalo. Drivers from Rochester and other outlying eastern areas in New York State would most likely use this route to reach Ellicottville.

US Highway 219 is the major north and south access route running through Ellicottville. It is federally classified as a rural principal artery. Route 219 is the main connection between Lake Erie/Buffalo and I-80 in Pennsylvania. Within the Village, both Route 219 and Route 242 run concurrent along the Washington Street commercial strip. The majority of destination trips to Ellicottville via Route 219 originate in Buffalo and cities in Canada. This route also provides access to Northern Pennsylvania and cities such as Pittsburgh and Bradford.

Other vehicular routes serving Ellicottville include County Road 71, not classified by federal highway standards entering the Village from Sugar Town to the southeast, and County Road 13, also known as Maples-Ellicottville Road and classified as a rural minor collector, entering the Village from the north along Mechanic Street.

2. Schools

The Ellicottville Central School is a K through 12 facility located just south of the Ellicottville Township boundary line. Constructed in 1960, the current school enrollment is approximately 730 students. This enrollment number has remained fairly stable for several years. One of two county vocational centers, BOCES, is located in the Ellicottville Township. In addition to the Town of Ellicottville, the Ellicottville Central School District comprises portions of the towns of Great Valley, Humphrey, Franklinville, Ashford, East Otto, Mansfield and Little Valley.

3. Fire Protection and Ambulance Service

The Ellicottville Volunteer Fire Company, Inc., a 52-member organization, serves the Village and Town. There are 47 active members and 5 members currently on medical leave. Membership has decreased by 14 people since 1997. The Company is overseen by the Board of Fire Commissioners. It is located in a Town owned fire hall constructed in 1996 on Fillmore Avenue Extension in the northeast corner of the Village.

*VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION II – EXISTING CONDITIONS*

The Ellicottville/Great Valley Ambulance Co. Inc. provides ambulance service routinely to hospitals in Springville and Olean. Ambulances are located within the Ellicottville and Great Valley Fire Halls.

4. Solid Waste Disposal

The Village contracts through private companies for weekly garbage collection from Village Residents. Bulk trash pick-up days (large items) are scheduled for six times during the year.

Individual Commercial Businesses are responsible for contracting pick-up and disposal of their own garbage via dumpsters. The Village does collect cardboard from Village Businesses.

5. Water System

The Great Valley aquifer is the source of water for the Village and the Town. Due to the natural filtration system of the sand and gravel glacial outwash deposits, water drawn from this source requires only chlorination to meet all state health standards.

Water is pumped to a 360,000 gallon covered concrete storage reservoir by a 550 gallon per minute (gpm) well located at the Village Park and a 500 gpm well located at the north end of Holiday Park Trailer Court. The Village also supplies water to the Town of Ellicottville Water District No. 2, which is interconnected.

6. Sewage System

The Village of Ellicottville owns a sewage treatment facility. The facility is located just south of the Village, on land owned by the Village. The operation and maintenance is undertaken by the Village. The current system is comprised of a series of four aerated open lagoons. It has the capacity to process up to 1,400,000 gallons of sewage per day. By agreement with the Town of Ellicottville, the Village sewer treatment plant treats sewage from sewer districts in the township.

7. Snow Removal

The New York State Department of Transportation (NYS DOT) is responsible for the primary snow removal on Routes 219 and 242 through the Village of Ellicottville.

The Village Public Works Department is responsible for all snow other removal on public streets and sidewalks within the Village. In addition, the Village Public Works Department coordinates with the DOT to finish and clean-up along routes 219 and 242, and at intersections with Village streets. Private parking areas are cleared by

*VILLAGE OF ELICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS*

independent contractors hired by lot owners.

8. Security

Police services are provided through the Town of Ellicottville Police department which employs three full-time and five part-time police officers. The Village also contracts a Part Time Constable. As a back up, the Cattaraugus County Sheriff's Department is available. Additionally, the New York State Police staff a substation in the Town Hall.

9. Recreation

The Village of Ellicottville is situated amidst rolling hills that were once the plateau region of the Northern Appalachian Mountains. Centuries of erosion, urged on by glacial activity, have carved this plateau into hills and deep valleys that house an intricate network of meandering streams.

The area has an abundance of forests, wildlife, and water. The hills and streams around the Village provide opportunities for hiking, fishing and nature study. These attributes, coupled with the varied terrain, offer a variety of recreational opportunities for residents and visitors year-round.

The single, largest, recreational attraction, however, is skiing. Indeed, with two adjacent ski areas the Village of Ellicottville continues in the forefront as a New York State ski resort area.

Outside the Village, recreational opportunities are available at Deerfield Park at the BOCES Center, Robert Leathers Playground at the Ellicottville Central School, McCarthy Hill State Reforestation Area, Rainbow Lake and Campgrounds in East Otto and Allegany State Park.

Outlined on the following page are several recreational resorts and parks, public and private, available within or adjacent to the Village of Ellicottville.

a. Holiday Valley

The largest and the only public resort area is Holiday Valley. Holiday Valley is a four-season resort with an 18-hole golf course, tennis courts, pool, clubhouse/restaurant, 108 room inn and a full range of vacation homes. Holiday Valley opened a tubing park in 2003, east of the Village on Route 242. Holiday Valley ranks first in skier visits in New York State, and among the top 70 of 800 ski areas in the United States. This ranking is based on skier visits, quality of skiing and uphill lift capacity.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION II – EXISTING CONDITIONS

b. HoliMont

HoliMont is a private club located on Route 242 West, just west of the Village, serving over 1300 families and their guests. This resort continues to expand facilities and ski trails in order to increase winter opportunities and summer uses as well.

c. The Village Park

The Village Park in Ellicottville is located on a tract of land north of Parkside Drive. This neighborhood park provides facilities for baseball, football, volleyball, soccer, and ice skating. During the summer, a special youth program is provided. The program also uses Public Library facilities and the Holiday Valley swimming pools.

d. Nannen Arboretum

This eight acre preserve is located behind the Cooperative Extension Building on Parkside Drive. It features more than 250 species of trees and shrubs. The Northrup Nature Hall seats 300 and the arboretum also offers an outdoor chapel, Ryoanji meditation and Japanese gardens. Path for the disabled are also provided.

10. Public Library

Existing library services are provided in a new facility on Maple Road across from the Ellicottville American Legion.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION III – GOALS AND OBJECTIVES

III. GOALS AND OBJECTIVES

The modern Village of Ellicottville grew largely without intensive planning or land use controls. However, it should be remembered that Ellicottville's general layout was established early by Joseph Ellicott's survey done at the turn of the 19th century. More recently, with the first Village zoning in 1964 and the first Master Plan effort in 1986 the Village has recognized the need for guidance in land use and development in order to promote the best interest of the community as a whole. Fortunately, these efforts have produced a community that offers a positive quality of life to all of its residents whether permanent or seasonal. This quality of life has been maintained without great expense to community character or historic values, and without degradation to the environment. Some of the elements that define Ellicottville's quality of life include:

- A clean mountain environment with natural beauty
- A rural village way of life; a desirable family lifestyle
- Abundant opportunity for four seasons of outdoor recreation
- A community of people with diverse backgrounds and interests working in harmony
- High quality of services and public facilities

In order to maintain this favorable quality of life the Comprehensive Planning Committee formulated a set of goals and objectives to help target their efforts in revising the plan. The goals identify general outcomes, while objectives are more specific actions used to attain them. Plan recommendations, and their follow-up implementation strategies should guide future growth and change in a manner that is consistent with the community's interests as expressed in the goals and objectives.

