



VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

Springville is a rural Village located 45 minutes southeast of Buffalo, New York. It is located in the foothills of the Allegheny Mountains with beautifully wooded hillsides, dramatic stream valleys and very productive farmland. The Village of Springville is the economic and social heart of the community, the only village in the Town of Concord, and a village center serving the surrounding nine-town area.

The Village values and wishes to preserve its natural environment, and its historic architecture. Also, it wishes to enhance and strengthen its role as a civic, cultural, tourist, and economic center in Southern Erie County and Northern Cattaraugus County. Springville's strategic location at the intersection of Routes 39 and 219 presents both opportunities for growth and challenges in Village design.

Since the adoption of the *Town of Concord and Village of Springville Joint Comprehensive Plan* of 1999, transportation, commercial, retail, residential and infrastructure developments in the Village made it necessary to revise the Village portion of the plan. The completion of the Route 219 divided highway extension, the discontinued rail service on the Buffalo and Pittsburgh Railroad right-of-way, the growth of franchise retail stores in the South Cascade business district, the interest in historic preservation within the Village Center, the lack of residential growth in undeveloped tracts within the Village and the establishment of the Bertrand Chaffee Hospital as a regional medical care center, warrant revisions in the Village Master Plan to chart a course for viable Village growth.

This Comprehensive Plan Update includes recommendations to update the zoning code to encourage mix use development in the Village, infrastructure improvements to encourage residential mixed use in the Village, streetscape and street improvements to enhance the Village center, gateway improvements to encourage traffic from the 219 expressway, preservation of civic buildings and their services in the Village center, development of the rail to trail corridor and the connecting pedestrian and bicycle trails within the Village, incentives for commercial and medical care development, facility improvements for social and public safety services, and enhancement of the Village as a recreational, cultural, and tourist attraction.

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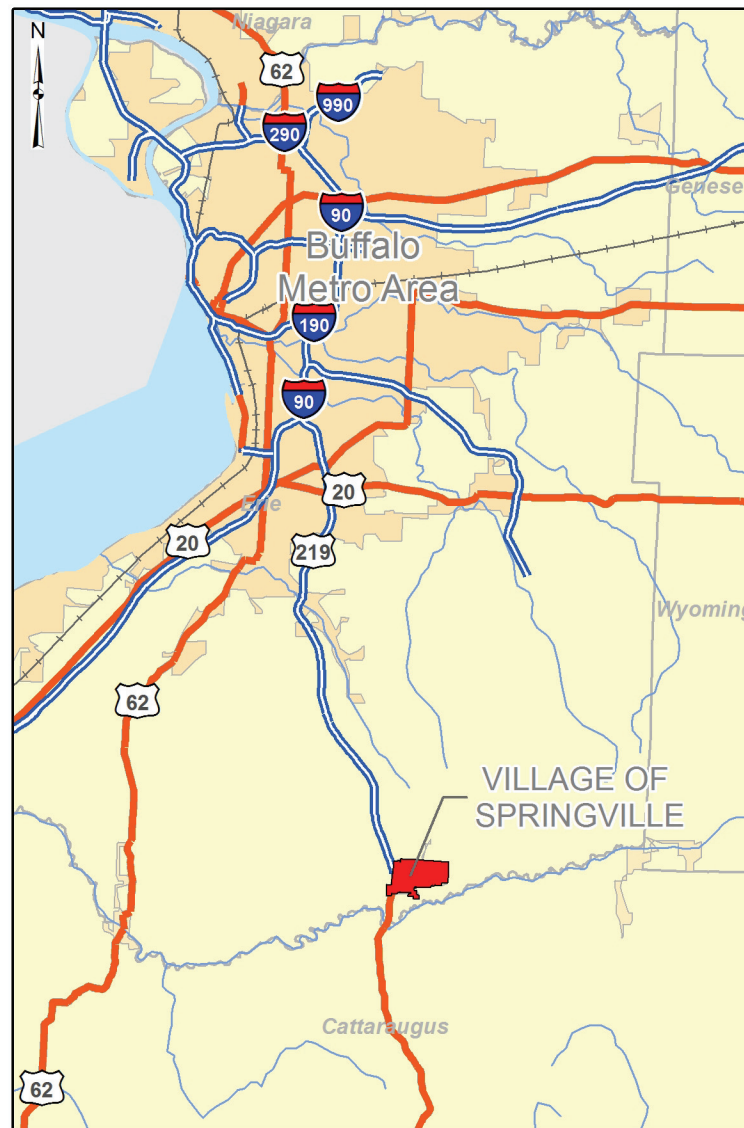
1.0 INTRODUCTION

1.1 Background and Historical Context

The Village of Springville is a rural community located 45 minutes southeast of Buffalo, within the southern tip of Erie County. The Village of Springville is fully encompassed by the Town of Concord and is surrounded by an environment of beautifully wooded hillsides, dramatic stream valleys and very productive farmland. This quaint Village is nestled in the foothills of the Allegheny Mountains. New York State (NYS) Route 39 crosses the rural setting from east to west and US Route 219 crosses from north to south. Springville’s location at the crossroads of these important routes makes it a natural center for services. Along with the Village’s close proximity to Cattaraugus Creek and its tributaries, the location created opportunities for many early factory, trade and service businesses. To this day, the Village has maintained a historic downtown business district, surviving the influx of big box stores and franchise businesses in recent decades, located in the westerly edge of the Village. One of the key businesses in the historic downtown is the Joylan Theater, which shows first run movies. Some of the biggest employers in the Village are the Bertrand Chaffee hospital, the Jenny B. Richmond nursing home and the Griffith Institute school district, all servicing both the Village and the surrounding communities.

Despite the declining industrial economy regionally, several manufacturing businesses have remained important to the local economy. Brownfields are slowly being remediated and put to new uses. Transportation in the Village has changed in the last few decades; an active railroad line was lost, but a highway was gained. The loss of the railroad has brought new ideas. An active group is working diligently to utilize the rail line to create a recreation trail connection reaching from Orchard Park to Cattaraugus County. With the recent creation of the Southtowns Scenic Byway, a trail would be a quality tourist complement.

Historically, the first non-native American settler (in the area that is



now Concord and Springville) was Christopher Stone, who arrived in the fall of 1807. Other settlers arrived, mostly from New England and Eastern New York. The Town of Concord was established in 1812 and originally included the neighboring Towns of Sardinia, Collins, and North Collins. The Town of Concord took its present form in 1822.

The Village of Springville, first established in 1807, was officially incorporated in 1834, its name having been derived from the many fresh water springs that were found in the area. The Village area was first known as Fiddlers Green, after the Common that was located in the general area of the present-day Fiddlers Green Park.

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

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

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



Fiddlers Green Park, the Common, which served as the center of historic Village growth

leading producers of anesthesia in the world. In 1928, Antidolar was taken over by Sterling Products.

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

Both the Town and the Village contain a number of buildings and sites of significant historical interest, five of which are listed in the National Register of Historic Places. In addition, the Village has a National Historic Registry District, the East Main-Mechanic Street Historic District. This 5.5-acre district contains 26 contributing commercial structures.

Today, Springville continues to benefit from its strategic location at the intersection of Route 219 and 39. The improved transportation infrastructure has helped Springville grow as a retail and service center in Southern Erie County and Northern Cattaraugus County.

The improved 219 highway shortens the commute time to Buffalo, making Springville a more desirable residential community. The Village's proximity to the scenic Allegheny Mountains and other natural and tourist attractions increases the quality of life for Village residents.

1.2 Prior Planning Efforts

Local and Regional Planning:

The Village of Springville has a history of planning for the future. Earlier comprehensive plans include a master plan from 1969, a master plan from 1982 and an updated plan in 1988.

The most recent plan, the *Town of Concord and Village of Springville Joint Comprehensive Plan*, was completed in 1999. Nutter Associates, Trowbridge and Wolf Associates, and E&M Engineers consulted on the project, which included a series of charettes and draft reviews spanning an approximately two-year period.

Additionally, there have been a series of local resident initiatives: the Talking Proud Community meetings in the 1990s, the Community Vision meetings sponsored by the Rotary Club in 2005 and the vision meetings by the Springville Economic Development Group in 2010. These were community meetings at which residents voiced concern about social and development needs in the Village.

Erie and Niagara Counties' *Framework for Regional Growth* (Framework) published in 2006 is a regional plan which includes the Village of Springville. The Framework recognized Springville as a "rural center", defined as a village or hamlet that has regional significance. The Framework recommended a shift in development towards existing developed urban and rural centers, encouraging development and reinvestment in rural centers and discouraging the conversion of rural and agricultural lands. Additionally, the Framework encouraged efforts to improve mobility in rural centers.

Currently One Region Forward is a collaborative effort to promote

sustainable forms of redevelopment in Erie and Niagara Counties. The effort will deliver a *Regional Plan for Sustainable Development*, which will take into account the many plans in Erie and Niagara County and serve as a practical roadmap for improving mobility, promoting more efficient land use patterns, strengthening infrastructure, ensuring access to healthy food, and protecting housing and neighborhoods. A regional comprehensive plan for Cattaraugus and Erie Counties does not exist.

The Western New York Regional Economic Development Council has developed a regional plan for economic growth in the five Western New York counties.

The US Environmental Protection Agency and the US Army Corps of Engineers funded the Cattaraugus Creek Watershed Resource Guide and Proposed Planning Strategy, which were compiled in 2009 by Barry Boyer, Bruce Carpenter, Christopher Renschler, and Roberta Vallone Kellam. The New York State Department of Environmental Conservation developed the Open Space Conservation Plan in 2009 and is in the process of revising the plan.

1.3 Current Projects

Springville has been advocating historic preservation since 1998 when the BERO Report recommended the formation of historic districts in the Village Center. In 2002, the State Historic Preservation Office (SHPO) and the National Register named a portion of East Main Street in the Village Center as a Historic District. In 2006, Springville established a Historic Preservation Commission and formed local historic districts in the Village Center and the West End Business District. In 2011, the Village was granted Certified Local Government (CLG) status by SHPO. Currently the Village is pursuing a CLG grant to form an East Hill National Historic district.

In 2012 Springville received a New York Main Street Grant which incentivized 16 improvement projects in the Village Center and the West End business districts. Currently, the Village is applying for another New York Main Street Grant to assist Village Center businesses.

The Village has been working closely with Erie County, receiving Community Block Grant awards over the years. Many awards have been to repair or build sidewalks. Most recently the awards have been used to replace the aging water supply lines in the Village. Of special note are funding awards to raze the Springville Hotel, a blighted property in the Village Center and the Smart Growth Award (for the redesign of Franklin – Factory Streets area).

The Village has cooperated with the Springville Center for the Arts in two projects. One is the rehabilitation of the Baptist Church at 37 North Buffalo. The other is the acquisition and rehabilitation of 5 East Main. The rehabilitation of these properties is funded by WNY Regional Economic Development Council grants.

Since 2009, the Village has been advocating for the conversion of the Buffalo and Pittsburgh Rail Road right-of-way to a multiuse trail. The 1.8 mile Village section of the right-of-way is part of a 27 mile

corridor stretching from Orchard Park to the Town of Ashford. State, county, and town officials have been slow to act on this project, but the B&P Rail Road continues to support the project. The Village is negotiating for a right-of-entry agreement to use right-of-way while the meetings for the railbanking of the entire section continue with the Erie Cattaraugus Rail Trail, Inc. The goal is to make Springville a trail head on the future trail and a destination for tourists who wish to see Zoar Valley from the high level rail bridge which is approximately a mile south of the Village.

Currently the Village is pursuing funding to redesign the West Main Street streetscape from South Cascade Drive to North Buffalo St. This grant would allow for gateway improvements at South Cascade Drive, side walk improvements, improved and enhanced crossing at the Springville Auction, crossings at the rail trail, Waverly, and Central. This section of streetscape improvement is part of a plan to make Springville a trailhead on the future rail trail.

Additionally, the Village is applying for a NYS Parks Acquisition grant to purchase four parcels of land on Franklin Street contiguous to Village property. This additional land will allow the Village to develop recreational space in the Village Center. Proposals include the development of a ice-skating arena, the relocation and redesign of the Skateplex, the development of park space, and the development of trails linking the new recreation space to the Boys and Girls Club and Fiddlers Green Park.

2.0 INVENTORY OF EXISTING CONDITIONS

2.1 Economy and Population

2.1.1 Economic Base

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

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

Springville remains strong as a business, retail and medical center for Concord and its surrounding communities. One important reason for this is the completion of US Route 219 in the early 1980s as a limited access highway from Buffalo to Springville. In 2010, US Route 219 Extension opened, providing an improved limited-access north-south highway route through the Village and into Cattaraugus County, with an Exit at Route 39. The impact of this diversion of vehicular traffic from the existing highway in the South Cascade Business District is yet to be measured. The Old 219 Bridge (also known as the South Cascade Miller Road Bridge) is aged and in need of replacement. The New York State Department of Transportation has committed funds to reconstruct the Old 219 Bridge across Cattaraugus Creek and construction work is scheduled to begin in 2015. These improvements to the north-south transportation infrastructure should maintain Springville’s strategic geographical position in the Southern Tier.



Village of Springville and Surrounding Towns

US Route 219’s location through Springville has improved transportation to and from the area, and has spawned a modern “big box” retail area along South Cascade Drive.

The medical community of Concord/Springville is an important aspect of its economic base. Bertrand Chaffee Hospital, established in 1946, has a long-standing tradition of providing excellent health care services to residents of Springville and the surrounding communities. As one of the largest employers in the region, the hospital serves approximately 55,000 people in the surrounding communities. The physicians and other medical services associated with the hospital draw many people to the Village on a continual basis. Bertrand Chaffee Hospital is a significant contributor to the community’s economy.

Recreation creates another economic sector for the Springville area, including Kissing Bridge ski area, snowmobiling, hiking, canoeing, fishing and sightseeing in the Zoar Valley area. The retail and service

businesses along Route 219 in Springville benefit from visitors traveling south from Buffalo to recreational resort areas in Ellicottville and Allegany State Park.

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

2.1.2 Population

According to the 2010 US Census, the population of the Village was 4,296. The total population of the Town of Concord was 8,494. As shown in Table 1, the Concord/Springville community has almost doubled in population from 1930 to 2010, from 4453 to 8494 people. During that time, the Village has remained consistently over 50 percent of the total Town and Village population.

TABLE 1 – POPULATION OF SPRINGVILLE AND CONCORD

	1930	1940	1950	1960	1970	1980	1990	2000	2010
Springville	N/A	2832	3322	3852	4350	4285	4322	4249	4296
Concord (not including Village)	4453	1692	1969	2600	3223	3886	4065	4277	4198
Total	4453	4524	5291	6452	7573	8171	8387	8526	8494

Source: US Census

TABLE 2 – FUTURE PROJECTIONS

	2040 Population	2040 Population Growth	2040 Households	2040 Housing Growth	2040 Employment	2040 Employment Growth
Springville	4,883	13%	2,033	18%	4,466	9%
Springville/Concord Total	10,000	17%	3,960	16%	5,230	11%

Source: GBNRTC

The strength of Springville is particularly striking when compared to population statistics for the Buffalo metropolitan region. The general trend, regionally, has been a population decline. Erie County has lost 17 percent of its population since the 1970s. During the same four decades, Springville has only lost 1.2%. During the last decade (2000 to 2010), Springville’s population grew by 1.1%, while Erie County lost 3.4% of its population.

Population projections for Erie County communities were prepared by the Greater Buffalo Niagara Regional Transportation Council (GBNRTC) and are included in the GBNRTC *2040 Long Range Plan*. The population of Springville is expected to continue to grow and reach 4,883 by the year 2040, a gain of 13% over the next three decades.

Household size in the US has been decreasing over time, as families have fewer children, and more people live independently, whether single, divorced or elderly. This indicates that the number of households has increased faster than population, thus, creating additional demand for new housing. From 1980 to 1990, the



Bertrand Chaffee Hospital, one of the Village’s largest employers

population increased 3 percent in both Springville and Concord; households increased 12 percent, from 2736 to 3050. The need for new housing has since decreased as indicated by the number of building permits issued for new houses in recent years. GBNRTC estimates for 2040 indicate an increase of housing of 18% in Springville.

Per capita income in the Village in 2010 was \$22,644, an increase of 14% since the 2000 per capita income average of \$19,302. The per capita income remains below Erie County as a whole (\$27,700). Despite this, the Village has only 10% of individuals living below the poverty level, which is lower than Erie County’s 15%.

2.1.3 Employment

Presently, within a five-mile radius of Springville, 367 businesses employ 4,536 employees. The employment category breakdown is as follows: 33% of employees are in retail, 45% of the employees are in services and 15% of the employees are in health-related businesses. It is assumed that much of the increase in the Village is due to additional retail and service jobs associated with development along Route 219.

The top employers in 2013 for Concord/Springville were as follows:

	Employer	Business Type	No. of Jobs
1	Griffith Institute School District	Education	375
2	Walmart Supercenter	Retail Sales	340
3	Bertrand Chaffee Hospital	Health Care	329
4	Horschel Brothers Precision	Manufacturing	130
5	Jennie B. Richmond Nursing Home	Health Care	115
6	Springville League for the Handicapped	Special Education	115
7	Lowes	Retail Sales	108
8	Fiddlers Green Manor Nursing Home	Health Care	104
9	Peerless-Winsmith	Machinery	97
10	Tops Markets #203	Grocery Sales	81

Source: Village of Springville

GBNRTC employment projections for 2040 show continued strength in the job market, with 4,466 jobs predicted in the Village of Springville. This is an 8 percent increase over 2010.

2.1.4 Commercial Development

Commercial development within the Village is divided into two main retail clusters, with the Village Center being home to small-scale retail infill and the South Cascade Business District being home to larger-scale suburban type development. In addition to these two main business districts, there has also been commercial development within the West End Business District and the Medical District. These districts are discussed further below:

Village Center

Downtown Springville, “between the lights”, consists of Main Street between Buffalo, Mechanic and Franklin Streets. This is the Village Center of Springville. It is the oldest and most concentrated area of commercial activity in the community and remains its civic center. Although stressed in recent years, the Village Center appears to be on the upswing. Important strengths include:

- High quality historic architecture
- Intact building frontages and streetscape available parking
- Location of public spaces, including the Town and Village Halls, Hulbert Memorial Library, the Springville Center for the Arts, the Concord Historic Society, the Lucy Bensley center, and the Post Office
- Very attractive public open spaces at Fiddlers Green, Shuttleworth Park, M&T Bank Park, and the area along Spring Brook, west of South Buffalo Street
- Operating historic Joylan Theatre
- Bertrand Chaffee Hospital and associated medical services
- Pop Warner Museum and Mercantile

Many downtown retail establishments remain, including hardware, furniture, printing, meat and jewelry stores, as well as restaurants, gift shops and antiques stores. Rite Aid opened a new store on West



Springville Village Center

Main Street and 56 East Main Street was renovated into specialty shops. The Village Center’s large buildings have been remodeled and reutilized as retail space, office space and residential space. These buildings include the Union Block Building and the Waite Building. The Springville Center for the Arts (SCA) is renovating 5 East Main Street to include residential and studio space for visiting artists and a café. In addition, SCA is renovating the former Baptist Church at 37 North Buffalo into a theatre, a coffee/gift shop, a gallery, and instructional space.

Community participation, in this update of the Master Plan, indicated strong support for further development of the Village Center. Sixty-two percent of those who responded favored new retail space in the Village Center. Respondents considered the walkability of downtown area as a benefit, and want more retail shops in the Village Center area. Other respondents wanted vehicular traffic calming measures in the Village Center to facilitate pedestrian use. Additionally, some

residents thought empty storefronts threatened the quality of life in the Village.

West End Business District

The West End Business District is located two blocks west of the Village Center, centered around West Main, Waverly and Carolina Street. The historic B&P Depot has been renovated and reused as the Spring Creek Pharmacy. The historic Western House is being renovated for residential use. The former Robinson Knife factory has been renovated and reused as a restaurant, office, day care, and physical fitness facility. Retail stores, a car dealership, and additional restaurants are also located here. The B&P right-of-way crosses Main Street in this district. Currently, the railroad is negotiating with the Village and the Erie Cattaraugus Rail Trail Corporation to railbank the right-of-way and develop a multiuse trail through the Village.

A few hundred feet further west, Gentner Commission Market (also known as Gentner’s Auction or the Springville Auction) operates a daylong, open-air market and auction on Wednesdays. The Auction brings hundreds of people to Springville each week. The Auction, which has been in operation since 1939, draws bargain hunters and antique shoppers from Upstate New York and Northeastern Pennsylvania.

The Fiddlers Green Manor Nursing Home is located on West Main Street west of downtown.

Medical District

East Main Street is the location of Springville’s major medical facilities, the Bertrand Chaffee Hospital and the Jennie B. Richmond Nursing Home, located between Elm and Newman Streets. This area is part of the Health Care overlay in the Village’s zoning code. A number of physicians’ offices, medical service facilities and a funeral parlor are also located near the hospital. The future of Springville as a strong center for medical service is an accepted reality.

On the east end of East Main Street is the Oasis Bed and Breakfast, a



Former Railroad Depot, renovated into a pharmacy, located in the West End Business District

quaint B&B. The intersection of Vaughn and East Main is home to several restaurants and retail stores.

South Cascade Business District

The South Cascade Business District is Springville’s big box retailing area. Almost all the commercial establishments on South Cascade were built following the construction of Route 219 as a limited access highway, which reached Springville during the 1980s. The area includes the following:

- Tops Supermarket
- Walmart
- Aldi’s
- Lowes
- Value Home Center
- Two retail plazas
- Franchise fast food operations, including McDonald’s, Burger King, Ponderosa, Pizza Hut, several local restaurants

- Ford dealership
- Chevrolet Buick dealership
- Several auto supply and service shops
- Farm equipment dealer
- Two banks
- Several professional offices
- Bowling alley/tavern
- Motel

This is the largest commercial/retail area along Route 219 between Hamburg, north of Springville, to the state line. This area services not only the Springville area residents, but also travelers going to/from Ellicottville and the Salamanca/Allegany State Park area. This retail area also serves residents who live north of Springville, as there are limited services until you reach West Seneca. Springville has the ability to position itself as a main service area for travelers on Route 219, especially as it is extended south to Interstate 86.

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

Since the South Cascade commercial area is within the Village, many businesses have access to Village utilities, enabling the Village to retain tax base, which it might otherwise have lost had the district been located within the Town of Concord.



Example of Strip Style Development along South Cascade Drive

Unincorporated Areas of the Town

The majority of the commercial development for the Town of Concord is within the Village of Springville, which serves as the commercial hub for the Town. Small areas of commercial development exist outside of village limits along Route 240, Route 39, and South Cascade Drive. These business types mainly include recreation, light industrial and highway commercial businesses.

2.1.5 Industry

The community’s primary industrial area is along the former B&P railroad line. Larger businesses there include Peerless Winsmith, machinery manufacturers, and Springville Manufacturing machine shop. The first two are in the Village: north of Main Street and west of the tracks. The third is just north of the Village along North Street, east of the tracks. There is a smaller manufacturing shop next to the Gernatt warehouse on Carolina Street. Additionally, Horshel Brothers Precision has recently expanded operations.

Sand and gravel mining is a growing business in the Town, with at least nine areas now designated for mining. Products are used at a concrete plant located in the southwest area of the Town of Concord at Morton’s Corners, as well as sold for use in the Buffalo area. Gernatt Gravel has a mine and aggregate plant in the Village of Springville on East Main Street.

The Concord Industrial Development Agency Industrial Park, established in the 1980s on Waverly Street, no longer exists. A storage facility and doctors’ offices were developed on the site, as the kind of industry envisioned by the IDA was not able to be attracted. Orchard Living Complex, a 43-unit low-income senior citizen housing unit built and operated by People, Inc. also occupies the site. The Town of Concord is in the process of planning a Senior Citizen Center on a five-acre parcel adjacent to the Orchard Living Complex.



Gentner Commission Market, also known as the Springville Auction, allows local farmers to sell their products

2.1.6 Agriculture

Springville is located within an agricultural area. Agriculture in the area consists mainly of dairy and animal farming such as beef, swine and chickens. Additionally, crop farming in the area includes potatoes, vegetables, corn and hay. One particularly large operation is Schichtel’s Nursery, which devotes approximately 700 acres to the growing of trees. The County Right to Farm Law affords farmers some protection from development.

Agriculture in the Village (consisting of agriculture uses existing prior to the zoning code restrictions on animal husbandry) include corn and bean fields in the east end of town; a “gentleman farm” on West Main Street with cows and horses, and a farm with horses and cows on Cattaraugus Street. Many homes have vegetable gardens, and the sale of produce grown on site is permitted at roadside stands in the Village.

2.2 Existing Housing Resources and Future Housing Needs

The median house value in the Village of Springville is \$125,535. Of the 1799 houses in the Village, 1705 are occupied, with 1045 being owner-occupied and 660 occupied by renters. According to the 2010 Census, approximately 6.6 percent of housing units in Springville were vacant. Springville has an aging housing stock. Forty-three percent of the houses (712 houses) were built before 1940, and are over 70 years old. Sixty-six percent of the houses (1090 houses) are over 50 years old.

The Village is 3.7 square miles with a housing density of 492.4 households per square mile. There are 588 acres of undeveloped land (24%) in the Village.

Existing Home Sales

In the two year period including 2012 and 2013 total sale of single-family homes in the Village of Springville has been 56. There have been six sales of two-family homes, and one commercial property sold. An average of 28 existing single-family homes are purchased each year in the Village.

New Home Construction

Over the last decade, an average of two new houses were built in the Village and the Town of Concord each year, as illustrated by the following table.

Single Family New House Construction Building Permits
Village of Springville

Year	Permit
2003	4
2004	5
2005	0
2006	4
2007	2
2008	2
2009	0
2010	1
2011	1
2012	1
2013	0
2014	3
TOTAL	23
12 Year Average	2

Source: city-data.com/Springville-New-York.

Newly constructed homes in the Town, outside the Village, are typically on individual 1-5 acre lots served by wells and septic tanks. Houses outside the Village are usually built on single, freestanding lots, not as part of subdivisions. Where subdivisions have been attempted in the Village, lot sales and house development have slowly occurred.

2.3 Land Use and Urban Design

The total area of the Village of Springville is 2259 acres or approximately 3.66 square miles. A number of the major streets radiate out from the Village Center, with Main Street (Route 39) acting as a central spine along which many of the community's civic resources are located. Older neighborhood streets tend to form irregularly shaped, but coherent, traditional blocks. Streets in newer developments are more often culs-de-sac.

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

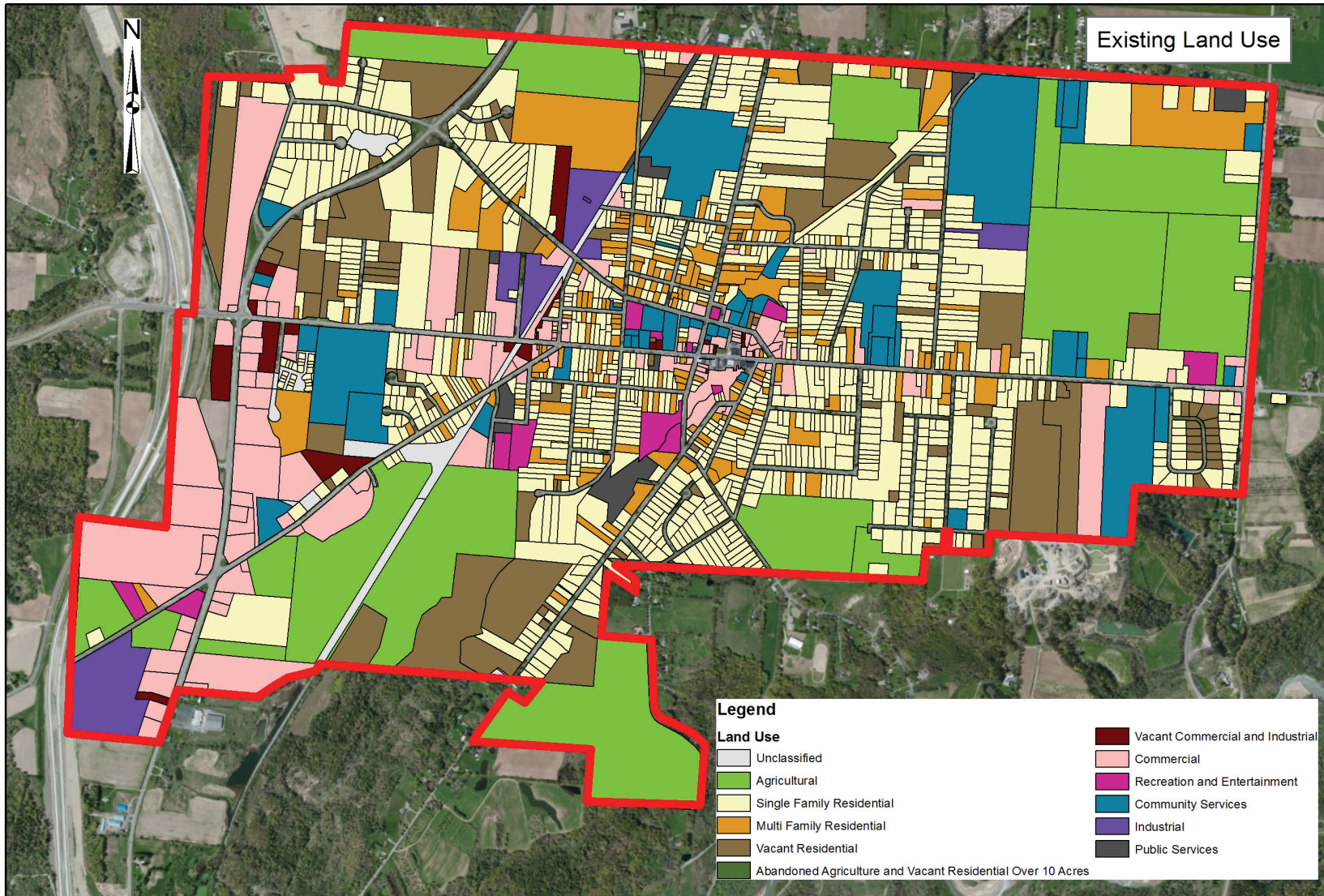
There are several large, developable vacant areas in the Village, such as North and Vaughn Streets, Vaughn and East Main Streets, Mill Street, the ends of Nason Boulevard and North Central and North Streets. These parcels combined are approximately 24% of all Village property. There are also a few vacant interior parcels and larger occupied parcels that could be subdivided scattered throughout the Village, which may be developable. Otherwise, most of the available building sites with street frontage have been developed.

Since the previous Comprehensive Plan was written, there have been two additional apartment complexes built in the Village, including a People, Inc., and a US Department of Housing and Urban



Examples of Historic Homes in Springville







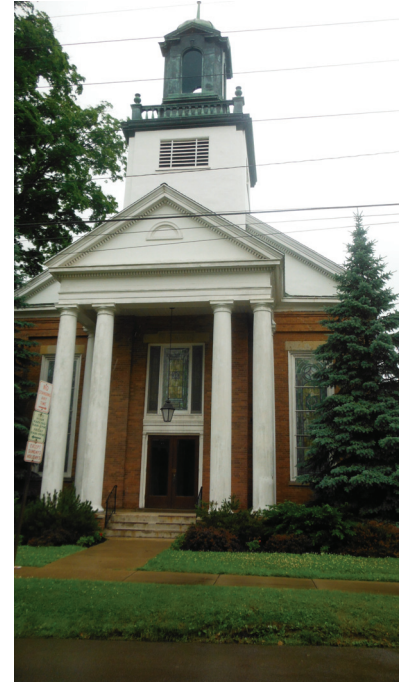
Joylan Theater, which opened in 1949 on Main Street in Springville’s Village Center

Development (HUD) subsidized senior citizen apartment complex. This brings the total number of complexes from seven to nine. Even so, a need for additional apartment buildings and/or townhouse options, particularly for senior citizens, was expressed by SCENE (Springville Concord Elder Network).

Unlike a number of cities and villages in Upstate New York, Springville was spared the urban renewal of the 1960s and 1970s. Most of the traditional fabric of the Central Business District has been retained, with its attractive small town character. Continuous building facades of three or four stories are articulated with interesting ornamentation of brick, stone, wood, cast iron and pressed metal. Generally, consistent scale and setbacks from the street bring a strong level of architectural definition to the street edge and provide a sense of security and visual interest for the pedestrians. “Between the lights” (Main Street between Buffalo and Franklin/Elm Streets), the street edge is broken only by alleyways and a one-way street, with the exception of the gas station/mini-market at the corner of Main and

North Buffalo Streets. The recent construction of the Rite Aid store (one block west of the Village Center), along with the fire and consequential demolition of the Leland House, called attention to the potential loss of historic structures and the impact of new development which may be incompatible with the existing historic village character. Therefore, in 2006, the Village adopted a local law and Design Standards for the implementation of the Historic Preservation Commission.