A. Development Village Wide

**Goal: *Link land use decisions to the ability of the land to support development, both now and in the future.***

**Objectives:**

1. Avoid changes in community character from tourism related over-development.
2. Use careful planning and implementation of land use regulation to protect environmentally sensitive areas.

B. Residential

**Goal: *Maintain small rural Village way of life over urban or suburban lifestyle.***

**Objectives:**

1. Limit development to densities compatible with the existing neighborhood in which it is located.
2. Protect physical character of older neighborhoods.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION III – GOALS AND OBJECTIVES

**Goal:** *To have the best possible residential environment for both permanent and seasonal residents.*

**Objectives:**

1. Promote increased development of year-round residences.
2. Allow development of residential uses in accord with the physical constraints of the site; flood plains, steep slopes, soil conditions
3. Attract medical professionals to locate offices/services in Village.
4. Continue to support high quality education for children.

**Goal:** *The plan should investigate methods to hold down cost of living in Ellicottville.*

**Objectives:**

1. Identify ways to hold down taxes through good planning.
2. Reduce the burden from new development on existing residents.

C. Commercial

**Goal:** *To maintain a viable year-round central business district.*

**Objectives:**

1. Encourage year-round operations of shops and restaurants.
2. Promote Central Business District as a tourist destination in itself.

**Goal:** *Maintain the sense of community that comes from the small-scale retail in the existing central business district.*

**Objectives:**

1. Limit facade changes and signage to those that are appropriate to the Historic District.

**Goal:** *Maximize commercial utilization of each building in the central business district.*

**Goal:** *Explore better utilization of alleys and building rears.*

**Objectives:**

1. Initiate clean-up and fix-up programs targeted at the backs of buildings along alleys.
2. Encourage rear entry and additional signage along alleys.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION III – GOALS AND OBJECTIVES

**Goal:** *Continue to grow as a four-season recreation destination.*

**Objective:**

1. Establish a community development program to foster growth while safeguarding community character and rural quality of life.

D. Village Town Cooperation

**Goal:** *Increase cooperation between Village and Town on planning issues.*

**Objectives:**

1. Compare and coordinate zoning districts and regulations to dovetail for localized compatibility.
2. Prepare and adopt a common Official Map.
3. Assign one member from each Planning Board to be liaison to the other.

E. Historic Preservation

**Goal:** *Advance significance of the existing Historic District.*

**Objectives:**

1. Maintain architectural standards through application of Architectural Design Guidelines.
2. Encourage residential development to be complimentary to the densities, designs and details of older Village neighborhoods.
3. Educate the general public on the benefits and relevance of historic preservation to the overall community.
4. Prohibit the demolition of structures in the Historic District – promote in-kind replacement of structures that cannot avoid demolition due to catastrophic events.

F. Transportation

**Goal:** *Promote the US Route 219 Improvement Project, Preferred Alternative as best for the Village of Ellicottville.*

**Objective:**

1. Liaison with the NYS DOT and lobby for the best interests of the Village regarding the Freeway Alternative and its anticipated benefits from future growth and improvements in safety.
2. Support early implementation and completion of all proposed Freeway Alternative

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION III – GOALS AND OBJECTIVES

sections from Springville (NY Route 39) to Interstate 86 near Salamanca, NY.

**Goal:** *Maintain workable transportation (auto/pedestrian) network within and surrounding the Village.*

**Objectives:**

1. Consider transportation mitigation as an essential component of each development project
2. Consider parking needs and impacts in development projects.
3. Promote the extension and maintenance of the existing sidewalk system.
4. *Promote complete streets. Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work.*

G. Recreation

**Goal:** *Maintain the village park for active recreational use by residents and visitors alike.*

**Objectives:**

1. Establish capital improvement schedule for major renovations and expansion of park facilities.
2. Develop sidewalk improvement plan to link residential neighborhoods with park.

**Goal:** *Encourage recreational tourism as an important industry to the Village.*

**Objectives:**

1. Support a wide variety of opportunities for outdoor recreation activities.
2. Protect the natural environment as a means to sustain the economic opportunities of recreational tourism.

H. A Community of Diverse People

**Goal:** *Maintain a diverse population to keep Ellicottville a vital residential community into the 21<sup>st</sup> century.*

**Objectives:**

1. Make a determined effort to provide increased economic opportunity along with affordable housing.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP

IV. COMPREHENSIVE PLAN MAP

The Comprehensive Plan Map links future land uses to geographic areas. It includes district boundaries and densities (residential development). The districts are delineated on the “Comprehensive Plan Map” in accordance with the Map Code as outlined below.

**Map Codes**

C	Conservation District
VR	Village Residential
VC	Village Commercial District
LD	Residential Development/Low Density
MD	Residential Development/Medium Density
HD	Recreation Commercial/High Density
HD	Historic District Overlay Zone
FC	Four Corners Overlay Zone
SFHA	Special Flood Hazard Area
I	Industrial

A. Conservation District (C)

The Conservation District consists of land areas in the flood plain, steep hillsides and parkland. The flood plain consists of floodways and flood fringe areas designated together as the Special Flood Hazard Area on the FIRM. They are located along Great Valley Creek and its tributaries, Elk Creek and Plum Creek and along the Village Boundary to the North bounded by Rt. 242 and Elk Street, and the northeast side of Mechanic Street. The steep sloped areas in Conservation District are primarily wooded and undeveloped.

Objectives for the conservation district include maintaining the scenic corridor along streams and drainage areas, protecting sensitive hillsides (for scenic vistas and erosion controls) and preserving open space. In addition, streams such as the Great Valley Creek and its tributaries, which are located in the Allegheny River Drainage Basin, are classified as Class C according to 6 NYCRR 802.4. The best usage of Class C waters is fishing. The water quality should be suitable for primary (swimming) and secondary (boating) contact recreation.

Also included within the Conservation District are scenic hillsides to the northwest and southwest. Steep slopes require additional protection because they are vulnerable to severe erosion if developed without limitation. Steep slopes also provide an aesthetic value that is lost when cleared and developed. Development on the lower elevations should be protected with erosion control measures and clearing limits. The best method to protect the hill tops is in prohibiting development at higher elevations.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION IV – COMPREHENSIVE PLAN MAP*

In order to achieve these objectives, the Village must implement land use controls on access, setbacks, clearing, vegetative screening and clustering. The Village should also encourage private initiatives by land owners and developers in the preservation and enhancement of scenic corridors and sensitive areas mentioned.

A single-family detached dwelling with an average yield of one residence per five acres affords the best residential use in the Conservation District. Single family clustering at these low densities should be encouraged. Other select uses that can be developed without threat to the Conservation District should be allowed with careful site plan review as Conditional Uses. These may include agricultural, and conservation activities, and outdoor recreation facilities.

**B. Village Residential (VR)**

The Village Residential District primarily consists of the older, residential area of the Village. It surrounds the Village Commercial District except in the southeast. The primary purpose of this district is to protect the existing character of the Village.

Re-subdivision of existing lots should only be allowed within the VR District under certain circumstances. Only large lots, greater than twice the prevailing lot size for the neighborhood should be allowed to be subdivided. In addition, lots must have adequate access to an existing public street and be wide enough to "stand alone" in regards to frontage.

The Zoning Local Law regulates exterior renovations in the Village Residential District through its architectural and design guidelines. The intent is to protect the existing architectural character of this district by ensuring that new construction and renovations do not detract from the existing buildings. Incompatible styles threaten the architectural integrity of the community and should therefore be avoided. New homes should not detract or visually infringe upon an existing neighborhood. It is in the best interests of both the homeowner and community if new construction maintains the neighborhood character, therefore adding value.

Home occupations are encouraged with the intent to help full-time residents afford to stay in the community as maintenance costs and real estate values rise. Home occupations can make the Village a more attractive place for new full time residents. Home occupations and home retail/service trades should not be so large or busy that they impact the character of a residential neighborhood. Parking should be provided as available on site but not require a "parking lot". Signage and displays should be minimal and limited to only what is necessary to establish that an ongoing business is on premise.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP*

Bed and breakfast operations should be encouraged in the Village Residential District as a method of allowing full time residents add income. Conversion of historically significant homes in the Village Residential District into bed and breakfast inns should be preferred over the establishment of accessory apartments. Accessory apartments tend to result in added physical alterations forever changing the architectural integrity. Conversion of accessory buildings such as barns and garages should not be encouraged if the intent is to subdivide the property in the future.

C. Village Commercial District (VC)

The Village Commercial Districts should include areas where commercial activity compatible in scale or type to the surrounding uses should occur. The nature of new commercial development should encourage year-round family oriented activities. Commercial zones in the Village include VC-1, VC-2, VC-3 and VC3A.

The Commercial District is predominantly confined to the central and south central portions of the Village, although in the last few years some areas previously zoned industrial have been converted to new commercial zoning designations in order to allow for the reuse of existing buildings. Approximately half of the Commercial District coincides with the Historic District. Therefore the construction and re-development of uses within the Historic District must correlate to the physical characteristics of their surroundings.

Permitted uses should include professional offices, retail commercial, service commercial, indoor recreational and hotel/motel uses.

Development of areas zoned for Village Commercial use is intended to deter haphazard strip commercial development along the community's thoroughfares. Therefore commercial development should not extend outside the Central Business District node on East or West Washington Streets or along Jefferson Street with the exception of reusing vacant commercial and/or industrial buildings in other districts. The existing Commercial District already allows room for expansion that presently is not utilized. An expanded district may lead to vacancies in the Central Business District. Commercial expansion shall limit its infringement into the existing residential neighborhoods, in particular along East and West Washington Streets.

Within the existing Commercial District there still is room for continued commercial development on; a) vacant property and, b) opportunities for re-development of existing non-commercial buildings. Some of these re-development opportunities include a number of homes on Martha Street, Monroe Street and Park Square. Recommendation for redevelopment of several other non-residential buildings and/or properties within the Commercial District should be made to prevent expansions into the existing Residential Districts.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP*

One conclusion of the 1998 Adult Business Study was that the location of adult entertainment businesses (topless bars and adult book stores) would be detrimental to the continued success of recreational tourism commerce within the Historic Business District. It was determined that adult entertainment uses should be segregated from those land uses (residences, churches, child care, civic facilities, parks and playgrounds) deemed most sensitive to their negative secondary effects (crime, decreased property values and community character). The most appropriate location for adult entertainment should be within the Industrial District.

The Village has been emerging as a recreational tourism destination, and the physical characteristics of the Central Business District has become an important part of the attraction to visitors. Improvements such as unified street-scaping, facade improvements and benches have become important features to help maintain the community's image. Re-development along Maybe Alley and Hughey Alley should be encouraged. Improvements along these alleys can provide an area where commercial activities can expand, providing access to stores from the alley's, planned dumpster (corralled waste facility) location and screening, and planned parking utilization are some of the site planning issues that should demand attention in the Commercial District.

D. Residential Development District/Low Density (LD)

The Low Density District includes the hillsides of Ellicottville to the west where residential subdivision may occur on lots with an average of one acre per unit. Master Planned Developments that demonstrate clustering (which minimizes infrastructure, preserves steep slopes, and green space) will be encouraged.

While the current single-family housing trend within the Village is toward second home housing, the market for primary homes is expected to increase when the 219 freeway is completed southward to the Village. The Low Density District proposed for the Village has been provided, in part, to accommodate this future need.

E. Residential Development District Medium Density (MD)

The Residential Development District/Medium Density is comprised of those areas in the Village to the northeast, southeast and south. Residential subdivisions may occur on lots of 12,500 square feet or more. Today, approximately 66.43 acres of land is available for residential development in the MD district. These areas are intended to encourage higher densities in proximity to recreational and commercial nodes where Village services can be readily provided.

The character of new development in the MD district should be compatible to that of the existing residential character in the Village Residential District. Lots in the MD District should

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP

be wider than in the VR District in order to accommodate garages and driveways. Current development pressures in the MD District have created a need to be accommodating towards the issue of lot size. Master planned developments providing moderate income housing are allowed as a Conditional Use and are encouraged.

F. Recreation Commercial District/High Density (HD)

The Recreation Commercial District/High Density includes approximately 17.81 acres in the Village where high-density residential (multi-family, town homes and condominiums), hotels, convention and support commercial development may occur. These areas are generally located close to business, industrial and recreational nodes with good access to major transportation routes and the Village commercial District.

Two High Density districts have been provided within the Village. The first area (approximately 3.13 acres) is located in the extreme northwest corner of the Village, on the north sides of West Washington Street (Rt. 242 West). Portions of these properties are under common ownership; therefore future development should be coordinated. The second area (approximately 14.68 acres) is located to the southeast on the east side of Mill Street. This High Density District area includes the abandoned section of the railroad and the Fitzpatrick & Weller parcel on the east side of Mill Street. Master Planned Developments such as lumber milling, storage, and light manufacturing, are all allowed in the High Density districts as Conditional Uses.