Several buildings in downtown are notable for their historic and architectural character. The Citizens National Bank building, now used as the Village Municipal Building, as well as the Joylan Theater are exceptional examples of the 1930s Art Moderne Style. The Waite Building at 25 East Main Street, unusual for its light gold brick and Chicago style windows, has gone through a complete remodel and an addition in the rear of the building in 2005. The interior is now mixed-use, containing first floor commercial storefronts, second floor offices and two residential apartments. With the help of NY Main Street Grants, renovation of 56 East Main Street, the Simon Brothers Building, and multiple other buildings are important enhancements to the urban design character and economy of the Village Center.



First Presbyterian Church, the First Church in Springville, building originally built in 1847



Former Baptist Church, originally constructed in 1869, being renovated into the Springville Center of the Arts

Planned renovations of the Joylan Theater and the Springville Center of the Arts at 5 E. Main and 37 N. Buffalo Streets will continue to bolster Springville.

The blocks immediately north of Main Street between N. Central and Spring Street also function as a part of downtown. This area is centered on Fiddlers Green, a lovely landscaped village square, includes a bandstand and a Civil War Memorial. A number of important civic buildings are located around Fiddlers Green, including Godard Memorial Hall, which serves as the Concord Town Hall; the First Presbyterian Church; the Free Baptist Church, now occupied by the Springville Center for the Arts; the new Hulbert Memorial Library; and the former Universalist Church, now the Concord Historical Society's Center for Genealogical Research and Chamber of Commerce. Immediately adjacent to the Green, on the north side of Franklin Street, are the traditional and attractive Post Office and the Springville Municipal Building, which was renovated and an addition

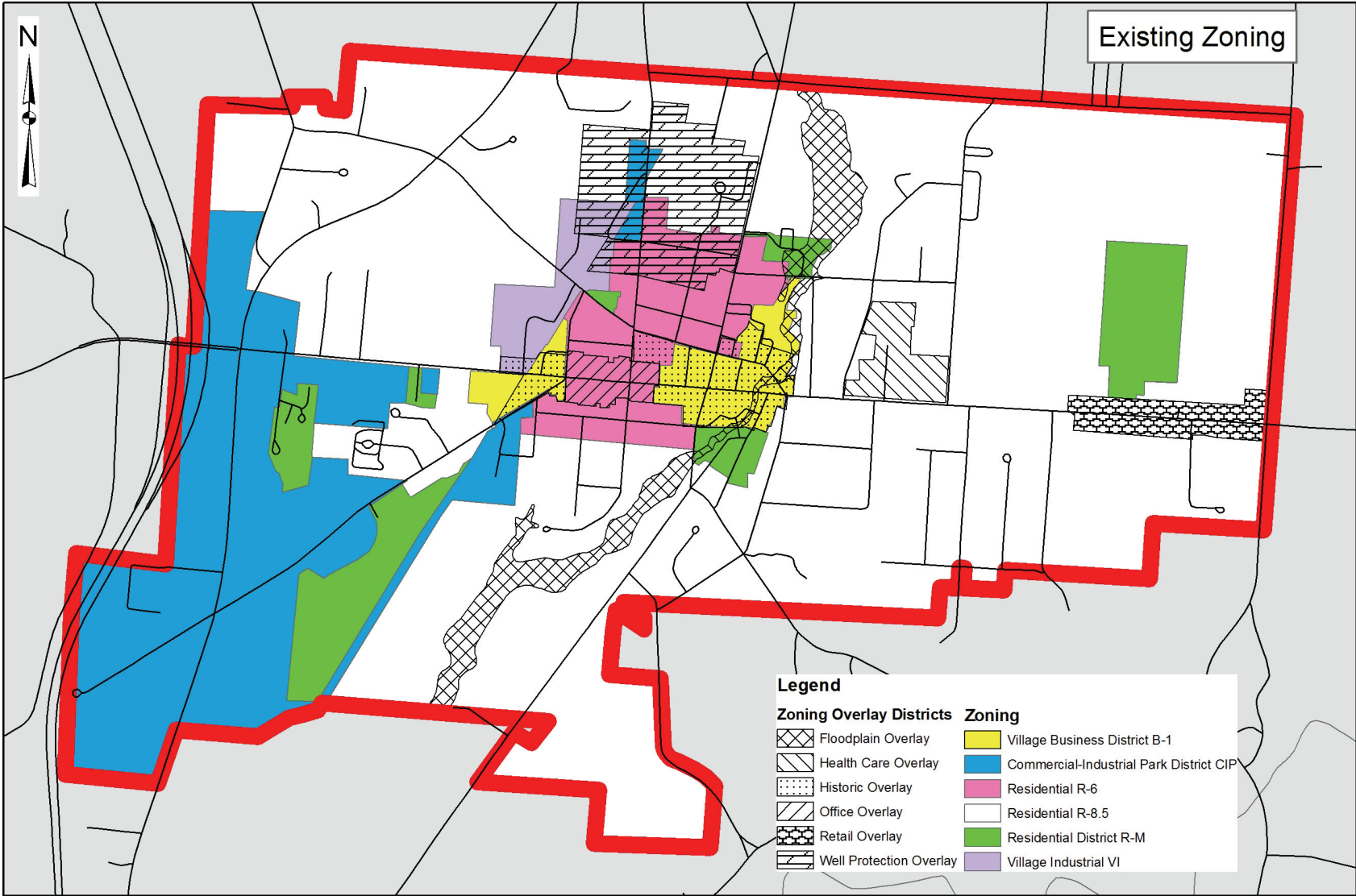
was erected to allow for an elevator, making the second floor handicap accessible. The Municipal Building is home to part of the Volunteer Fire Department, local fire dispatch center, Erie County Sheriff, the newly formed Village Police Department and a Village Court. Immediately east of the Post Office, a former grocery store was renovated into medical offices, which continues to offer health services. The Fiddlers Green area is conveniently located in relation to Main Street shopping and businesses. Small side streets and alleyways provide appropriately scaled pedestrian linkages between the two areas.

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

The Village's zoning code includes overlay districts. These districts were established to protect historical resources, community character and the environment. Due to the complexity of the zoning, it can be difficult to read and comprehend. The following overlay districts exist:

FPO Floodplain Overlay District

The Floodplain Overlay District was established in order to minimize the threat of potential and/or actual damages from flooding and erosion to the residents. Such damage may include the destruction or loss of housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life.



HC-O Health-Care Overlay District

The HC-O Health-Care Overlay District is intended to promote, protect, preserve and enhance neighborhoods which are characterized by a mixture of residential, medical office and health-care uses. District regulations ensure that health-care uses remain compatible with housing, while permitting the area to develop a distinctive character through the consolidation and clustering of medical and health-care activities. The retention and renovation of sound structures is encouraged by the increased options for both residential and health-care uses.

O-O Office Overlay District

The O-O Office Overlay District is intended to protect and enhance older residential neighborhoods characterized by location along major thoroughfares or proximity to commercial, cultural and employment centers by permitting mixed residential and office use. The traffic and activity of such areas lessen their desirability for family living, while their accessibility and exposure provide an environment suitable for certain professional and business offices which can exist in close proximity to dwellings without adversely affecting the residential environment. The preservation and rehabilitation of sound structures is encouraged by increasing potential land use options; however, dwellings remain the primary use of the district. Nonresidential uses shall maintain the same scale as residential uses to preserve the existing neighborhood characters.

R-O Retail Overlay District

The R-O Retail Overlay District is intended to protect and enhance residential neighborhoods characterized by location along major thoroughfares or proximity to commercial, cultural and employment centers by permitting mixed residential and retail/business uses. The traffic and activity of such areas lessen their desirability for family living, while their accessibility and exposure provide an environment suitable for certain professional and business uses which can exist in close proximity to dwellings without adversely affecting the residential environment. The

preservation and rehabilitation of sound structures is encouraged by increasing potential land use options. Nonresidential uses shall maintain the same scale as residential uses to preserve the existing neighborhood character.

WP-O Wellhead Protection Overlay District

The purpose and intent of this District was established to protect, preserve, and promote the safe use of the existing and potential groundwater supply from developmental or land use practices that may adversely affect the quality or availability of water from the Village wells; to protect and preserve potential sources of future water supply for the public health, safety and general welfare; and to assure an adequate supply of suitable drinking water for the residents of the Village.

Land use within the Town of Concord, outside of the Village of Springville, is predominately rural in character. Residential development is generally dispersed, with concentrations in areas immediately adjacent to the Village, in the subdivisions of Crane Ridge and Ridge View, and in the hamlets of East Concord, Fowlerville and Morton’s Corners.

Older farmhouses predominate in the countryside, interspersed with 1950s-1970s ranch style homes, some larger and more modern suburban style houses, and a few mobile homes. Residences generally face and are relatively close to the roads. Typically, frontage lots have been sold as building sites while the interior parcels continue to be farmed or are left as open space. As in many rural communities, this has resulted in some conflicts between farming interests and the new residents. More recent construction trends towards larger homes set back from the roads to achieve greater privacy. These homes are sometimes not visible from the road. There are two densely developed subdivisions in the Town: Crane Ridge and Ridge View. Located adjacent to each other in the northeast corner of the Town, these are privately developed subdivisions consisting of densely clustered homes.

The majority of nonresidential land in the Town can be generally characterized as one of the following: agricultural; wooded; or open land that was formerly agricultural or cleared for timber.

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

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

2.4 Environmental Resources

Watercourses, Flood Zones and Wetlands

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

Both Eighteen Mile Creek and Cazenovia Creek have their headwaters in the Town of Concord. Eighteen Mile Creek begins near the center of the Town at Townsend Hill, which is the Town and the County’s highest point. The creek flows in a northwesterly direction, draining a portion of southwest Erie County and entering Lake Erie approximately fifteen miles south of Buffalo. The West Branch of Cazenovia Creek flows northward through the northeast corner of the Town and, along with Cazenovia Creek, drains the central part of Erie County into the Buffalo Harbor. Water quality in all of these streams is quite high and all are suitable for fish habitats. The NYSDEC classifies the water quality of the portions of the streams that flow through the Town as follows:

Stream	Class
Cattaraugus Creek	B
West Branch Cazenovia Creek	B
Spring Brook (source to the sewage treatment plant)	CTS
Spring Brook (sewage treatment plant to Cattaraugus Creek)	CTS
Eighteen Mile Creek	AT

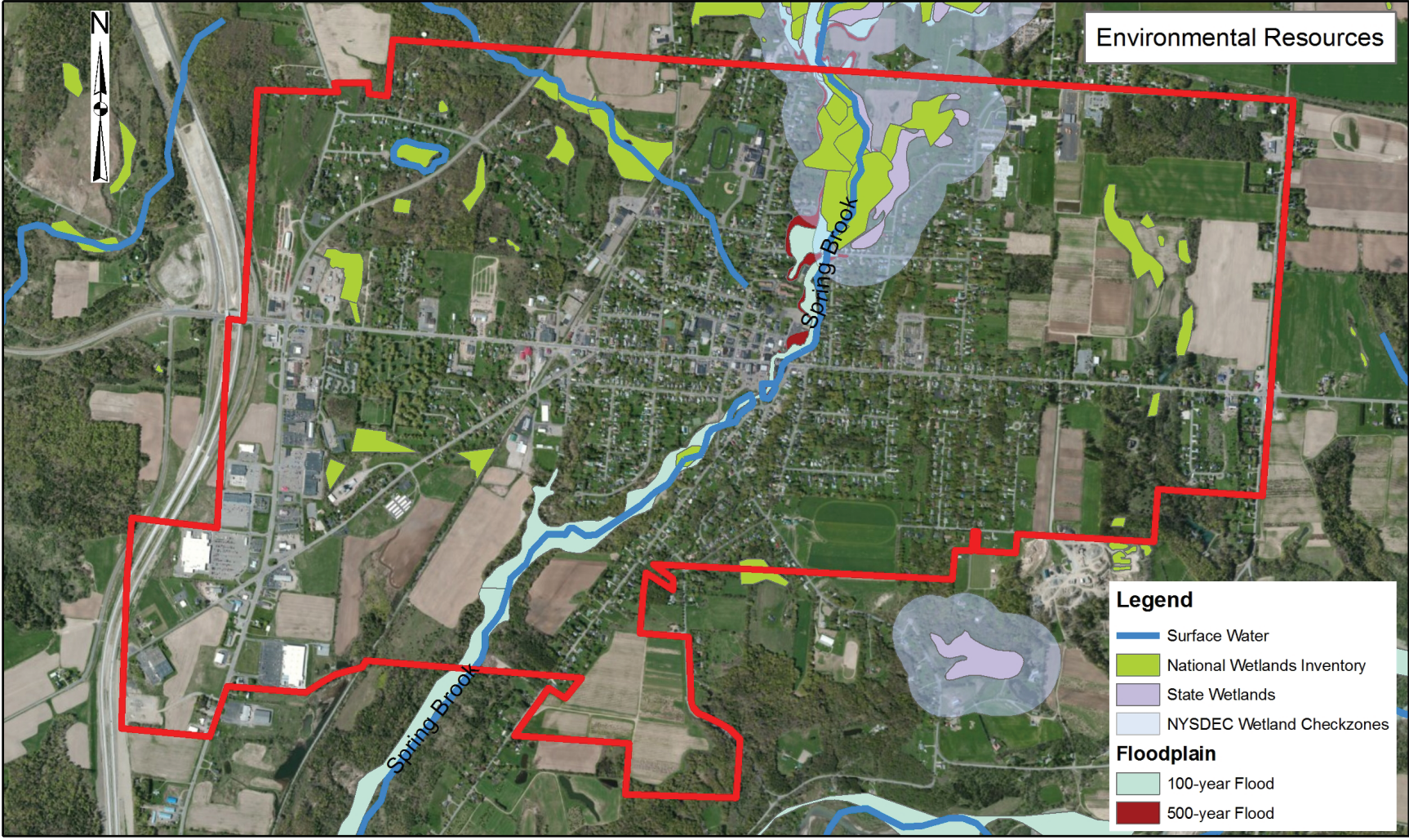
The NYSDEC describes Class A waters as suitable for drinking, contact recreation and fishing. These waters are suitable for fish propagation and survival. Class B waters are suitable for contact recreation, fish propagation and fish survival. Class C waters are suitable for secondary contact recreation,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

Overall, flooding and erosion are not a chronic problem in the stream beds, although periodic erosion occurs in Spring Brook, south of the Village, and along Eighteen Mile Creek. The June 1998 storm caused a great deal of flooding and erosion. This storm was categorized as up to a two-hundred-year storm in some localized areas, an unusual event that is not normally considered as the basis of planning. Several bank stabilization and watercourse projects have been addressed over the years, including the drop structure on South Buffalo and bank stabilization in the area around the wastewater treatment plant; however, this should continue to be monitored.

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

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

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



Vegetation, Soils and Natural Areas

The highest point in Erie County is located in the Town of Concord, at Townsend Hill, six miles northwest of Springville. The elevation at this point is 1,935 feet above sea level. It is interesting to note that, with the exception of the Catskills and the Adirondacks, few areas of New York State reach 2000 feet.

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

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

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

typically found in areas that are nearly level through moderately steep. These soils were formed in areas of glacial outwash and contain large amounts of rounded gravel. The gravel in these soils may cause steep areas to have a tendency to slump or slip down slope.

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

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

Much of the Town of Concord is within New York State Agricultural Districts. These districts do not include any land within the Village of Springville. The Erie County Agriculture and Farmlands Protection Plan, Erie County: Farms for the Future, illustrates a hierarchy of strategic agricultural lands that recognizes the suburbanization surrounding Buffalo. The plan divides the County into three zones: Core, Transition and Agricultural Reserve. The Core area is the urban area of Buffalo and its adjacent Towns. Transition areas are farther out, and Agricultural Reserve areas are at the edges of the County. Concord is seen as an area of Agricultural Reserve. The report outlines strategies for recognizing the value of agricultural land and ways to reserve it for that purpose.

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

The Town has three areas of County Forest, all located in the northeast section of the Town near Kissing Bridge Ski Resort and Sprague Brook County Park. County Forest areas within the Town of Concord total over 600 acres, including Lot 8 (64.7 acres), Lot 9 (276.5 acres) and Lot 13 (295 acres). The forests are open to the public but no facilities or trails are maintained except for firebreak roads. Some timbering takes place, with the wood produced being used for county public works projects.

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

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

2.5 Historic and Cultural Resources

Four individual properties in the Village and one in the Town are currently listed on the National Register of Historic Places. In the Village, these include the United States Post Office on Franklin Street (1937); the Citizen’s National Bank Building (1939), which is the present Village Municipal Building, on West Main Street; the Buffalo, Rochester and Pittsburgh Railroad station (1910) on West Main Street and the Springville Center for the Arts (former Baptist Church– 1869) at 37 North Buffalo. One National Register Historic District has been designated: the East Main-Mechanic Streets Historic District in the Village Center. There are currently 23 contributing buildings listed within the East Main-Mechanic Streets Historic District.

In April 1998, a Reconnaissance Level Survey of Historic Resources by Bero Associates identified 22 individual properties and three districts as potentially eligible for listing on the National Register. The three districts were Main and Franklin Streets, East Hill, and West Main Street. Properties in all the districts date from the nineteenth and early twentieth centuries. The Bero Report recommended that the Main and Franklin Streets Historic District encompass part of four blocks at the Village Center, including 48 civic and commercial properties, one residence, and Fiddlers Green. In the nomination process, this district was substantially restricted. The Village decided to prepare a nomination for commercial properties only and this became the East Main-Mechanic Streets Historic District.

The East Hill district includes 55 residences on both sides of Main Street, between Elk Street and just east of East Avenue. The West Main Street district includes 26 buildings, mostly residential properties, on both sides of Main Street from Waverly Street to just east of Central Avenue.

The Bero Associates report made several recommendations regarding the protection and promotion of the Village’s historic resources.

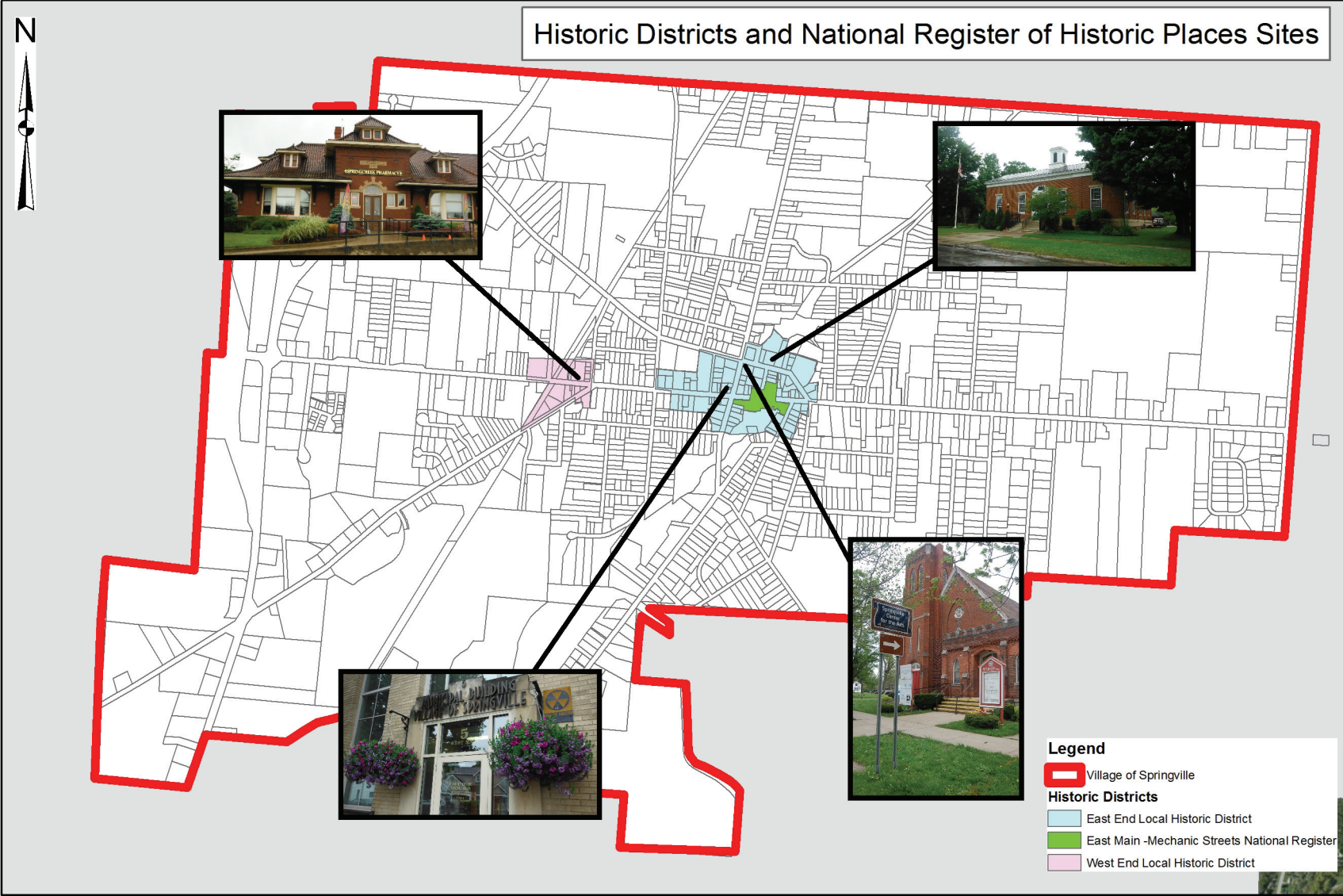


Historic Springville from the Early 1900s

These range from developing educational programs and encouraging awareness of the Village’s historic assets to continuing the process of pursuing National Register listing for Historic Districts.

The Village of Springville created the Historic Preservation Commission in 2006. This commission, made up of five board members, created two local historic districts (see map). A law was adopted, developing village ordinances that protect the integrity of these districts. Property owners must file an application for review of any proposed modifications to the exterior of their property to obtain a Certificate of Appropriateness for building within the local historic districts.

In 2011, The Village was approved as a Certified Local Government by NYS Office of Parks, Recreation & Historic Preservation. As such, the Village has received grants and NYS historic rehabilitation tax credits to educate the residents of the benefits of historic preservation. Currently, the Village is planning to prepare the East Hill District for nomination to the National Register of Historic

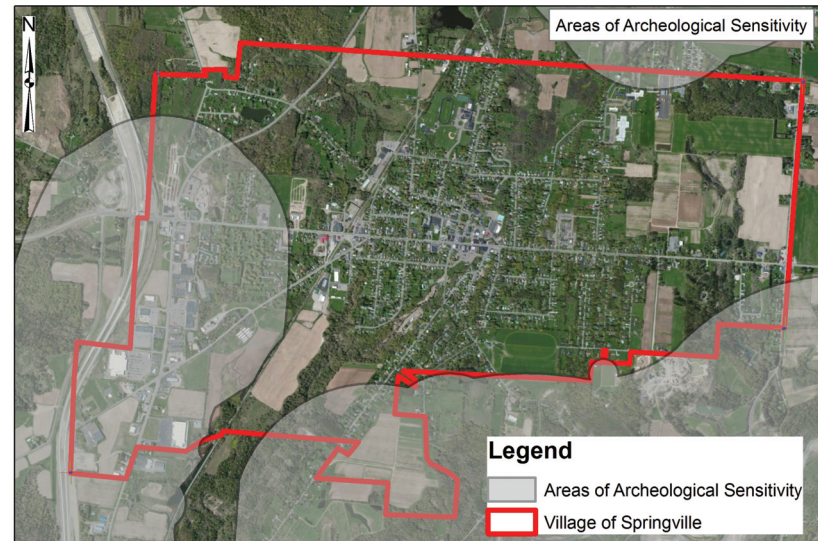


Places. This action will make State Historic Preservation tax credits available to more Village property owners.

The Concord Historical Society, with 90 members, is active in promoting education about and awareness of historic resources. The Society’s headquarters is at the Warner Museum on Main Street, where it maintains the Warner collection, a carriage house, a Victorian garden, and the Mercantile Store which is a retail store and meeting place modeled after a 19th century general store. The Mercantile is the venue for weekly blue grass jam sessions attracting musicians from around Western New York. Annual museum attendance averages over 5,000/year. The Society sponsors a variety of activities during the year including the Fiddlers Green Country and Blue Grass Festival, the Concord Country Christmas, a cookie sale, the Dairy Festival, bus and car tours, and programs with local schools. The Society’s Center for Genealogical Research, located in the Lucy Bensley Center, houses local records, issues of the Springville Journal dating back to the 1860s and the 1883 Briggs History of Springville. Research can be performed at this location on both family history and local history in general.

There are also a number of historic signs throughout the Village to promote points of historical importance.

The Village serves as the cultural center for the surrounding towns. Cultural assets such as the Joylan Theater and the Springville Center for the Arts are located within the Village. Springville Center for the Arts is a multi-arts center housed in the 1869 former Baptist Church, attracts visitors with theater, concerts, exhibition, workshops and summer educational programming. The Village is also home to several annual parades and festivals.



Areas of Archaeological Significance

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) maintains records of identified archaeological sites and has mapped areas of archaeological sensitivity within the Town of Concord. Only three of these areas are identified within the Village of Springville. Identified areas of archeological sensitivity mean that sites were identified within a one-half mile radius of the circle or square. Details on the sites are not available and are generally not made public. The intent is to provide guidance in areas where particular caution should be exercised when undertaking new development projects.

2.6 Parks and Recreation

The Village of Springville, Town of Concord, Springville-Griffith School District, and Erie County each own and maintain parks within the Town of Concord.

Springville has six parks within the Village, including four Village Parks (Eaton Park, Fiddlers Green, Shuttleworth Park, and M&T Bank Park). Eaton Park contains a spray park, toddler playground, roller hockey court, and tennis courts. There are two privately owned public spaces: Fireman’s Park, owned by the Springville Volunteer Fire Department; and the pool, playground, and basketball courts owned by Springville Youth Incorporated. The Village also maintains the Springville Skateplex on Franklin Street under an intermunicipal agreement with the Town of Concord. The Skateplex has ramps and apparatus for bicycle, skate, and skateboard jumps and stunts.

The Town of Concord owns and maintains Concord Community Park, which is located on Buffalo Road just north of the Village. Additional public recreation areas are managed by the Springville-Griffith School District at all school facilities.

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

There are maintained snowmobile trails in the Village and surrounding areas. Privately owned recreational facilities in the Town include the Springville Country Club’s golf course, Concord Crest Golf Course and the Kissing Bridge ski resort.

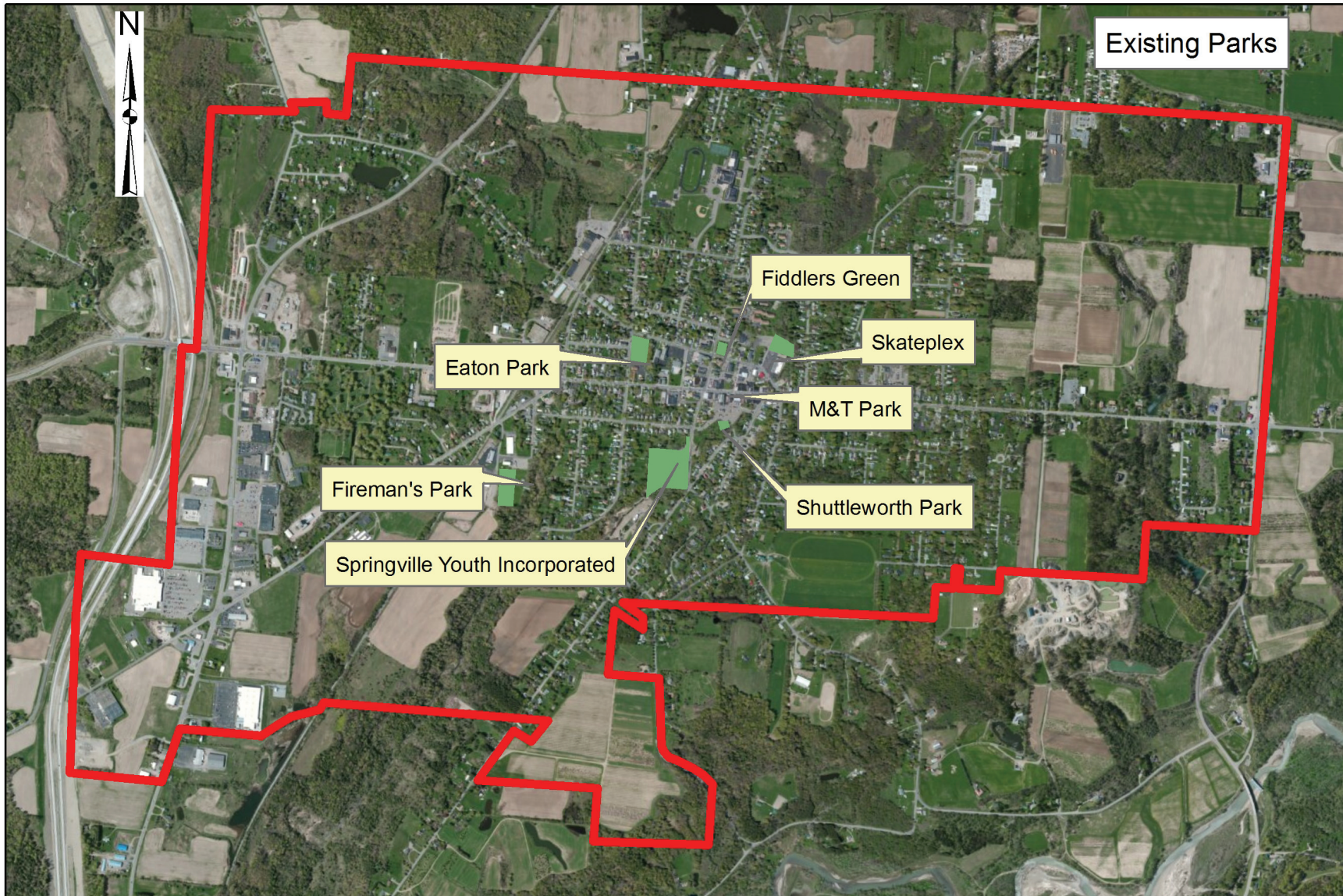
Recreation activities within the Village include the Boys and Girls Club, scouting groups, 4-H Club, and activities organized through school and faith based organizations. The Boys and Girls Club on Maple Avenue and provides after school and summer activities.



The recently built M&T Park on West Main Street

Springville Youth Incorporated, a jointly funded organization serves the Village of Springville, Town of Concord and the Springville Griffith Institute community. SYI has served the community as a volunteer organization since the 1940s and sponsors the following recreation and athletic activities and facilities:

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



A canoe landing and picnic area have been proposed at the Scoby Dam Park, an Erie County Park at the site of the former Village hydroelectric dam on Cattaraugus Creek. Scoby Dam forms the gateway to Zoar Valley—a prominent fishing and boating area. There are proposals from the Army Corp of Engineers to modify the dam to improve the ecology of the Cattaraugus Creek watershed. The Springville White Water Park group is advocating for the construction of a white water park at the site when the dam modifications occur. Improvements would include canoe take out above the dam and white water ripple structures below the dam.

The discontinued Buffalo & Pittsburgh Railroad line runs through the Village of Springville and connects Buffalo with Ellicottville and Salamanca to the south. Service on the line has been discontinued for a 27-mile stretch from Orchard Park to the Town of Ashford. The Village has endorsed the conversion of the corridor to a multi-use trail, and has partnered with the Erie Cattaraugus Rail Trail to negotiate the rail banking of the corridor. Presently, the negotiations are in progress to transfer the ownership and enter into contract agreements to allow the village to manage the 1.8 miles within the village limits, and develop a multi-use trail. The high-level bridge, two miles south of Springville, would serve as a tourist attraction along the full trail, and Springville would be the nearest trailhead.

2.7 COMMUNITY SERVICES

2.7.1 Municipal Buildings in the Village

The majority of the municipal buildings and community buildings (including Goddard Hall, the Village Court, the Lucy Bensley Center and the Mercantile) are located within walking distance of each other in the Village Center. These centrally-located historic and attractive buildings are used for civic purposes which not only helps preserve the buildings but also contributes to a sense of community pride and tradition within the Village Center.

Goddard Hall (Town of Concord Hall)

This hall is a remodeled opera house. It is home to the offices of the Town Supervisor, the Town Clerk, the Town (and Village) Assessors, and the Town Court. Social services, including Rural Van Services and mobile visiting programs from Erie County, are administered in the hall. There is a large meeting room, which is the meeting place of local groups including the Springville Concord Elder Network (SCENE) and the Concord Senior Citizens. The hall is used for community functions.

Village Court Building

Beginning in 2000, the Village started a multiple-phase restoration of the Fire Hall on Franklin Street. An addition was added to the rear of the Franklin Street fire hall and the second floor was converted to the Village Court with conference space. This building houses the Village Court, the substation for the Erie County Sheriff, the Village of Springville Police, the Springville Control Center (which dispatches fire and EMT services to Springville, Concord and Sardinia) and social services from Erie County such as probation meetings and an office for domestic violence. Also, the Springville Volunteer Fire Department uses three garage bays to house fire trucks, an ambulance, road closure equipment and EMT equipment.

Village Office

The Village Office at 5 West Main Street houses the office of the Village Administrator, the Law Library for the Mayor, Trustees and



Goddard Hall on Franklin Street

Village Attorney, the Building Inspector’s Office, the accounting, billing and management operations of the Village, and the Village archives. The building was renovated in 2000 to allow for a more efficient daily processing of government business.