G. Special Flood Hazard Area (SFHA)

The Special Flood Hazard Area (SFHA), or floodplain as it is more commonly referred to (located along Plum Creek, Elk Creek, and Great Valley Creek), is divided into two parts, the Regulatory Floodway and the Floodway Fringe. All construction within the SFHA is subject to the Village of Ellicottville Local Law for Flood Damage Prevention, 2015. Because of the potential for damage from flooding, development within the SFHA needs to be limited. Because of differences in potential damage within each of the two areas, there should be different levels of land use regulation. There are both advantages and disadvantages to locating in floodplain. Historically, power and transportation led to building within a floodplain. However, this is no longer true. Today it is accepted that industrial and commercial activities are more appropriate than residential uses within the floodplain. Business can better absorb the cost of insurance and engineering to protect property from flood damage. The loss of life is greater for residential uses. Unwise land use decisions within the floodplain *"leads to increased risk to life and greater damages to homes, business and public infrastructure."*<sup>1</sup>

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<sup>1</sup> Floodplain Regulation and the National Flood Insurance Program, NYSDEC April 1990.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP*

In the SFHA land uses should be limited to those that the floodplain regulations accommodate. Only new residential building that can be elevated to above the Base Flood Elevation and new non- residential building that can be flood-proofed as per the accepted standards should be allowed. New structures should not be allowed within the floodway in order to a) reduce potential damage from flooding and b) to prevent additional flooding.

The SFHA district is an overlay zone because, in addition to the zoning regulations for the underlying district, development in the SFHA is also subject to the regulation under the Local Law for Flood Damage Prevention. The geographic extent of those regulations is defined by the Flood Insurance Rate Map provided by FEMA and is independent of the zoning. Making the SFHA part of the Comprehensive Plan and Zoning scheme of the Village provides an opportunity to give individuals and the Village the information necessary to make good development decisions.

H. Historic District Overlay Zone

The Historic District Overlay Zone encompasses the older neighborhoods within the Village Commercial District and Village Residential District. It should be the policy of the Village to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme. As a community partially dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of the Village of Ellicottville. It is in the best interest and general welfare of the Village to protect the character of the community by encouraging appropriate architectural styles and those building materials which are compatible with the existing area. New structures and extensive remodeling of older buildings should not detract from the appearance of its historically significant neighbors but rather should blend into the visual fabric of the community.

The Historic District Overlay Zone is an overlay district, which requires design review by the Planning Board for compliance with the architectural design guidelines as outlined in the Zoning Local Law.

I. Four Corners Zone

The Ellicottville Four Corners Zone is located at the core of the incorporated Village of Ellicottville in the Village Commercial One (VC-1) District and the Historic District Overlay Zone. It is located at the intersection of Washington and Jefferson Streets in the public square laid out by Joseph Ellicott, with each quadrant of the square originally designated as a public use. Buildings that occupy the square include the Town Hall, the Town Museum, the School House (1887 Building) and Saint John's Episcopal Church.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION IV – COMPREHENSIVE PLAN MAP*

H. Industrial

Existing industrial uses occur in various locations in the Village, primarily to the outside of the residential areas. There is no specific area set-aside area for industrial uses in the Comprehensive Plan Map. Due to the increasing demand for residential uses, the value of these existing industrial lands could increase to the point that it may become financially infeasible to develop new large-scale industrial developments within the Village. Since the last update of the Comprehensive Plan in 2004, numerous industrial businesses have either closed or relocated. While the Village should support the reuse of these properties for new industrial businesses it is often difficult due to the nature of the buildings/properties and other economic factors. When the reuse of these sites for new industrial businesses are unfeasible or practical, former industrial buildings and/or properties should be considered for other uses such as commercial and residential conversions after potential impacts are studied and reviewed to ensure compatibility with the surrounding neighborhoods.

VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION V - RECOMMENDATIONS

**V. RECOMMENDATIONS**

**A. Preserving / Enhancing Community Character**

1. Established residential areas shall remain at their current densities. Commercial developments shall not infringe upon primarily residential streets.
2. New development shall respect sensitive areas such as Historical Overlay Districts, Conservation Districts, and scenic features.
3. The Architectural Design Guidelines defined in the Local Zoning Law of 2014 should be routinely updated, modified and amended to: reflect current standards and technologies; clarify definitions; and support preservation of Village Character.
4. New buildings and re-uses of existing structures should be in harmony with neighboring development. The height and scale of each building should be compatible with its site and adjoining buildings. Building components (windows, doors, eaves, awnings) should have good proportions and relationship to one another. Colors should be harmonious, with bright or brilliant colors used only for accent.
5. To protect, maintain, and promote the historic character of the Village, it is critical to uphold current and future Historic District regulations, particularly as it relates to demolition or significant alteration of structures within the Historic District Overlay Zone.
6. The Development of the Village of Ellicottville predates the advent of the automobile. Much of the 'village charm' is attributed to the fact that it is a pedestrian oriented Village. The scale of future Village development shall be designed in accordance with the pedestrian-scale. This includes the design and location of the building, landscaping, parking areas, and associated business signs.
7. Development in the Village Commercial District shall fit the scale and intensity of the Village setting. Permitted uses shall primarily be those that accommodate the needs of permanent residents, seasonal residents, and visitors. Examples include personal service shops (hairstyling, dry cleaning), specialized retail (ski apparel, gifts, antiques), and professional offices (real estate, banks).
8. The use and placement of private dumpsters within the Village Commercial District should be examined. Sharing of dumpsters, and the proper screening and placement of dumpsters so as to avoid intrusion into the Village character should be encouraged and/or regulated via the Zoning Ordinance.
9. Conditional / Special Uses within the Village Residential Districts (VR, MD) shall be allowed only after comprehensive review and consideration of any adverse effects upon the District's community or neighborhood character.
10. Land uses at Village extremities should blend with uses in the adjacent Town.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN*  
*SECTION V - RECOMMENDATIONS*

11. Master Planned developments, when properly planned, shall be encouraged in appropriate districts. Properly planned developments shall preserve natural features (by clustering, for example), minimize impacts on Village services, and be designed in accordance to its natural and developed surroundings.

**B. Guiding Future Growth**

12. The economic stability of the Village is presently tied to the economic future of tourism and recreational businesses. It is the policy of the Village to cooperate with these local businesses, and encourage new businesses that complement existing ones.
13. Light Industrial uses that complement the 'Village setting' and create a well-rounded economic base shall be encouraged within the proper districts. These should be 'clean' industries that will not damage the environment, and will complement the rural and resort aspects of the Village.
14. If the present manufacturing environment within the Village is not sustainable, the re-use of these areas into less-intensive or non-industrial uses shall be encouraged.
15. The increased tax revenues generated from new developments shall be sufficient to cover the increased demands of Village Services (police and fire protection, water and sewer service, trash collection, etc.).
16. Recognizing that adequate parking is an important concern among Village Businesses, the Village will consider parking needs and impacts as a high priority in review of all new development proposals. The Village will explore and encourage the establishment of satellite parking lots and shuttle services to and from the Village Commercial District in order to minimize and control parking demand and related impacts in the Village.
17. Businesses offering stable, year-round employment are encouraged provided that they are consistent with Village Development Policies.
18. Home-based businesses are encouraged in the Village, provided that the zoning standards for home occupations can be met.