Hulbert Memorial Library

Springville and Concord’s public library was built in 1996 and is affiliated with the Erie County Public Library. In addition to reading materials and access to the entire Erie County Public Library system, the one-story, 5,200 square foot structure offers a variety of services including computer and internet access, a computer for the visually impaired, books on tape/CD, CDs, DVDs, video tapes, large print books, and a community meeting room. The building is completely A.D.A. compliant, including braille signage.

The Lucy Bensley Center

The Lucy Bensley Center, owned by the Town of Concord, is the home to the Genealogy Department of the Concord Historical Society

and the Springville Area Chamber of Commerce. A meeting area equipped with presentation hardware for about 30 people is central in this historic building.

The Mercantile and Pop Warner Museum

At the intersection of Franklin and East Main Street is the home of the Concord Historical Society. The complex includes the Pop Warner Museum, which houses artifacts from the Springville and Concord area, and the Mercantile, which is a replica of a 19th century general store. The Mercantile sells crafts from local vendors. In addition, it is the meeting place for blue grass musicians who come from around the region to jam on Tuesdays and Thursday evenings. The interest in blue grass music led to the annual Fiddlers Green Country and Blue Grass Festival in July.



Concord Historical Society and Mercantile



Lucy Bensley Center



2.7.2 Municipal Services:

Fire Service

The Springville Volunteer Fire Department (SVFD) has approximately 50 members. It provides fire protection and EMT service to the Village and the Springville Fire Protection District in the Town of Concord, outside the Village. The SVFD has four class A pumpers, one aerial truck, one heavy rescue/command center truck, one ambulance, a rescue snow mobile, and mobile road closure equipment. Its meeting hall, offices, training facilities, and a four bay garage are on West Main Street. It has three bays and EMT facilities at 65 Franklin Street. In addition to its meeting and social hall on West Main Street, the SVFD owns and operates a picnic facility and baseball park on Nason Blvd.

Police Service

The Village of Springville contracts with the Erie County Sheriff for dedicated road patrol within the Village. As such, the Village maintains a substation for the Erie County Sheriff at 65 Franklin. Also, the Erie County Sheriff operates a Domestic Violence office at 65 Franklin. In addition to the Erie County Sheriff, the Village maintains a part-time police force. The Village Police office and the Village Police cars are also housed at 65 Franklin.

Schools

The Springville Griffith Institute Central School District operates one high school, one middle school, and one elementary school in the Village. The high school is on North Buffalo Street. The middle school is on Newman Street, and the elementary school is on North Street. The District administrative offices are adjacent to the Middle School on Newman Street, and the District bus garage is adjacent to the elementary school on North Street. The three school buildings have large playing fields for the intramural and interscholastic sports programs. These playing fields are used for community youth recreation sports, primarily Springville Youth Incorporated programs. The Southern Tier Catholic School at St. Aloysius on Franklin Street and the Children's League are private schools within the Village.

Medical Services

The Bertrand Chaffee Hospital is a community owned rural hospital providing emergency care, primary care, and specialist treatment to a 50 square mile service area which includes Southern Erie, Wyoming and Northern Cattaraugus County. The hospital serves a regional population of 55,000. It is a viable rural hospital that offers nearly all the services of a large-city hospital, in a location that is convenient and accessible to the rural community surrounding the Village. The hospital's presence has attracted other medical specialists to the Village. The medical facility on Franklin Street is one example. The hospital is a non-profit organization and also operates the Jennie B. Richmond Nursing Home. The hospital serves approximately 75,000 patient visits each year, and is also one of the region's largest employers.

Senior Citizen Services

Springville has two nursing homes: the Jenny B. Richmond Home on East Main Street and the Fiddlers Green Nursing Home on West Main Street. Through cooperation with Erie County, the Town of Concord provides van service, and a meal program. The Concord Senior Citizens provides recreational programs. The Springville Concord Elder Network (SCeNe) provides wellness, support, and educational programs for seniors. SCeNe and Love Inc facilitate referrals to the Erie County Senior and Social Service. Meal on Wheels and the County Nutritional Assistance Program provide meals to seniors who may not be able to shop for or prepare their own meals.

Other Community Services Organizations

Erie County agencies provide the primary assistance to low income households. The Southtowns Rural Preservation Company administers grants and loans to help maintain houses. In addition, Rural Development and HUD grants and loans are available. A food pantry is run by Love INC. Other Community Services organizations include Trading Post, Lion's Club, Kwanis Club, Aktion Club, Moose Club, VFW Post 5260, Love INC, Rural Transit Services, and Catholic Charities.

2.8 Transportation

Vehicle/Automotive Transportation

The Village of Springville has a street network that provides convenient access to various locations throughout the Village and region. Springville’s street network includes more than 25.37 miles of roadway, which is owned and maintained by various levels of government. See Table No. 1 for a breakdown of streets by miles. A majority of the streets (approximately 14.90 miles) are maintained by the Village and include minor culs-de-sac and local neighborhood streets. See Village Transportation Network map of the Village’s street network.

Table No. 1 – Street Length by Jurisdiction

Jurisdiction	Length (Feet)	Length (Miles)
Private	2,000	0.38
Village	78,700	14.90
County	27,300	5.17
State/Federal	26,000	4.92
Total:	134,000	25.37

The primary corridor serving Springville is State Route 39, which connects with U.S. Route 219 to the west and State Route 240 to the east. Various collector streets provide intermediate access between neighborhoods, commercial areas and other major transportation corridors.

These collector streets include:

- Waverly Street – West Main Street (Route 39) to South Cascade Drive
- North Cascade Drive (State Route 391) – West Main Street (Route 39) to Village Line
- South Cascade Drive – West Main Street (Route 39) to Village Line
- Franklin Street – North Cascade Drive to East Main Street (Route 39)
- North Buffalo Street – Main Street (Route 39) to Village Line
- South Buffalo Street – Main Street (Route 39) to Village Line
- Mill Street – South Buffalo Street to Village Line
- Cattaraugus Street - Mill Street to Village Line
- North Street – North Central Avenue to North Vaughn Street (Route 240)
- Newman Street – North Street to East Main Street (Route 39)
- North Central Avenue – West Main Street (Route 240 to Village Line)

State Route 39 is a major transportation corridor facilitating east-west traffic from Gowanda (U.S. Route 62) on the West to Arcade (State Route 16) on the East. Route 39 is also the Village’s Main Street and is subject to heavy traffic, including truck traffic, through the Business District. In 2002, the Village Board of Trustees commissioned a comprehensive traffic study to evaluate traffic conditions along Route 39 (Main Street) from Cascade Drive to Route 240 (Vaughn Street). The primary purpose of the study was to identify improvements to traffic flow and increase pedestrian safety. See Appendix 2 for the 2002 Village of Springville Route 39 Traffic Study.

U.S. Route 219 is a major transportation corridor connecting Springville with the Buffalo-Niagara and Southern Tier regions. Route 219 facilitates north-south traffic between Buffalo and points south into Pennsylvania. The New York portion of the Route 219 runs from the New York State Thruway in Buffalo to U.S. Route 17 /I-86 in Salamanca. It is a four-lane divided expressway from Buffalo to Peters Road in Ashford Hollow, where it continues south as a two-lane rural highway. Route 219 is a main trucking corridor and serves as a major commuter route for local residents who work in the Buffalo-Niagara Region. The primary access point for residents is located on State Route 39 near Cascade Drive. An exit at Genesee Road provides a second access point.

The New York State Department of Transportation (NYSDOT) completed a major study in 2003, regarding upgrading Route 219 to a four-lane divided expressway from Springville south to Interstate 86 in Salamanca. The first phase of the project was completed in 2010 and extended the expressway to Peters Road in Ashford Hollow. As part of the project a major portion of Zoar Valley Road was rerouted to State Route 39 west of the expressway. The remaining portion of Zoar Valley Road connecting to South Cascade Drive was renamed Legion Drive.

Although the Federal Highway Administration (FHWA) issued a Record of Decision (ROD) in 2003 approving the freeway as the selected alternative, subsequent phases have been put on hold. Agreements between the NYSDOT and Seneca Nation of Indians have not been secured to construct the southern portion of the freeway linking the project to Interstate 86. Consequently, the FHWA included stipulations in the ROD restricting purchase of necessary property and the start of construction. Eventually, however, U.S. Route 219 is intended to connect through Pennsylvania to Washington, D.C. No further information is available regarding the route south of NY State or the schedule.

State Route 391 (North Cascade Drive) parallels Route 219 through

the western portion of Springville. It facilitates north-south traffic between State Route 39 (West Main Street) north to the Village of Hamburg. Before the 219 expressway was constructed, this road was Route 219, and as such was the major transportation corridor for the area.

State Route 240 (Vaughn Street) borders the eastern edge of Springville and facilitates north-south traffic between Orchard Park/Aurora and State Route 242 in Ellicottville.

The Western New York Southtowns Scenic Byway is a designated scenic corridor that connects points of interest along state highways. The Byway includes Aurora, Boston, Colden, Concord, East Aurora, Orchard Park, and Springville. The Byway is a non-profit corporation and its mission is to promote economic development and community pride through the thoughtful stewardship of the natural, scenic, cultural, historic and recreational resources of the byway region. The portion of the Byway that pass through Springville includes Route 240, Route 39, Route 391 and Route 219.

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

Public Transportation

Public transportation is available locally for senior citizens, low/moderate income individuals and disabled clients through the Rural Transit Service (RTS). The RTS is a non-profit transportation service that transports eligible residents to medical offices, health clinics, work places and various other locations within the RTS service area. The RTS is funded by the Community Development Block Grant Program through the Town of Concord.

There is limited public transportation for residents that commute outside the immediate Springville area for work. Currently, Trailways buses stop in Springville twice a day on a route from

Buffalo to Pittsburgh. The Niagara Frontier Transportation Authority (NFTA) buses run from the Buffalo area south to Boston, not serving the Springville area directly. Residents who utilize NFTA as public transportation are required to travel by car approximately 16 miles to North Boston where the nearest commuter parking lot is located.

Pedestrian Traffic

Sidewalks are available on most streets throughout Springville to provide convenient pedestrian access to schools, parks, businesses and a variety of other places. Streets within the Village that do not have sidewalks are generally located in low density areas or where development is primarily oriented towards the use of the automobile. Springville does not have designated lanes for biking, requiring cycling enthusiasts to ride on the sidewalks or along the edge of the street.

Railroad

The B & P railroad discontinued service on the railroad right-of-way which runs through the Village. They are in negotiations for a multi-use trail (see Parks and Recreation section).

2.9 Infrastructure

Water System

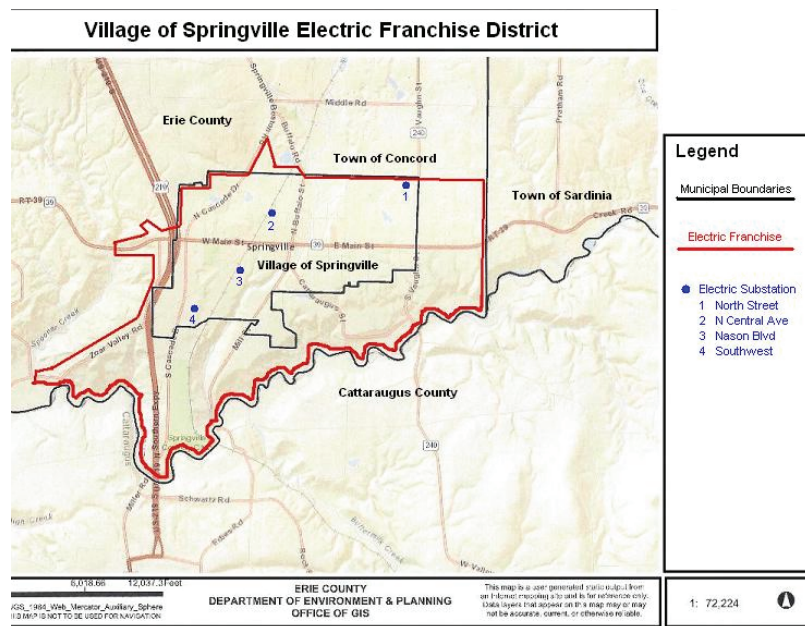
The water distribution system supplies water to all of the developed portions of the Village and approximately 27 customers outside the Village limits. There are large tracts of undeveloped land in the Village without water service, including areas in the northeast (along Vaughn Street) and southwest (along South Cascade Drive).

There are a total of 1,665 Village water system customers, of which 1,516 are residential, 197 are commercial, and 8 are industrial. All customers are metered. Average water consumption is about 400,000 gallons per day. The system is considered to be in good condition, and has the capacity for a 30 percent increase in use. Property developer-owners would be responsible for providing needed waterline extensions to connect to the existing system.

The Village water supply comes from a group of three wells located in the north central portion of the Village. Prior to being pumped into the system, the well water is treated for removal of iron and addition of chlorination and fluoride. The maximum capacity of the system is rated at 800 gallons per minute (1,152,000 gallons per day) based upon current iron removal capabilities. There is 1 elevated storage tank and 1 ground storage tank in the system. The elevated storage tank is located on Newman Street and has a storage capacity of 750,000 gallons. The ground storage tank is located at the end of Woodland Heights and has a storage capacity of 500,000 gallons. The distribution system is made up of various pipe sizes including 4,6,8,10 and 12 inches in diameter. Fire protection is provided by fire hydrants located throughout the system.

Sewer System

Most of the Village is served by the Village sanitary sewage collection and treatment system. Although large, undeveloped areas in the northeast and southwest of the Village do not have sewer service. Some developed properties along North Street, Vaughn Street and South Cascade Drive (south of a Waverly) also do not have



sewer service and utilize septic systems. The Village system has 1,300 residential customers, 173 commercial customers and 5 industrial customers.

The sewage treatment plant is located off Mill Street in the south-central section of the Village. The plant has a State permitted capacity of 1,150,000 gallons per day with average daily flows ranging from 600,000 gallons per day during dry conditions to 1,400,000 gallons per day in wet conditions. The plant provides advanced secondary treatment before sewage is discharged to Spring Brook. The treatment process includes primary settling tanks, a high rate trickling filter, secondary settling tanks (with phosphorus removal) and UV disinfection. There are a total of approximately 200,000 feet of gravity sewers in the Village, plus four sewage pump stations which lift sewage from low areas.

Electrical Service

The Village has a unique advantage over other communities as it has a municipal electrical system and is part of the Municipal Electrical Utilities Association of New York State. The electric franchise area encompasses the entire Village and portions of the Town serving approximately 2,483 customers. The service area is bounded on the north by North Street (and straight line extensions east and west), on the west by Spooner Creek, on the south by Cattaraugus Creek and on the east by a north-south line, one half mile east of Vaughn Street. See the Electric Franchise District figure for a map of the electrical service area.

The Village obtains its power supply through a wholesale power allocation from the New York State Power Authority (NYSPA) and supplemental contracts through the New York State Municipal Power Agency (NYSMPA). Over 9,000 KW of wholesale hydro power is allocated to the Village from NYSPA with excess power demand obtained from NYSMPA. The Village then sells electricity to customers in the franchise area at rates averaging approximately \$0.03/Kwh. These rates are considerably lower than those in the region without municipal electric and constitute an economic development advantage for the Village.

The Village Electric Department is self-supporting with no budget monies coming from Village taxes. The system has a primary transmission voltage of 4,160 and is fed by a dual feed transmission system from National Grid with 115,000 volts. In addition, the Village owns a hydroelectric facility in Scoby Dam Park, south of the Village. This facility is not operational.

Natural Gas

Natural Gas for residences is generally provided by National Fuel.

Telephone

Primary telephone service within Springville is provided by Verizon, although other providers are available.

Internet

Time Warner offers high speed internet access to both residences and businesses. This service is available in all areas where Time Warner’s cable television service is offered, which encompasses the entire Village. DSL, wireless and dial-up service are also available throughout the Village.

Communications

Cable television for Springville is provided by Time Warner Cable. There are also a number of satellite dish providers for the Springville area. WSPQ (1330 AM), branded as Classic Hits 1330, is a radio station that serves region and carries classic hits/oldies format with local news and sports.

3.0 COMMUNITY VISION AND GOALS

3.1 Summary of Public Participation

Community participation during the comprehensive planning process consisted of two measures, allowing members of the public to provide public feedback. The feedback was provided via comments during a Public Workshop and the other through a Community Survey. Public participation was a significant component of the planning process, allowing residents the opportunity to tell the Village how they feel about their community. Public participation efforts allowed the Steering Committee to better understand the strengths and opportunities, weaknesses and critical issues within the Village. This allowed the Steering Committee to find ways to maximize the Village's strengths and minimize weaknesses while developing potential future actions to be included in the plan for implementation within the community. A community vision and goals were developed which summarize the public participation feedback provided. Further information and a public participation summary can be found in Appendix 1.

3.1.1 Public Workshop

The Public Workshop was held on Saturday, February 1, 2014. Residents, business owners and other stakeholder groups were invited to the Springville Court Building to participate in the workshop. There were 22 members of the public who attended. During the meeting Mayor William Krebs gave a presentation on what a comprehensive plan is and why the Village decided to undertake this comprehensive planning process. As part of the public workshop, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis was completed. Identifying these items introduced a range of issues, which would be studied throughout the planning process. Materials from the Public Workshop can be found in Appendix 1.



Mayor Krebs presenting at Public Workshop

3.1.2 Community Survey

A Community Survey was distributed to residents and business owners by including the survey with their monthly electric bills. The survey was also made available to members of key stakeholder groups, attendees at the Public Workshop, and was available for download on the Village's website. There were 126 surveys returned to the Village. A copy of the survey as well as a summary of responses can be found in Appendix 1.

3.2 Community Vision

Springville is a historic rural village in southern Erie County strategically located at the intersection of State Highways 219 and 39. The Village government provides numerous services to Village residents. The commercial, retail, medical, financial, and cultural businesses and facilities in the Village provide various services to the surrounding area in Erie and Cattaraugus Counties. Springville wishes to maximize both its rural and urban assets and, in the spirit of regionalism, adopts the following development vision:

The Village of Springville will continue to be a traditional village located in the heart of a historic community and takes pride in its scenic beauty, natural environment, cultural sites and Village Center. Springville complements the Town of Concord as the rural service center and will enhance the Village’s position as a civic, cultural and economic asset to the surrounding nine-town area. The Village will promote its strategic location as an economic center of the Southern Tier and preserve its identity by maintaining a sustainable quality of life that all Springville residents have come to expect and enjoy.



Objective: Protect sensitive environmental areas

3.3 GOALS AND OBJECTIVES

The Village of Springville is committed to the following goals and objectives to work towards while developing the community vision:

The Environment

- Encourage the retention of open space through the preservation and protection of sensitive environmental areas, including woodlands, steep slopes, waterways, habitat areas and scenic resources.
- Support existing agricultural and farming operations.
- Promote the use of storm water management techniques during building construction to eliminate/mitigate drainage problems.
- In conjunction with Erie and Cattaraugus Counties, advocate for environmental protection and enhancement of Cattaraugus Creek, Spring Brook, and Zoar Valley’s other stream and creek valleys.
- Work cooperatively with the Town of Concord to encourage responsible control of gravel mining practices occurring in close proximity to the Village.
- Work cooperatively with neighboring communities to support the continued clean-up effort at the West Valley Demonstration project.
- Encourage recycling and proper waste disposal practices.
- Advocate for preservation of the aquifer from which water is pumped by the Village Water Division.

Economic Development:

- Build on the economic development potential of the community’s existing economic base, including its status as a regional gateway, its role as the business, medical, retail, cultural, service and educational center of its nine-town region, and its growing attractiveness as a walkable residential community.



Objective: Strengthen Main Street Springville

-
- Strengthen Main Street Springville as a center for specialty retail, restaurants, professional offices, medical services, as well as cultural and civic uses.
 - Facilitate larger, auto-oriented commercial establishments in the South Cascade Drive area with the provisions of the Village Access Management Law and other zoning regulations, and an effective community wayfinding plan.
 - Support existing agricultural and farming operations.
 - Promote farming and agriculture by encouraging a community farmers market in a convenient Village Center location.
 - Take advantage of the business development potential of Route 219:
 - o Identify and promote available commercial lots on South Cascade.
 - o Attract lodging and banquet facilities by partnering with Visit Buffalo Niagara.

- o Ensure provision of utility infrastructure necessary to development of business uses in the Route 219 area as build out occurs.
 - o Investigate the desirability and feasibility of annexing the Zoar Valley Extension into the Village as a commercial or light manufacturing district.
- Support existing industry, encouraging businesses to remain in the community by partnering with the Springville Area Chamber of Commerce, the Concord Industrial Development Agency, the Erie County Industrial Development Agency, the Western New York Regional Economic Development Council, Empire State Development, and the Greater Buffalo Niagara Transportation Council.
- Develop the year-round tourism potential of the community’s assets by participating in regional initiatives including:
 - o Scoby Dam White Water Park
 - o Western New York Southtowns Scenic Byway
 - o Erie Cattaraugus Rail Trail Inc
 - o Visit Buffalo Niagara
 - o Extension and connection of the proposed and existing trails to create a regional system of trails
 - o A sports complex including an ice rink
 - o Taking advantage of the skiing located in the Town and neighboring areas
- Promote community assets, including low electric rates, accessible transportation, quality infrastructure, excellent education system, and small town quality of life, to market Springville and attract new business to the area.
- Collaborate with adjacent communities throughout Western New York to work on economic development, tourism and transportation projects.



Objective: Protect existing housing stock

Residential Development

- Protect housing stock, and encourage rehabilitation of housing in need of repair.
- Encourage residential infill development, following a study of the needs and impediments of residential growth regionally, to maximize existing infrastructure.
- Install or upgrade the water and sewer system in the areas of vacant land to promote the buildability for new residential communities within the Village.
- Encourage new higher density single-family residential development in the Village.
- Develop additional multi-family residential areas in the Village, particularly those appropriate for senior citizens.

- Encourage cluster and planned unit development, utilizing these techniques to preserve steep slopes, stream valleys, wooded areas, scenic views and other sensitive environmental conditions.
- Endeavor to provide housing affordable to all income groups with incentive zoning.

Parks and Recreation

- Work cooperatively with the Town of Concord through Springville Youth Incorporated (SYI) to promote affordable, appropriate and convenient youth recreational programs.
- Work with Springville Griffith Institute to promote public use and enjoyment of athletic facilities for indoor and outdoor use.
- Maintain and improve existing Village parks and other recreation facilities as needed.
- Work with the Town of Concord and Erie County to advocate for the betterment of a park at the Scoby Hill Dam, including preservation of historic, natural and scenic resources, and improved access to Cattaraugus Creek for fishing and recreational use.
- Develop a multi-use trail along the former B&P rail line with pocket parks and associated amenities at key nodes between the high school and retirement community.
- Promote the potential for development of additional recreational facilities, linking the B&P Railroad right-of-way to Village parks, the Village Center Municipal Parking Lot, and/or an indoor field and ice rink with other points of interest.
- Assess future recreational needs by preparing a future community recreational implementation plan.

Community Services

- Continue to locate major civic, cultural, and governmental institutions in the heart of the Village Center.
- Work cooperatively with the Town of Concord and Erie County to explore the potential for a community senior center,



Objective: Develop a multi-use trail along the former B&P Rail Line

-
- encouraging our aging population to remain productive residents of the Village.
 - Work with the Town of Concord to provide for increased sharing of facilities and services between the Village and the Town, as well as with other levels of government.
 - Work with the Springville-Griffith Institute School District regarding any potential short-term or long-term school closures, consolidations, reconstruction onsite or facilities reuse.
 - Partner with nonprofit organizations to facilitate the development of senior service facilities such as a senior day care and assisted living facilities.
 - Improve the maintenance and longevity of the current building stock through Code Enforcement and granting options.
 - Continue to partner with the Town, Boys and Girls Club, Springville GI, and SYI to provide a comprehensive youth recreation program.

- Continue to fund the emergency and firefighting services provided by the Springville Volunteer Fire Department and the Springville Control Center.
- Plan and build a garage designed for modern fire fighting apparatus.

Transportation

- Participate in the development of the Western New York Southtowns Scenic Byway from Orchard Park to Ellicottville.
- Investigate potentials for rerouting truck traffic from Main Street in the Village Center and explore other methods of traffic calming along the Village’s major thoroughfares.
- Improve circulation to community assets by extending sidewalks, bicycling lanes, providing wayfinding, etc, to help provide friendly and safe pedestrian traffic patterns.
- Develop a community wayfinding signage plan for the Village to link the South Cascade Business District to the Village Center.
- Establish a commuter parking lot in close proximity to the Route 219 Expressway ramp.
- Participate in the rail banking process and advocate for the conversion of the B&P railroad right-of-way to a multiuse trail in the Village. Advocate for the conversion of the entire 27 mile B&P Railroad right-of-way to a multiuse trail.
- Encourage continued maintenance and future use of the existing South Cascade Bridge connecting Cattaraugus and Erie Counties.
- Advocate for Niagara Frontier Transportation Authority bus service to Springville.
- Advocate for expanded van service for seniors citizens.
- Develop a trail system linking village parks and the future rail to trails on the B&P Railroad right-of-way.
- Develop Complete Street streetscape design standards for improvements to our streets for biking and walking.
- Address pedestrian crosswalks and curb cuts at major intersections.



Objective: Encourage streetscape improvements throughout the Village Center

Infrastructure

- Continue to maintain and enhance Village water and sewer facilities, including the program of reducing storm water infiltration into the sanitary sewer system.
- Utilize the Village’s water, sewer and electric services to further economic development goals.
- Extend water and sewer systems to the parts of the Village that do not have service.
- Provide street curbing with greenspace between sidewalks on more village streets.
- Advocate for alternative energy sources such as solar and wind energy with the MEUA and the IEEP Program to facilitate affordable electric rates for Springville Electric consumers.

Urban Design and Historic Preservation

- Encourage preservation and sensitive rehabilitation of the historic sites and structures through educational programs of the Historic Preservation Commission.
- Preserve and rehabilitate historic streetscape in the Village, particularly in the area of historic Main and Franklin Streets.
- Extend historic preservation efforts into other areas of the Village.
- Plan and develop landscape enhancements in Village parks including the use of public art and other amenities.
- Enhance the Municipal Parking Lot with landscaped islands, trees, and protected light standards.
- Develop a Complete Streets Program to facilitate pedestrian and bicycle travel throughout the community.
- Develop raised plateau cross walks connecting the north and south sides of Main Street.
- Develop and enhance West Main Street near the Gentner’s Auction.
- Develop and enhance the South Cascade – West Main Street gateway.
- Develop and enhance the South Cascade – Waverly Street gateway.
- Plan and develop the 65 Franklin Street area into aesthetic and usable civic space.
- Preserve and enhance Fiddlers Green as the historic greenspace at the civic core of the Village by linking the Boys and Girls Club, the Skateplex, the Mercantile, the M&T Bank Park, the Library, and Shuttleworth Park with Fiddlers Green.
- Preserve and enhance Village street trees by maintaining an inventory and a tree replacement program.
- Encourage the use and development of planters, banners, and public art, and other amenities to enhance Main Street.
- Encourage streetscape improvements in the Village Center area.
- Develop village gateways.
- Develop positive initiatives for maintenance of historic properties and support for the Historic Preservation Commission.
- Use equitable and consistent enforcement of codes for historic properties.

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4.0 FUTURE LAND USE AND DEVELOPMENT PLAN

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

4.1 Land Use Concept

Within the Village boundaries there are over 500 acres of undeveloped land zoned for residential use. That is nearly 25% of the entire Village. These areas are located at the outer edges of the Village, which are outside of the Village public sewer service area. Currently there are limited number of lots available for new residential buildings and the majority of them are side lots. These larger areas need to be subdivided and designed to allow for more residential build out. The main obstruction for developers is the lack of public sewers in those areas. There needs to be a high priority put on the concept of the Village extending sewers into those unserved sections.

Locating sewer mains in the right of way of the existing street will make it more accessible for a developer to tap into the line. Another consideration with extending the sewer system would be that the subdivision could be designed with smaller lots and a more dense population. This would only be possible by eliminating the use of individual private septic systems.

Another residential concept would be to remove the hard boundaries between residential districts and allowing a mix of 1, 2 and multiple family housing, including townhouses, condominiums, patio homes, etc. Incorporating sidewalks, curbs with green space, well-lit, tree lined streets, parks and trails will allow for a more walkable community.

Adjacent and included within the areas around these new subdivisions

will be a need for certain service type businesses. These should be located along the main streets at intersections. Zoning should be adjusted to allow for this type of uses. Example: East Main Street (Route 39) and Vaughan Street (Route 240).

There may be the need to improve several areas of Main Street. Change in zoning or the addition of overlay districts to Main Street could possibly preserve and rehabilitate the older larger homes by allowing business type uses while protecting the residential character in these areas. This would also include expanding the Health Care Overlay District around the Hospital. The Village Industrial District which surrounds the abandoned railroad in the West End Business District should be re-zoned to allow for more varied business uses. This will be particularly important when the Rail to Trail comes to fruition.

The street design throughout the Village should be a complete streetscape design. Sidewalks, curbing with green space, ornamental lighting, trees, benches and attractive landscaping should be considered.

Walkways and trails should interconnect the parks and other places of public assembly. These walkways should be handicapped and bicycle accessible.

Zoning should be adjusted to allow for more uses and more mixed uses. Getting rid of hard boundaries between commercial districts and having transition areas to allow for mixed use type areas giving the Planning Board more leeway to do what is good for the Village by allowing mixed use and making decision about form and appearance. For these projects, applicants should have approval at the Planning Board and not have to seek Variances from the Zoning Board of Appeal.

The Village should consider a revision of the Zoning code to simplify the code. This may be to establish only three zoning districts: residential, business and commercial with overlay districts to allow

for more diversity in transitional areas. The difference between business and commercial zones should be setbacks, the concentration of the buildings and the more industrial type uses. Residential should allow for all types of housing by a total design concept. This revision might be a type of form based zoning.

Village Center Development: In order to promote the economic vitality, preserve density and improve the quality of life in the Village Center, Springville should undertake the following development initiatives:

- **Main Street Streetscape Improvements:** West Main Street should be improved from the South Cascade intersection to Franklin Street. Gateway improvements with signage and landscaping should transform the South Cascade intersection into an inviting gateway to the Village. Sidewalks should be extended on the north side of West Main Street to South Cascade. Improvements to the Gentner’s Auction area should include pedestrian enhancements including landscaping, improved sidewalk, benches, improved crosswalks and wayfinding. In the West End Business District, near the future rail to trail crossing, improvements should be made including sidewalks, landscaping, a plateaued crosswalk, decorative lighting, and benches. A plateaued crosswalk should be built at the intersection of Central Avenue. In the Village Center, street trees should be replaced, and the snow storage area should be rebuilt and improved. Public art should be planned to enhance Main Street and the Village Center.
- **Other Street Improvements:** The north side of Franklin Street from North Buffalo to East Main should be improved with sidewalks, crosswalks, decorative plantings, and benches. The Village should work cooperatively with the businesses on the south side of Franklin to improve the angular parking that uses the right-of-way and private property, as well as the privately owned parking area abutting the north side of East Main Street

buildings and the east side of the Mechanic Street buildings. North Buffalo from Main Street to Franklin and Mechanic Street from East Main to Franklin should be enhanced with benches and landscaping. South Cascade and Waverly should be enhanced as the gateway at South Cascade and West Main Street is improved. Pedestrian connectors should be enhanced using complete street principles to connect the Municipal Parking Lot with Village parks and the future Rails to Trails path. These complete street improvements would occur on Franklin Street from North Buffalo to Cochran and on Woodward Avenue and Waverly Avenue.

- **Town of Concord Buildings:** The Village should cooperate closely with the Town of Concord to assure that the Town buildings continue to enhance the Village Center. The Goddard Memorial Hall, the Lucy Bensley Center, the Library, and the Mercantile/Concord Historical Society are centers of governmental and social services. These buildings are architecturally significant and contribute to the aesthetic characteristic of the Village Center. As such, these building contribute to the economy of the Village. The Village should cooperate with the Town of Concord to promote their use and maintenance.

Mining should be controlled and a reclamation plan required. Mines within the Village should be discouraged from expanding. Mining projects should not be permitted where noise, dust, or truck traffic would impact built-out areas.

4.2 Economic Development Plan

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

Zoar Valley Road Annexation: The development along South Cascade Drive has been retail in nature. Zoar Valley Road terminates at Route 39, just west of the Village line. Construction of the extension of Zoar Valley Road presents an opportunity for new commercial or industrial development. Annexation of the properties along the Zoar Valley Road Extension into the Village would be an incentive for commercial development by permitting access to Village utilities. A number of parcel sizes are possible, and final site planning should take into account the market for sites at the time of construction. An annexation plan would examine the estimates of increased tax base and quantity of jobs assessed against demand on village run utilities' capacity and infrastructure conditions. Anticipated uses would include warehousing and distribution, light industry, manufacturing and large offices, including back office, as well as hotel/motel developments.