**C. Protecting the Natural Environment**

19. To preserve the Village's scenic resources, and to protect the public, it is the general policy of the Village to restrict development in the following areas:
  - Wetlands
  - Floodways
  - Excessive slopes (25% grade or greater)
  - Lands that act as flood controls (e.g. berms)

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION V - RECOMMENDATIONS*

20. Before approving new development, the Village shall require an environmental assessment that identifies any of the following resources:

- Wetlands
- Wildlife Habitats
- Steep Slopes
- Special Flood Hazard Areas
- Historic Sites / Resources
- Water Bodies

Development occurring that has the potential to disturb any of these resources shall be designed in harmony with its surroundings.

21. Streams and water bodies within the Village shall not be altered, diverted, or discharged to without conducting a careful environmental assessment.

22. The Village shall encourage appropriate uses for areas of significant natural resources, as listed in number 15. Appropriate uses include, for example, conservation areas, agriculture, and light recreational areas.

**D. Providing Public Services**

23. Providing high quality services is an important factor in providing a high quality of life for residents, visitors, and businesses in the Village.

24. The Village shall develop and have in place a strategy to provide a plan for facilities and services designed in accordance with the short and long-term goals of the Village. This includes recommendations for educational and cultural facilities, public buildings, recreational areas, services, and public welfare (fire and police).

25. The Village shall attempt to achieve an affordable cost of living through responsible tax rates, land assessments, and the encouragement of a diverse range of living accommodations.

26. The Village shall seek professional planning assistance for general administration and enforcement of this plan and associated ordinances.

*VILLAGE OF ELLICOTTVILLE COMPREHENSIVE PLAN  
SECTION VI – ACTION PLAN*

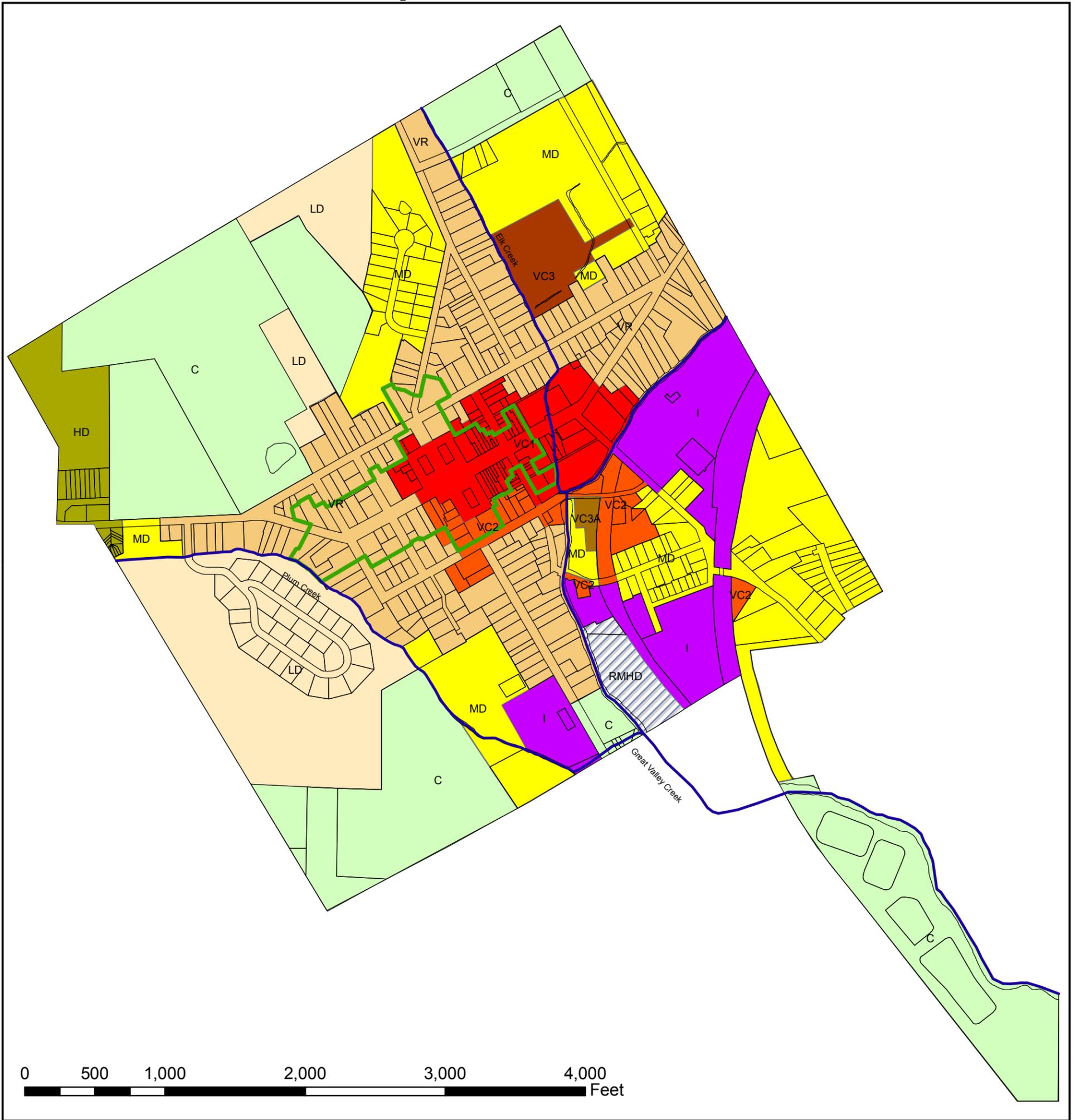
**VI. ACTION PLAN**

1. Update, amend, and adopt Village Zoning Map.
2. Update, modify, and amend Zoning Local Law / Codes of 2014 to support current requirements and community needs. This includes reviewing general zoning requirements and the following sections:
  - a. Master Planned Developments
  - b. Major and Minor Subdivision Development Review Process
  - c. Historic Overlay Design Review Standards
  - d. Architectural Design Review Standards
3. In cooperation with the Village Board, the Board-designated Parking Study Advisory Committee, the Village Planning Board, Village Businesses and Village residents, formulate a parking management and enforcement plan to serve the Village, support economic development, and minimize community impacts.
4. Support the development and implementation of a public transportation / shuttle bus service within the Village and to recreational destinations outside the Village. Encourage the Complete Streets initiative in order to promote multi-transportation modes.
5. Become aware of, and involved with Cattaraugus County Planning initiatives. Specifically work with the County on actions and programs that have the potential to affect the Village, either directly or indirectly.
6. Prepare for the update of the Village of Ellicottville Comprehensive Plan on a five-year cycle. Have the Comprehensive Plan Committee meet at least annually to discuss the progress of the plan, and potential changes to the plan that can be made for the next update.