Medical, Health, and Senior Service Facilities in the Village: The location of Bertrand Chaffee Hospital (BCH) on Main Street in Springville, and its long tradition of medical service to the surrounding nine-town, 50,000 person area, represents an economic development opportunity for Concord and Springville. Village Center buildings available for redevelopment offer opportunities for new medical clinics and offices, and should be marketed as such. Nearby Village Center sites also offer opportunities for senior citizen services in close proximity to the hospital. The Town and Village should work in partnership with BCH, local medical practitioners and developers on initiatives to provide medical and senior services to Village residents and the region.

New Lodging Facilities: Springville's close proximity to Buffalo, Ralph Wilson Stadium, the ski and four season resorts of the scenic

Allegheny Mountain foothills, and the close proximity venues for adventure sports make the Village a prime location for the construction of additional hotels, motels, or bed and breakfast facilities. The Village should promote construction of new lodging facilities as part of its tourism initiative.

Partnership with Springville Area Chamber of Commerce: The Village should partner with the Springville Area Chamber of Commerce to recruit and retain retail business in the Village Center, the West End Business District, and the South Cascade Business District. The Village should support the Village Center design improvements, and the cooperative efforts of Village merchants, including marketing, promotions and events, standardized hours of operation, and attracting tourists and new businesses to the Village retail areas. Merchants may wish to explore the formation of a Downtown Business Improvement District, whereby they pool resources to raise funds for promotion, maintenance and other activities. If agreed to by the Village, as well as merchants and property owners, these funds could be collected as part of Village property taxes.

Agri-Business: The Village is home to many farm related businesses as the Village is centrally located within the multi-county farming area in Western New York. The Village should promote the advantage of it's location by cooperating with the Gentner's Auction, Lamb and Webster, Mark's Country Store, Zahm & Matteson, the Tractor Supply Store, and Gramco to maintain and grow its presence in the Western New York agricultural economy.

Manufacturing: The Village should work closely with the Springville Area Chamber of Commerce to promote the Village manufacturing uses. Coordination should also take place with the Erie County Industrial Development Agency (ECIDA), the Concord Industrial Development Agency (CIDA), Buffalo Niagara Enterprise, Empire State Development, the Municipal Electric Utilities Association (MEUA), and New York State Energy Research and Development Agency (NYSERDA) to retain and recruit manufacturing in the

Village and the region.

Festival Tourism: The Village should support Village-wide festivals such as the Dairy Fest, the Fiddle Fest, and the Art Crawl. These festivals promote the Village as a tourist destination and require close coordination with Village services. The Village support should include the necessary services for events as delineated in the Special Event Permit, including street closures, police and EMT services, as well as use of parks and public spaces. The Village should ensure, through the permit process, that the Festival Committees raise sufficient revenues and are adequately insured. This will ensure that the festival is a benefit to the community at large by promoting the Village and the region.

Recreational Tourism: The Village should promote tourism by promoting its geographical location in the foothills of the Allegheny Mountains and its cultural assets. The Village should continue to work cooperatively with surrounding local governments, New York State and the Erie Cattaraugus Rail Trail Inc. to convert the existing rail corridor into a multiuse trail. The Village should become a trailhead and tourist destination with the rail corridor trail and the scenic high-level bridge south of the Village. The Village should continue to promote and develop the Western New York Southtowns Scenic Byway(WNYSSB). This New York State designation promotes the scenic beauty of the region. The rail trail and the scenic byway intersect in Springville on West Main Street. In addition, the WNYSSB is currently seeking approval to extend south to Ellicottville. The Byway would help Springville promote itself to the 1,500,000 visitors per year to Ellicottville. Approximately 900,000 of Ellicottville's annual visitors travel through Springville. The Village should continue to cooperate with the Springville Center for the Arts (SCA) in its development of its theater and gallery at 37 North Buffalo Street as well as its Arts Café at 5 East Main Street. The SCA sponsors shows and programs, and events such as the Art Crawl that draw visitors to the Village.

4.3 Environmental Protection Plan

Springville's natural resources have had a profound effect on its development ultimately determining where development has and has not occurred. Steep slopes, wetlands, floodplains and wooded areas contribute to the Village's natural environment providing scenic viewsheds, natural buffers and sustainable drainage patterns. These natural resources are valuable and once converted to other uses such as residential, commercial or industrial development, are gone for the foreseeable future. The Environmental Protection Plan for the Village should preserve the natural environment and mitigate potential adverse impacts from development by protecting sensitive environmental areas and encouraging environmentally sensitive site design.

Stormwater and Drainage: Land development often eliminates natural features that moderate stormwater runoff and expose soil to erosion. Stormwater runoff carries soil and other pollutants into streams, lakes and rivers. In severe storm events, bank erosion, flooding, road washouts and flooded basements are a direct result of uncontrolled stormwater runoff. This can be a very costly and sometimes dangerous problem as the Village witnessed firsthand when heavy rainfalls washed out South Buffalo Street and eroded downstream steep slope areas. Preventing these problems requires precautions during and after land development. A stormwater management program should be implemented to control stormwater runoff on developed sites to the maximum extent possible. Permeable pavement and green infrastructure technology should be implemented.

Village Forestry Management: Trees provide numerous environmental, economic and social benefits for residents and communities alike. Studies have shown that trees improve air and water quality, mitigate flooding, reduce energy, increase property values and improve a community's quality of life. Tree canopies shade buildings, sidewalks, streets, and other structures keeping them cooler which reduce air conditioning needs in the summer months.

Furthermore, tree lined streets, parks and wooded areas promote a unique sense of community that creates a bond with the natural environment.

However, developed areas present a challenging environment for trees to grow and survive. Various environmental factors and human actions can create different stresses to trees, which include pollution, damage from lawn care activities, snow plows, utility maintenance, and limited root growth. These stressful growing conditions can cause a decline in tree health and may eventually result in death. By actively managing these valuable resources, community forests and their associated benefits can be preserved. The Village should establish a tree ordinance and create an advisory board whose mission is to protect and improve Springville's trees. The advisory board should conduct a comprehensive tree inventory and prepare a Village Forestry Management Plan that identifies specific recommendations to improve and enhance the Village's forest canopy.

Sensitive Environmental Areas: Sensitive environmental areas should be protected and development restricted along steep slopes, wetlands and floodplains. The Village recognizes that the potential for flooding and erosion may be a problem to residents and that such damage may include: the destruction or loss of private and public property, damage to public facilities and injury or loss of human life.

The Village should delineate these areas and employ various strategies to mitigate potential environmental impacts that development may have in these areas. Methods include floodplain development permits, environmental protection overlay districts, zoning and strict adherence to regulatory requirements established by the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation.

4.4 Historic Preservation Plan

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

The historic legacy of the Village and Town should be promoted via public education. This could include house tours, events, exhibits, and locally published public information pieces in the newspaper. These activities could be a cooperative effort by the Concord Historical Society, the Historic Preservation Commission, and nearby communities as well as Erie and Cattaraugus Counties, as appropriate.

The Village and Historic Preservation Commission should encourage and assist the nomination of individual properties within the Village for the National Historic Registry, including the Goddard Hall and the Joylan Theatre.

The Village and Historic Preservation Commission should investigate the benefits of expanding the National Historic Registry District to include the East Hill Run area and the West Main Street areas.

A feasibility study should be completed to determine the possibility and advantages of nominating the entire Village Center to the National Registry in order to provide monetary incentives to preserve housing stock through the tax credit program.

The Village should pursue through the Historic Preservation Commission promotional and educational grants sponsored by the Certified Local Government Program of New York State Office of Parks Recreation and Historic Preservation and the Preservation League of New York State.

4.5 Transportation Plan

The Village of Springville has an adequate transportation network that provides residents with good accessibility to major highways and various areas within the Village. Springville should maintain the existing street network and enhance transportation linkages by improving traffic flows and safety throughout the Village. Recognizing the interrelationship between various transportation systems and land use, the Village should ensure that future improvements to this network are a beneficial force in shaping the physical, social and economic environments in the Village.

Village Gateways and Corridors: Springville’s primary gateways are located on: West Main Street (Route 39)/Cascade Drive; East Main Street (Route 39)/Vaughn Street (Route 240); and South Cascade Drive/Waverly Street. These locations serve as the primary entry points to Springville facilitating a majority of the traffic into the Village. The space defining each gateway vary considerably based on the conditions, street configurations and land use. The Village should strengthen each gateway to create a unique sense of arrival at each location. The gateways should include identity signage, plantings and general information directing motorists to key locations in the Village.

Truck traffic on Route 39 and South Cascade Drive have been a concern of residents and officials for many years. Trucks passing through Springville along these corridors cause traffic congestion and adversely impacts the quality of life in Springville. Although this issue has been mitigated to some extent along South Cascade Drive with the extension of Route 219, the negative impacts of truck traffic continue to be a concern along Route 39 in the Village Center. While NYSDOT has not been receptive to a “truck bypass” around the Village, it should be encouraged to revisit the issue as future phases of the expressway are constructed.

Extension of the expressway to Interstate 86 in Salamanca may significantly increase the number of heavy trucks passing through the

Village Center as they travel along major highways between destinations. The potential increase in truck traffic will have an adverse impact on Springville by increasing traffic congestion, noise, dust and potentials for unsafe conditions along the Route 39 corridor. The Village should work with NYSDOT and respective County Highway Departments to identify suitable alternative routes and methods to divert pass-through truck traffic around the Village Center. At a minimum this may include lower speed limits, signage at Village gateways, or narrowing of pavement at pedestrian crossings. Traffic calming elements should be explored.

Complete Streets : Improving pedestrian infrastructure to accommodate bicycling and walking is an important element for the future of the Village. Furthermore, adapting the character of Village streets to accommodate non-motorized pedestrian access between different land uses is essential for the well-being of the community. This is especially important when connecting downtown Springville to businesses along South Cascade Drive, senior housing, parks, schools and residential neighborhoods. In 2008, The Greater Buffalo Niagara Frontier Transportation Council (GBNRTC) prepared a master plan to promote walking and bicycling throughout the region. See Appendix 3 for the 2008 GBNRTC Bicycle and Pedestrian Master Plan. This document provides recommendations for communities to create complete streets that are safe and pedestrian friendly.

The lack of a continuous sidewalk system discourages use and creates dangerous conditions for walking. The Village should develop a sidewalk enhancement plan to identify priority areas for sidewalk construction and rehabilitation. Furthermore, a review of cross-walks within the Village should be conducted to see if they are located in appropriate places and are properly marked. Priority should be given to those areas that create a continuous sidewalk system and connect residents to areas of public interest within the Village. After the existing sidewalk system is completed, consideration should be given to constructing sidewalks in various neighborhoods that are currently without walkways.

At the present time, Springville does not have designated lanes for biking, requiring cyclists of varying ages to either share sidewalks with pedestrians or ride along the edge of the street next to motor vehicles. This creates a conflict for cyclists, pedestrians and motorists alike that reduces the safety and functionality of Village's streets for everyone. Establishing bike lanes on Village streets will allow safe and convenient travel by cyclists to various locations throughout Springville. The 2008 GBNRTC Plan identifies the Bicycle Level of Service (BLOS) for Route 39 in the Village as a high priority bicycling corridor. Priority should be given to establishing designated biking lanes along Main Street (Route 39) consistent with the 2008 GBNRTC Plan. In addition to its consistency with the plan, establishing bike lanes along Main Street will further promote its designation as part of the Western New York Southtowns Scenic Byway.

New developments should be required to provide complete streets that conform to the Village's standards and adequately accommodate walking and bicycling. Within redeveloped commercial sites, sidewalks and other pedestrian walkways should be included to provide direct access from building entrances to sidewalks along streets.

Buffalo-Niagara/Southern Tier Regional Connectivity: The Village should work with NYSDOT to determine the feasibility of establishing a park and ride facility that serves as a central point for multi-modal transportation opportunities. The facility can be used jointly by commuters who car pool to work and the Trailways Bus Company as a central bus stop along their established route. Additionally, the Village can leverage this facility and work with the Niagara Frontier Transportation Authority (NFTA) to extend regional bus service south from the Town of Boston. Furthermore, the Village can promote its extended use as a central gathering point for bus tours or service to locations and events such as the Seneca Gaming Casinos (Salamanca, Buffalo, Niagara Falls), Buffalo Bills Football Games, Ellicottville, Niagara Falls and New York City.

Future Street System: Springville should develop an official map of the Village indicating the location of future streets in undeveloped areas of the community. This will ensure any future development conforms to the Village's needs. Furthermore, consideration should be given to connecting dead end roads and creating an efficient street network that is similar to what is in the center of the Village.

4.6 Infrastructure Plan

Capital Improvement Program: One of Springville’s most important responsibilities is to maintain and improve the Village’s electric, water and sewer systems. A capital improvement program (CIP) is a proposed schedule of all future projects listed in order of construction priority with cost estimates and financing methods for each project. The CIP links future infrastructure needs with the Village’s annual financial plan to establish a sustainable investment pattern and mitigate future rate increases. The CIP includes all major projects that are required to replace existing assets and construct new infrastructure to serve future development. To maintain long-term functionality Springville should develop a CIP for the Village’s electric, water and sewer systems.

Water and Sewer Service Extensions: The extension of water and sewer service to areas of the Village that presently do not have direct access should be considered to support future development. The availability of public water supply and sanitary sewers is attractive to residential and commercial developers. Presently, large tracts of land in the northeast and southwest portions of the Village do not have direct access to these utilities. This limits the development potential in these areas and promotes lower density land use patterns that ultimately increases the cost of delivering these services. The Village should conduct a feasibility study to determine the future water needs and wastewater flows potentially generated from these areas.

4.7 Parks and Recreation Plan

Springville Youth Incorporated: The Village should continue to fund and cooperate with Springville Youth Incorporated (SYI) which provides, by an intermunicipal contract, the youth recreation for the Village and Town of Concord. SYI’s pool and recreational facility on South Buffalo Street is privately owned, and contributes greatly to the Village as a recreational park for Village residents.

Park Enhancements: The Village should enhance the existing Shuttleworth Park, Fiddlers Green Park, and Eaton Park with improved landscaping and amenities. Spring Brook, which meanders through Shuttleworth Park, should be kept handicapped accessible for trout fishing. The Veteran’s monuments section should be delineated as the sacred ground it is . Fiddlers Green Park should be improved with benches, landscaping and an informational kiosk for visitors. Eaton Park should be upgraded with improved roller hockey facility and more shaded benches for the Spray Park.

New Parks:

- Rails to Trails: The B&P rail corridor that runs through the Village should be converted to a mulituse trail. The Village should cooperate with the Pop Warner Steering Committee and the Erie Cattaraugus Rail Trail Inc to make the 1.8 miles of the trail within the Village a useable pedestrian connector and green space within the Village.
- Trail Connectors: The Village should connect its park system with a series of pedestrian and bicycle connectors using complete street design principals or constructing new trails.
- Shuttleworth Trail: The Village should enhance the service road along Spring Brook near SYI and the Waste Water Treatment Plant with amenities for a pedestrian trail. The Village should explore the possibility of terminating this trail at South Central or at the Rail Trail.

- Shuttleworth – Fiddlers Green – Factory Street, Connector. (walkway, alley way, and sidewalks on Mechanic and Franklin Streets)
- Fiddlers Green – Eaton Park- Rail Trail Connector (along Franklin Street)
- Shuttleworth – Rail Trail Connectors (along Woodward Avenue and the new Shuttleworth Trail)
- Rail Trail – Orchard Living Complex -South Cascade Business District Connector (along Waverly Street)
- Factory Street Area: The Village should develop the land it owns behind 65 Franklin into usable green space as a park that includes walkways, benches, rink sports and picnic shelters. This area would be available to residents and festivals. By acquiring land and relocating the parking area close to Franklin Street, additional parking for the Franklin businesses and more green space in the rear would be available. This park would connect the Skateplex with Fiddlers Green Park.
- New Residential Park at the East End of the Village: As the residential growth occurs in the east end of the Village a new residential park should be planned for the area near the Middle School. Currently this large tract of undeveloped land is zoned for residential growth. As the residential use increases in this end of the Village, green space will become important.
- Regional Parks: The Village should collaborate with the Town of Concord and Erie County, to develop green space in the region including: the Town of Concord Community Park, the Scoby Dam Park, and the scenic overlook from South Cascade Drive over Zoar Valley.

A recreational needs assessment should be completed to determine if any other recreational facilities and opportunities in Springville could be improved – i.e. dog parks, hockey rinks, pickleball courts, horseshoe pits, or bocce courts.

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5.0 IMPLEMENTATION PLAN

This Comprehensive Plan will be used to make decisions and set priorities for the Village. Any new land use regulations or amendments must be established in accordance with the Comprehensive Plan. The Comprehensive Plan should be updated every five to ten years, depending on the pace of land use and economic development change. Updating will involve identification of changes in the use or density of use, discussion of land use and development issues which have arisen and/or more detailed planning which might be needed in specific areas in response to conditions unanticipated at the time of plan preparation. Any changes in Plan policies or projects orchestrated by these events should be addressed in written form and adopted as plan amendments.