***APPENDIX A - Comprehensive Plan Map***

# Village of Ellicottville Future Land Use Map

## September 15, 2015

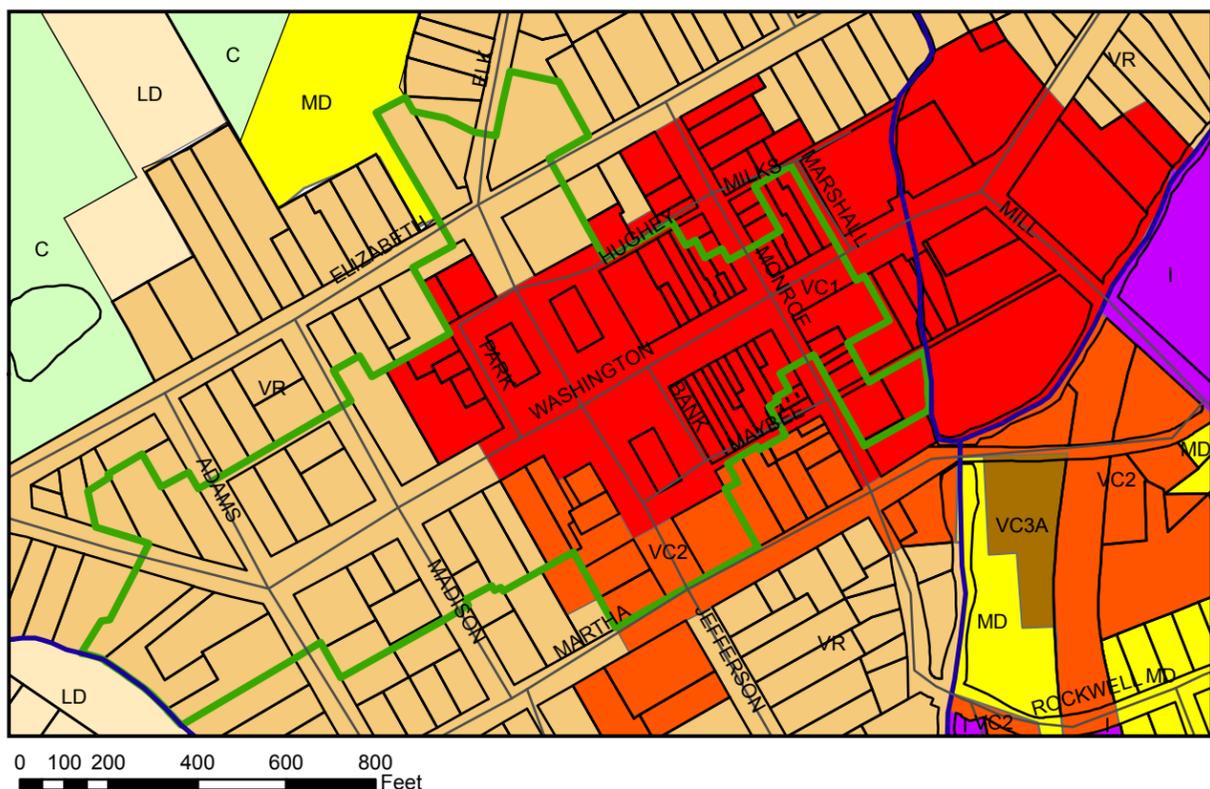


**Legend**

- Creeks
- Historic District Boundary
- Parcels

**Future Land Use CLASS**

- C
- HD
- I
- LD
- MD
- RMHD
- VC1
- VC2
- VC3
- VC3A
- VR



Map Prepared By:



***APPENDIX B – Meeting Minutes/Comprehensive Plan Committee***

**VILLAGE OF ELLICOTTVILLE  
THE COMPREHENSIVE PLAN/ ZONING CODE  
COMMITTEE MEETING MINUTES  
JULY 21, 2014**

**PRESENT:** Nancy Rogan, Sheila Burrell, Jack Kramer, Mike Painter, Jason Paananen

Nancy Rogan opened the meeting at 5:30 pm. and asked to review the Comprehensive Plan. Items to be addressed include requiring sidewalks on Fillmore and in all new developments. She referred to the “Complete Streets” program which needs to be included in the Comprehensive Plan.

Jason Paananen said it could be added to the “Transportation” section of the plan. He suggested the committee go through the table of contents and pick out items to be addressed.

Nancy Rogan said we need language in the Comprehensive Plan to support the four corners of the Village square, perhaps an overlay for historic preservation of the existing buildings. She referred to Section 2 page 14 “Historic District”.

Sheila Burrell said we need language to support the four corners. We need to define the area and include the historic information and history. The square was set up by the Holland Land Company. She noted this information could be added on page 13.

Nancy Rogan noted that the statistics in Section 2 need to be updated. This includes the mission statement and demographics. The history does not change.

Jason Paananen said he can pull the current figures from the latest census. In 2000 the population was 472.

Nancy Rogan stated that we will have to look at the Land Use Table. The former Signore property has been vacant. It was originally zoned “Industrial”. The area around the original building is zoned Medium Density Residential.

Jason Paananen said we should not consider any change in zoning until a plan is submitted for the property.

Sheila Burrell said the section which fronts on Jefferson Street should be Village Residential to match the other properties on the street. The rear portion could be Medium Density. We would not want multiple unit buildings along the street. It should be single family lots.

Jason Paananen said the FEMA Flood Plain map elevations will impact development trends. We should look at it when it is published. Nancy Roan said it is supposed to be available in January 2015.

Nancy Rogan said that we should take out the businesses that are closed on Page 27. We need to change the public library information on Page 33.

Jack Kramer noted that we need to explore the vitalization of the rear of the buildings on Washington and Monroe Streets as part of our goals and objectives.

Nancy Rogan referred to Page 36 – Historic Preservation. We need to prohibit demolition of structures unless destroyed by fire or more than 50 per cent of the structure is damaged. They must be replaced in kind.

Sheila Burrell said delete encourage future railroad use which is obsolete. The railroad owns the property.

Sheila Burrell referred to Page 37 – encourage affordable housing. All developments in the Village have units that sell in the six figure price range. Jason Paananen said that some developments dedicate a certain number of units to affordable housing.

Jason Paananen suggested the committee members look at Pages 44 to 46 and bring recommendations to the next meeting.

Sheila Burrell noted that the Village no longer has a police department. They are served by the Town Police Department. Nancy Rogan said we should leave this in as the Village contracts with the Town for police service.

The committee reviewed Page 47 which states that the Comprehensive Committee will meet annually to review and update the plan. Nancy Rogan said this does not happen.

Nancy Rogan said the committee needs to review and make changes to the Land Use Table. She also wants to clarify accessory buildings and feels we should delete the Floor Area Ratio. The maximum square footage allowed is 1650.

Jason Paananen advised that the green/open space requirement also affects the size of structures

Jack Kramer said we had a major discussion for Floor Area Ratio when updating the Zoning Code. We have valid reasons for adding it. 75 percent of the principal structure for an accessory building is too big. The committee decided to address this when reviewing the Zoning Code after completing the Comprehensive Plan.

Nancy Rogan outlined the items to be reviewed: 30 days or less rentals, Land Use Tables, Floor Area Ratio and the four corners of the Village square. The next meeting will be on August 4, 2014 at 5:30.

The meeting was adjourned at 6:45 p.m.

Submitted by: Donna Baldwin, Secretary

**VILLAGE OF ELLICOTTVILLE  
THE COMPREHENSIVE PLAN/ZONING CODE  
COMMITTEE MEETING MINUTES  
AUGUST 4, 2014**

**PRESENT:** Nancy Rogan, Sheila Burrell, Jack Kramer, Margaret Signore, Jason Paananen

Nancy Rogan opened the meeting at 5:30 pm and asked to start the review of the Comprehensive Plan on page 38 noting we need to add the new commercial district codes (VC 3, 3A and 3B) and the overlay district for the four corners area in the Village square.

Jason Paananen said I will come up with language to address the four corners including demolition and replacement in kind and prevention of interior and exterior changes to the building. Are you allowing residential uses in these buildings?

Shelia Burrell said we have three churches in the Village that are now residential. It is hard to renovate without changing windows and doors.

Nancy Rogan said it is possible the Historical Society may buy St. John's Episcopal church in the future to use as part of there operation.

Jason Paananen said should we steer away from residential?

Nancy Rogan said we need to make sure the exteriors are replaced in kind.

Sheila Burrell noted that the rear of the 1887 building was built in the 1950's and is not original to that structure. It could be removed as it is not historic in nature.

Nancy Rogan said the only building on the National Historic Preservation Register is the Village/Town hall and is a stand along building in the register.

Nancy Rogan noted that the problem with the Episcopal Church is there is no property for parking. The Village owns the land. If the building is sold the owner would only have the building.

Jack Kramer said if the 1887 building is used for residential we will need to look at parking.

Nancy Rogan said the Comprehensive Plan encourages shuttle services with parking outside the village.

Sheila Burrell said the former Signore property needs to be designated Medium Density as it has been fallow for a long time.

Nancy Rogan noted that at the last meeting Sheila Burrell suggested that the area along Jefferson Street be designated Village Residential to blend in with the neighborhood and the remainder be Medium Density. This is a good idea.

Nancy Rogan referred to Page 43 – Definitions. These appear ok except for the Industrial District.

Jason Paananen said he will change the last sentence to reflect present tense not future tense. He noted that he could add the Historic District overlay for the four corners here.

Sheila Burrell referred to Page 44 - Item #4. If we are not addressing colors of structures we need to take it out. If it is not in the zoning code we are not addressing the issue. The Purple Doorknob is a perfect example of the color issue. Area residents are not happy with this color choice by the owner. Jack Kramer said we need state that color choices need to be complimentary to the surrounding buildings in the neighborhood.

Nancy Rogan said we should keep it in the Comprehensive Plan and add to the Zoning Code and try to control colors.

Jason Paananen said that in Allentown the Planning Board reviews and approves all colors of buildings. He noted that Sections 10 and 11- Architectural Review could contain control over colors in the Historic District and Historic Preservation District. We could make the use of complimentary colors to blend with the surrounding neighborhood t mandatory in Section 11.

Nancy Rogan referred to Page 45, Item # 16 Parking, which refers to supporting satellite parking. Do we want to add this to the Zoning Regulations?

Sheila Burrell said yes. We also need a copy of the lease agreement when the business owner has a parking agreement with another business for use of spaces. This should be part of the approval of the application.

Jack Kramer noted that t he liquor store on Monroe Street is supposed to have a parking space at the Town/Village hall as they could not provide enough spaces on site.

Nancy Rogan said we will not change item #16. We should add this language to Section 13, page 4 of the Zoning Code. It says “the Village will encourage satellite parking.” I am thinking of satellite parking as a distance away.

Sheila Burrell said if the satellite parking is a half mile away there is a problem. People do not want to walk.

Nancy Rogan referred to Page 46 – Item #25. Affordable Housing. Is this normal for Comprehensive Plan? Jason Paananen said yes, it is ok to leave it as is.

Nancy Rogan referred to Page 47. We need to update this sentence to 2014. She referred to #4 Public Transportation. Should we leave it in? Where will we add the “Complete Streets” and Bike Path?

Jason Paananen said we can put this in the “Private Transportation” section.

Sheila Burrell referred to Page 34, Item # 1. leave in the sentence at the bottom of the page.

On Page 35 – Business District. She noted that businesses are not open full time but when they feel like it. Dekdebruns is closed in the summer. The Red Door is only going to be open in the winter.

Apres is only open part time.

Nancy Rogan referred to the Appendix. The map will have to change.

Jason Paananen said he will make the area along Jefferson Street at the Isklo property Village Residential with Medium Density at the rear.

Appendix B- Demographics. Mr. Paananen said he will change the figures to reflect the 2000 census information.

Appendix C will contain the meeting minutes of 2014.

Jason Paananen said the public will have an opportunity to comment on the changes to the Comprehensive Plan before the Village Board votes on approval.

Nancy Rogan said that at the August 11, 2014 meeting we will start to review the Zoning Regulations. Committee members should review it and bring in any changes or concerns.

Jason Paananen said look at any changes that need to be made to the Zoning Map. He noted that he will bring in the language for the four corners overlay district. Do we leave Floor Area Ratio in the Zoning? He advised that there are enough regulations including open space, setbacks and height that can control the size of buildings so you may not need the Floor Area Ratio too.

Nancy Rogan said that the problem is how to calculate it. The Code Enforcement Officer and the applicants figure it differently. Who is correct? If we keep it in we need to define how to measure the lot and calculate the Floor Area Ratio. She asked in your opinion should we keep it?

Jason Paananen said you could keep it for the principal structures and delete for accessory building in the Village Residential District.

Nancy Rogan said the maximum square footage for an accessory building is 1650 if the principal structure is over 2200 square feet. We should add to every district the regulation that an accessory building cannot be more than 75 percent of the principal structure.

Jack Kramer said if it goes in every district we will set a standard for Village Residential, Medium Density and Low Density. There are no accessory buildings in the Village Commercial Districts or the Conservation District.

Nancy Rogan said we need to make changes to the Land Use Table and also the language on land use for rental of property for less than 30 days. In the past property owners needed a special use permit to rent homes in the Village Residential district for less than 30 days. We have no way to enforce this. Jason Paananen said you can enforce it through parking. If there are too many vehicles per property you can issue appropriate tickets.

Jack Kramer said my street is in the Medium Density where rentals for less than 30 days are allowed. Why is my street different than other village streets?

Nancy Roan said the 30 day rental only applied to the Village Residential District.

Sheila Burrell noted that the zoning allows no more than 9 occupants in a house when rented for less than 30 days.

Jack Kramer said rentals for less than 30 days should not be allowed in the Medium Density District.

Jack Kramer said we should prohibit the demolition of house to make parking areas.

Sheila Burrell said we prohibit people from turning lawns into parking lots.

Jack Kramer noted there are three houses in the Village Residential district that are in poor repair. Is there anything in the zoning regulations to enforce upkeep of properties.

Jason Paananen said he is not sure but will check the zoning code to see if there is something the Code Enforcement Officer can do. It could be a County Health Department issue.

Jack Kramer said he thinks that code enforcement should be conducted by a separate agency with no attachment to the area.