The following Implementation Matrix includes projects to move forward the goals and objectives described in this Plan. The purpose of the matrix is to provide the Village of Springville with steps for implementing projects. A timeframe for each action is provided. The matrix also identifies who has the lead responsibility in implementing each action.

Additionally, a list of private and public developments will be compiled and maintained at the Village offices, and updated annually as part of implementation of the Comprehensive Plan.

Focus Area/Action Item	Term	Priority (High/Medium/Low)	Responsible Party	Potential Partners
Future Land Use and Development Plan				
Revise zoning to support updated master plan	On-Going	High	Planning Board, Village Board of Trustees	Zoning Board
Update zoning map	On-Going	High	Planning Board, Village Board of Trustees	Zoning Board
Evaluate the potential to transition to form-based zoning	5+ Years	High	Planning Board, Village Board of Trustees, Special Committee	Zoning Board, Historic Preservation Commission
Economic Development Plan				
Investigate Zoar Valley Road Annexation Feasibility Plan	1-2 Years	High	Village Board of Trustees	Concord IDA, Chamber of Commerce, Town
Attract and retain small businesses in the Village Center and Business Districts	On-Going	High	Chamber of Commerce	
Create a downtown business improvement district	1-2 Years	Medium	Business Owners, Village Board of Trustees	Chamber of Commerce
Promote manufacturing business	On-Going	High	Chamber of Commerce, Concord IDA	Village Board of Trustees
Promote agribusiness	On-Going	High	Chamber of Commerce, Concord IDA	Village Board of Trustees
Promote medical business in the Hospital Overlay District	On-Going	High	Chamber of Commerce, Concord IDA	Village Board of Trustees
Promote construction of new lodging facilities	1-2 Years	High	Chamber of Commerce, Concord IDA	Village Board of Trustees
Promote tourism by facilitating regional partnerships	On-Going	High	Village Board of Trustees	Chamber of Commerce, Visit Buffalo Niagara, Scenic Byway, Springville Arts Center

Focus Area/Action Item	Term	Priority (High/Medium/Low)	Responsible Party	Potential Partners
Environmental Protection Plan				
Establish environmental overlay districts to mitigate problems within overlay districts and in sensitive environmental areas	5+ Years	Medium	Planning Board	Zoning Board, NYSDEC, SHPO, ACOE
Establish a Tree Ordinance and Commission	1-2 Years	High	Village Board of Trustees	
Pursue grant funding to conduct a tree inventory and create a Forestry Management Plan	3-5 Years	High	Tree Commission	
Conduct a tree inventory and implement a Forestry Management Plan	5+ Years	High	Tree Commission	
Historic Preservation Plan				
Conduct a Comprehensive Village Historic Preservation Study to determine the feasibility and benefits of expanding or adding new historic preservation districts.	5+ Years	Low	Historic Preservation Committee	
Pursue grant funding to support historic preservation efforts.	On-Going	High	Historic Preservation Committee	Village Board of Trustees
East Hill Historic District Project	In Progress	High		

Focus Area/Action Item	Term	Priority (High/Medium/Low)	Responsible Party	Potential Partners
Transportation Plan				
Investigate potential to divert pass-through truck traffic around Village Center	1-2 Years	High	Village Board of Trustees	Town, County, State
Develop and implement a streetscape improvement program	1-2 Years	High	Village Board of Trustees	State
Improve Village Gateways	1-2 Years	High	Village Board of Trustees, Chamber of Commerce	State
Examine potential for bike routes throughout Village	1-2 Years	High	Village Board of Trustees	County, State
Establish a Park and Ride commuter facility	3-5 Years	Medium	Village Board of Trustees	NYSDOT, County, Town, DPW, NFTA
Coordinate with Tree Commission to oversee streetscape improvements	1-2 Years	High	Tree Commission, Village Board of Trustees	NYSDOT, County, Town, DPW
Inventory sidewalks and implement sidewalk improvement plan	1-2 Years	High	DPW	Village Board of Trustees
Identify the location of future streets	3-5 Years	Low	Planning Board	Village Board of Trustees
Franklin and Mechanic Street Streetscape Project	In Progress	High	Village Board of Trustees, DPW	County, State
West Main Street Streetscape Project	In Progress	High	Village Board of Trustees, DPW	NYSDOT
NY Main Grants	In Progress	High	Village Board of Trustees, DPW	Chamber of Commerce

Focus Area/Action Item	Term	Priority (High/Medium/Low)	Responsible Party	Potential Partners
Parks and Recreation Plan				
Complete a Parks and Recreation Needs Assessment	5+ Years	Low	Village Board of Trustees	SYI, Village, Schools, Town
Prepare conceptual Rails to Trails Plan	1-2 Years	High	Village Board of Trustees	Erie Rail to Trail
Pursue grant funding to implement Village Trail System	1-2 Years	High	Village Board of Trustees	
Franklin Street Park Acquisition Project	In Progress	High	Village Board of Trustees	
Infrastructure Plan				
Conduct a water/sewer expansion feasibility study	1-2 Years	High	DPW	
Develop a Water Capital Improvement Plan	3-5 Years	Medium	DPW	
Develop a Sewer Capital Improvement Plan	3-5 Years	Medium	DPW	
Develop a Electric Capital Improvement Plan	3-5 Years	Medium	DPW	
Develop a Stormwater Management Plan	5+ Years	Low	Code Enforcement/ Building Inspector, DPW	NYSDOT, County

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Appendix 1

Summary of Community Participation

The community participation during the comprehensive planning process consisted of two methods of allowing members of the public to provide feedback. Feedback was collected via comments during a Public Workshop and through a Community Survey. Public Participation was a significant component of the planning process, allowing residents the opportunity to tell the Village how they feel about their community. Public participation efforts allowed the Steering Committee to better understand the strengths, opportunities, weaknesses and critical issues within the Village. This allowed the Steering Committee to find ways to maximize the Village's strengths and minimize weaknesses while developing potential future actions to be included in the plan for implementation within the community.

Public Workshop

The Public Workshop was held on Saturday, February 1, 2014. Residents, business owners and other stakeholder groups were invited to the Springville Court Building to participate in the workshop. There were 22 members of the public who attended. During the meeting, Mayor William Krebs made a presentation on what a comprehensive plan is and why the Village has decided to undertake this comprehensive planning process to update the Village's plan. As part of the public workshop, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis was completed. Identifying these items began to introduce the range of issues which would be evaluated throughout the comprehensive planning process. The following is a summary of the community input provided from the Public Workshop:

Strengths:

- Health Care – such as the hospital, ER, primary care physicians, elderly care
- Youth Programming – such as Springville Youth, Inc (SYI), Boys and Girls Club, Boy Scouts, youth sports
- Infrastructure – including water treatment plant and sewer treatment plant improvements, electrical substation, low cost utilities and a responsive DPW
- School System
- Community Events and Opportunities – such as public concerts, festivals, Gentner Auctions, movie theater
- Location – located convenient to major city (Buffalo), centrally located to tourists – skiing, hiking, kayaking, outdoor adventures, is a regional center for shopping, health, education, faith communities, recreation and cultural opportunities
- Tourism Opportunities – Year round tourism potential
- History – historic downtown buildings, historic preservation commission
- Walkable Downtown
- Community Character – small town feel, friendly and nice people, positive attitude, volunteerism
- Shopping Opportunities – both large (Walmart) and small Main Street businesses
- Access – 219 is the gateway
- Rural Nature – surrounded by farms, lots of outdoor activity opportunities, connection to local farmers

Weaknesses:

- Infrastructure – lack of sewer along Vaughn Street and Cascade Road may limit new build, many still have dial-up internet, broadband is expensive and slow
- Accessibility – sidewalks are not everywhere, need more crosswalks, need handicap accessibility to stores

- Empty storefronts – particularly along Main Street, some are run down, 2nd floors are mostly vacant
- Roads— Some roads are dangerous, need painted lines on roads on outskirts of village, potholes need to be fixed
- 219 Bypasses Springville— also major services like a grocery store are all centered on the 219 strip and not in downtown of Village
- Truck Traffic- through downtown

Opportunities:

- Tourism Opportunities – opportunity to build on services to travelers from the 219 - along Cascade Road (south to the intersection of Cascade and Zoar Valley Road/Waverly Street)
- Residential Development – infill and new development
- Public Realm and Open Space Improvements – extend trails, enhance greenspace, pocket parks, benches, flowers on main street, better signage for trails, bike lanes on Main Street, community gardens, tree planting, widen sidewalks for traffic calming, preservation of existing open space
- Infrastructure Development – Extending sewer and water, bring community broadband,
- Business Development – reuse of vacant storefronts, variety of dining options
- Expand on Health Care – rehabilitation services, transitional care, adult day services
- Expand on Arts Community – public art projects, murals
- Expand on Tourism – travel related businesses along 219, encouraging those traveling on 219 to come into Village
- Schools—involve school with the community more

Threats:

- Vacancy – vacant commercial buildings, absentee landlords, abandoned/distressed buildings
- Trouble Roads – speeding, potholes, need better sidewalks

- Development along 219—has focused on big box stores, less development happening in Downtown
- Increasing aging population

Community Survey

A Community Survey was distributed to residents and business owners by including the survey with the electric bills. The survey was also made available to members of key stakeholder groups, attendees at the Public Workshop, and was available for download on the Village’s website. There were 126 surveys returned to the Village. The following is a summary of the public input provided from the Community Survey:

Development Question:

Residents were most interested in the following types of development:

- Stores/Retail
- Sustainable Energy
- Restaurants
- Downtown Activity
- Tourism Related Businesses
- Small Manufacturing Facilities (up to 25 employees)
- Medium Manufacturing Facilities (25-100 employees)
- Large Manufacturing Facilities (more than 100 employees)

Residents were less interested in the following types of development:

- National Chain Stores
- Multi-Family Residential Housing

Other types of development residents were interested in:

- Professional companies
- Patio homes/condos for seniors

- Grocery store in the village center
- Small coffee shop

Tourism Question

Residents were more interested in bringing in tourists for the following:

- Hiking
- Fishing
- Skiing
- Festivals
- Artists
- Music Concerts
- Community Events
- Shopping

Residents were less interested in bringing in tourists for the following:

- Cabins
- ATV Trails

New Growth Questions -

New Retail Space—The majority of residents indicated that they would prefer to have new retail space in the Downtown/Main Street area (62%).

Approximately 25% of residents would prefer new retail space be developed in the Cascade Drive/Old 219 corridor. There were also 15% of residents who were not interested in bringing in new retail space. Types of new retail mentioned included small businesses, boutiques and local shops, Wegmans, Target, Kohls, groceries/supermarket and clothing stores.

New Hotel/Motel Lodging – Residents indicated that they would prefer to have a new hotel/motel/lodging along the Cascade Drive/Old 219 corridor (34%). There were 29% of residents who were not interested in new hotel/motel/lodging. There were also 18% of residents who would like a new hotel/motel/lodging on Main Street/Downtown.

Agri-Tourism – The majority of residents (63%) were not interested in bringing in Agri-tourism. Several residents noted that they would like to have a Downtown Farmer’s Market.

Restaurants – The majority of residents (53%) were interested in having new restaurants on Main Street/Downtown. An additional 27% was interested in bringing new restaurants to the Route 219/Cascade area. Approximately 15% of residents were not interested in bringing in new restaurants.

New Residential – Approximately 29% of residents were not interested in new residential development. The remainder of the answers focused on infill development on vacant lots and vacant houses as opposed to new builds. Other answers included reusing the upper floors of the downtown buildings for residential purposes.

New Manufacturing – Approximately 22% of residents were not interested in new manufacturing facilities. Many residents (20%) wanted new manufacturing facilities to be located along the 219/Cascade corridor and along Waverly Street. Approximately 10% of residents wanted new manufacturing to be located within existing industrial park and industrial zones.

New Industrial Park – Approximately 38% of residents were not interested in a new industrial park. Other residents wanted a new industrial park along Waverly Street (6%) or along the Old 219/Cascade Drive (12%).

New Farming/Agriculture – Approximately 58% of residents were not interested in new farming operations. Many residents answered that they wanted to keep and protect the existing farming operations, but not develop new ones within the Village. Several residents also indicated that they would like an outdoor’s farmer’s market.

New Parks/Recreation Area – Approximately 36% of residents indicated that they were not interested in a new park or recreation area. Many residents

indicated that they would like to see a new park anywhere within the Village. Other answers included on Buffalo Street near the ballfields, Scoby Dam, to connect existing parks together throughout the Village and to complete the rails to trails project.

Brownfield Areas – Residents indicated that the following sites may be brownfield sites:

- Old Canning Factory – by the old railroad tracks, behind police station
- Main Street
- Behind Papa Jakes
- Old Knife Factory—some businesses are there now (245 West Main)
- Old Tool and Die on Carolina
- Waverly Street – Borden Milk Plant
- Old Grain Mill on Main Street
- Empty building on South Cascade next to Pizza Hut
- Petersons Precision
- Carolina Street Machine Shop
- Dry Cleaners/Gramco
- Cannery – Maple
- Old GI Bus Garage property
- Old game area – research facility on East Main Street

Services/Issues -

Residents were asked to rate issues/services within the Village. Residents indicated that they were happy with the following:

- Pedestrian Friendly Streets
- Springville Electric, Library
- Garbage Pickup, Signage
- Quality of Parks
- Youth Recreation
- Healthcare
- Affordable Housing

- Police Service
- Streets Maintenance
- Street Lighting
- Streetscape
- Public Water Supply
- Snow Removal
- Utility Cost
- Walkability
- Fire Service

Residents Indicated that service was poor/needs improvement for the following:

- Distressed Properties
- Job Opportunities

Open Ended Questions:

What do you like most about the Village of Springville?

- The Community Character – small town feel, everything is close by, people are friendly, safe and quiet, walkable community
- Culture - churches, Oktoberfest, history, Springville Arts Center, Dairy Fest, Art Walk, architecture
- Low Cost Electric
- Natural Resources – agricultural area, proximity to creeks, ski slopes, hunting, fishing, fall foliage, Scenic Byway, recreational opportunities
- Easy Access to Highway
- Hospital
- Community Activities – SYI, library, concerts in the park, auction

What needs to be changed to make the Village of Springville a better place?

What do you not like about the Village of Springville? What needs improving?

- Traffic calming measures are needed – East Avenue, Main Street, enforcement of speed limits

- Poor condition of roads and lack of sidewalks in areas
- Businesses Downtown – need some good anchors, find ways to support activity downtown in the evenings, a grocery store downtown, need more restaurants that aren't subs and pizza, need a good variety of downtown businesses
- Main Street – can be improved, needs to be cleaned up – better lighting, street planters
- Distressed properties – vacant and underutilized properties, homeowners need to maintain their properties, code enforcement doesn't seem to be doing enough
- Senior Housing – lack of patio homes for those who wish to downsize, programs to help people to retire in place (such as transportation, volunteer handymen, emergency response teams, etc)
- Lack of Downtown Retail – too much is focused on South Cascade, downtown could use dry cleaning, grocery, etc
- Litter along the 219 Expressway
- Need a hotel or motel
- More restaurants – chains or otherwise, a coffee shop downtown that was open in evenings
- Streetscapes can be improved – bike lanes, street trees and benches

What opportunities does the Village of Springville have to make a better quality of life? What are your ideas for initiatives or projects that could be undertaken in the community?

- Village has the opportunity to be market itself as a hub for the communities around it – needs an active marketing department to sell the Village to niches, shops, restaurants, venues, etc and help attract to new residents
- Market hospital as regional asset – help strengthen the hospital and health care aspect
- Need jobs for residents – attract small and medium manufacturing businesses, encourage a community college/vocational school to provide job training to residents

- Develop properties along Main Street – develop empty properties, preserve old buildings, clean up distressed properties
- Complete the rails to trails project
- Public transportation – taxi services, buses to Buffalo
- More activities – festivals and one day events, putt putt, roller rink, ice skating, family friendly events
- Need Senior Center and activities for seniors
- Draw Visitors downtown from South Cascade
- Showcase Springville's place as a rural Village – a downtown farmer's market, use Dairyfest to showcase agricultural heritage, public/ community gardens
- Market the Village as a destination – tourism efforts to showcase the proximity to major roadways, proximity to skiing, natural resources, fishing, outdoor activities, etc.
- Partner with Arts Center to provide public art
- Promote evening activities and shopping downtown

What are you concerned about in Springville? What do you feel threatens the quality of life in the Village of Springville?

- Distressed properties, empty storefronts, vacant properties make the Village look run down
- Difficulty crossing streets – poor sidewalks, speeding cars
- Crime and Drugs
- Need more employment opportunities
- More medical opportunities – walk in clinic, primary care physicians
- The inability to connect downtown to South Cascade