Nancy Rogan asked if the fee structure is a Village Board issue? Jason Paananen said yes the Village Board sets the fees on permits and fines. He noted that the demolition fee is too low at \$25.00.

Nancy Rogan noted the next meeting is August 11, 2014 at 5:30 pm. Do we want to set additional meetings for August 25 or September 8? It was noted the Town Planning Board meets on August 25 if they have business. A meeting was set for August 25 at 5:30 p.m. if there is no Town Planning Board meeting

The meeting was adjourned at 7:15 p.m.

Submitted by: Donna Baldwin, Secretary

***APPENDIX C – SEQR Documentation***

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Village of Ellicottville 2015 Comprehensive Plan Update		
Project Location (describe, and attach a general location map): Entire Village of Ellicottville, NY		
Brief Description of Proposed Action (include purpose or need): This action is an update to the existing Comprehensive Plan of the Village of Ellicottville (Adopted 2004) for selected sections. Updating the Comprehensive Plan insures that planned developments within the Village comply with the overall goals, objectives and vision of the community. The Comprehensive Plan Update involves revisions to certain sections and the future land use map (see attached text and map changes).		
Name of Applicant/Sponsor: Village of Ellicottville Board of Trustees, C/O Mayor Charles R. Coolidge		Telephone: 716-699-4636
		E-Mail:
Address: 1 W. Washington Street, P.O. Box 475		
City/PO: Ellicottville	State: NY	Zip Code: 14731
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Ellicottville Village Board of Trustees	8/10/15
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cattaraugus County Planning Board	8/11/15
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC, NYSHPO	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> <li>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> <li>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No</li> </ul>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

\_\_\_\_\_

\_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_  
 • Saturday: \_\_\_\_\_  
 • Sunday: \_\_\_\_\_  
 • Holidays: \_\_\_\_\_

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____          _____          _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes:  <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____          _____  <i>ii.</i> Source(s) of description or evaluation: _____  <i>iii.</i> Extent of community/habitat:              • Currently: _____ acres              • Following completion of project as proposed: _____ acres              • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>  <i>i.</i> If Yes: acreage(s) on project site? _____  <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes:  <i>i.</i> Nature of the natural landmark:   <input type="checkbox"/> Biological Community   <input type="checkbox"/> Geological Feature  <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____          _____          _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes:  <i>i.</i> CEA name: _____  <i>ii.</i> Basis for designation: _____  <i>iii.</i> Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Charles R. Coolidge Date 8/10/2015

Signature  Title Mayor

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, <span style="float: right;"><input type="checkbox"/> NO</span> <span style="float: right;"><input type="checkbox"/> YES</span> the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Yes”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - g. If "No", go to Section 14.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b>			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b>			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1               Part 2               Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Village of Ellicottville Board of Trustees as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Comprehensive Plan Update

Name of Lead Agency: Village of Ellicottville Board of Trustees

Name of Responsible Officer in Lead Agency: Charles R. Coolidge

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:  Date: 9/14/15

Signature of Preparer (if different from Responsible Officer)  Date: 9/14/15

**For Further Information:**

Contact Person: Charles R. Coolidge

Address: 1 W. Washington Street, P.O. Box 475, Ellicottville, NY 14731

Telephone Number: 716-699-4636

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



***APPENDIX D– Public Hearing Documentation***

VILLAGE OF ELLICOTTVILLE  
NOTICE OF PUBLIC HEARING  
COMPREHENSIVE PLAN

The Village of Ellicottville Board of Trustees will hold a Public Hearing on September 14, 2015 at 6:00 p.m. at the Town Hall, 1 West Washington Street, Ellicottville, New York 14731 to hear all persons regarding the proposed updated Village Comprehensive Plan. A copy of the proposed Comprehensive Plan is available for inspection at the Village Clerk's Office, 1 West Washington Street, Ellicottville, New York 14731 during regular business hours.

Mary Klahn  
Village Clerk  
Village of Ellicottville

Dated: \_\_\_\_\_, 2015

## ***APPENDIX E – Adopting Resolutions***

**State Environmental Quality Review  
NEGATIVE DECLARATION  
Notice of Determination of Non-Significance**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQR) of the Environmental Conservation Law.

The Village of Ellicottville has determined that the proposed action described below will not have a significant effect on the environment and that a Draft Environmental Impact Statement will not be prepared.

**Name of Action: Village of Ellicottville 2015 Comprehensive Plan Update.**

**SEQR Status: Type I**

**Description of Action: This action is an update to the existing Comprehensive Plan of the Village of Ellicottville (Adopted 2004) for selected sections. Updating the Comprehensive Plan insures that planned developments within the Village comply with the overall goals, objectives and vision of the community. The Comprehensive Plan Update involves revisions to certain sections and the future land use map (see attached text and map changes).**

**Location: Village-wide**

**Reasons Supporting This Determination:** During review of this action, the Village of Ellicottville assessed areas of environmental concern, and determined that no significant negative impacts would occur. The law generally modifies the existing zoning law by modifying and adjusting provisions for and, permitting of certain land uses within the Village Zoning Districts, modifies and adjusts certain zoning required administrative procedures and allowable uses. The local law by itself will not result in any actions taking place. Any action or project undertaken under this Zoning Local Law will require compliance with the environmental review process.

The Village of Ellicottville, therefore, concludes that this action will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public and is consistent with social and economic considerations. In reaching this decision, the Village of Ellicottville carefully considered all “Criteria” for Determination of Significance listed in the SEQR Regulations (6 NYCRR 617.7).

**For Further Information:**

Contact Person: Charles R. Coolidge, Mayor  
Village of Ellicottville  
1 Washington Street, P.O. Box 475  
Ellicottville, New York 14731-0475

**The ENB SEQRA Notice Publication Form - Please check all that apply**

**Deadline:** Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

- |   |  |
|---|--|
| <input type="checkbox"/> Negative Declaration - Type I    | <input type="checkbox"/> Draft EIS           |
| <input type="checkbox"/> Conditioned Negative Declaration | <input type="checkbox"/> with Public Hearing |
| <input type="checkbox"/> Draft Negative Declaration       | <input type="checkbox"/> Generic             |
| <input type="checkbox"/> Positive Declaration             | <input type="checkbox"/> Supplemental        |
| <input type="checkbox"/> with Public Scoping Session      | <input type="checkbox"/> Final EIS           |
|   | <input type="checkbox"/> Generic             |
|   | <input type="checkbox"/> Supplemental        |

---

DEC Region # \_\_\_\_\_ County: \_\_\_\_\_ Lead Agency: \_\_\_\_\_

Project Title:

Brief Project Description: The action involves . . .

Project Location (include street address/municipality):

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

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For Draft Negative Declaration / Draft EIS: Public Comment Period ends: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

For Public Hearing or Scoping Session: Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Time: \_\_\_\_: \_\_\_\_ am/pm

Location:

A hard copy of the DEIS/FEIS is available at the following locations:

The online version of the DEIS/FEIS is available at the following publically accessible web site:

For Conditioned Negative Declaration: In summary, conditions include: