



Village and Town of Albion

Comprehensive Plan

January 2013



Stuart I. Brown
Associates, Inc.
A LaBella Company

Planning & Management
Grant Consultants
Economic Development
Environmental Review

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INTRODUCTION



PURPOSE

The purpose of the Albion Comprehensive Plan Update is to guide Village and Town officials in making decisions that will affect the future of the community. Future Town or Village actions that will implement the policies and recommendations in the Plan may include land use local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan Update addresses the full spectrum of issues facing the Village and Town of Albion and balances competing needs and interests in the community. This document replaces the 1996 Comprehensive Plan that was prepared jointly by the Town and Village of Albion and the Town of Barre.

LEGAL BASIS

The Comprehensive Plan has been prepared pursuant to NYS Town Law §272-a and NYS Village Law §7-722. These statutes specify that the Town and Village Boards are responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Town and Village Boards to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Town and Village Boards appointed a Steering Committee to guide the preparation of the Comprehensive Plan. Pursuant to Article 5-G of NYS General Municipal Law, municipalities may carry out jointly any action that could be lawfully engaged in independently.

The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will guide changes in Village and Town laws and regulations, funding decisions and other Village and Town actions during the next 10 to 15 years. In particular, local land use regulations must be consistent with the Comprehensive Plan.

PROCESS OF PREPARING THE PLAN

The Albion Comprehensive Plan represents the culmination of a planning process that began in the Spring of 2010 with a communitywide Residents Survey. The results of the survey are summarized in Appendix A.

In early 2011, the Town and Village retained Stuart I. Brown Associates, a planning and management consulting firm based in Rochester, New York, to facilitate the planning process and prepare the plan document. Orleans County Planning Department staff assisted the Committee by preparing maps of land use as well as significant resources in the Town and Village.

The Town and Village appointed a Steering Committee to guide the preparation of the Comprehensive Plan. Several subcommittees were formed to address particular issues relating to:

- Neighborhood Preservation/ Housing
- Economic Development
- Historic Preservation/ Downtown
- Agriculture
- Transportation
- Recreation

The Steering Committee and the subcommittees met regularly during 2010 and 2011 to coordinate the preparation of the Plan.

Members of the Steering Committee included Town staff and representatives from the Town Board, Planning Board, Zoning Board of Appeals and the community at large. The following persons participated in the preparation of the Comprehensive Plan:

Clifford Thom – Comprehensive Plan Committee Chair

Subcommittee chairs

- Jody Neal (Agricultural subcommittee)
- Katelin Olsen (Downtown/ Canal subcommittee)
- Dean Theodorakos (Neighborhood Preservation subcommittee) (also Village Mayor)
- Jerome Pawlak (Economic Development subcommittee)
- Dan Gleason (Natural Resources/Environmental Conservation subcommittee)
- Judy Koehler (Transportation subcommittee) (also former Town Supervisor)
- John Grillo (Parks/Recreation subcommittee)
- Tim Neilans (Parks/Recreation subcommittee)

Code Enforcement Officers

- Ronald Vendetti, Village of Albion
Code Enforcement Officer
- Dan Strong, Town of Albion
Code Enforcement Officer

- David Snell
- James Passarell
- Conrad Cropsy

Village Planning Board members:

- Dan Gleason
- Steve Watkins
- Steve Corrigan

Town Board (current)

- Donald Stirk (Supervisor)
- Timothy A. Neilans
- Jake Olles
- Matt Passarell
- Daniel Poprawski

Village ZBA members:

- E. Jean Smith
- Anthony Wynn

Village Board

- Kevin P. Sheehan
- Eileen Banker
- Peter Sidari
- Fred Miller

Community members

- Hugh Dudley (also Town ZBA member)

Public involvement included a public informational meeting held on April 14, 2011 and public forums on the following topics:

- Downtown and Canal
- Business and Economic Development
- Parks and Recreation
- Farmland and Agriculture
- Land Use and Zoning

The Steering Committee conducted a public hearing on April 26, 2011 prior to referring the draft Plan to the Town and Village Boards. The Town Board held a public hearing on October 1, 2012 and the Village Board held a public hearing on September 12, 2012.

PLAN ORGANIZATION

The **Land Use Overview** presents an overview of the community, summarizes the issues addressed in each section, and shows how the individual sections relate to one another. It also presents an introduction to land use and subdivision regulations, which are the primary tools available to the Town and Village to help achieve the land use goals of the Plan.

The **Future Land Use Maps** presents the Village and Town policy regarding land use, and will be used as a guide creating land use management policies and coordinating future development. Recommendations are included for zoning changes in the Town and Village.

Topical sections of the Comprehensive Plan address the major issues identified by the community:

- Housing and Residential Neighborhoods;
- Economic Development;
- Farmland and Agriculture;
- Transportation and Infrastructure;
- Government and Community Services, including Parks and Recreation
- Historic Resources
- Natural Resources and Environmental Protection;

In each section, the Plan presents:

- goals;
- information about existing conditions;
- overview of existing plans and programs;
- analysis of issues and opportunities;

- tools and techniques available to address the issues; and
- recommended actions.

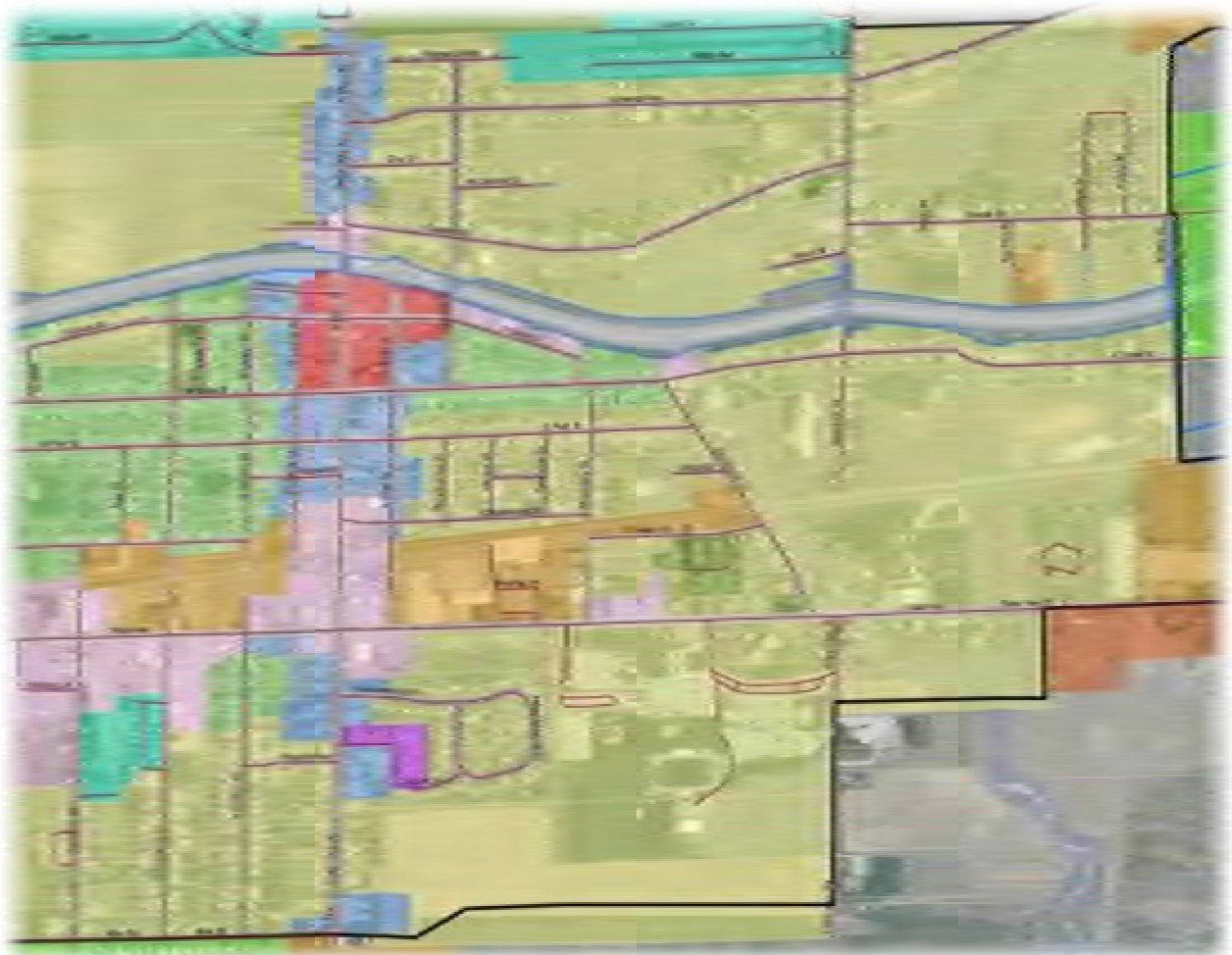
The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

MONITORING AND UPDATING THE PLAN

Over time, changes that occur in the community may render the Comprehensive Plan outdated or inappropriate if the Plan is not updated to take the changes into consideration. Accordingly, it is essential for the Town and Village Boards to monitor changes in the community and to reevaluate the relevance and appropriateness of the goals set forth in the Plan as well as the actions recommended to achieve the goals. The Plan should then be updated, as necessary, to appropriately revise the goals and recommended actions so that the Plan may continue to serve as useful and relevant guide for Village and Town officials.

The Town and Village Boards may enlist members of local boards and other community representatives to assist with reviewing and updating the Plan, as they may have information and insight to assist in determining how the Plan should be revised. As with the initial adoption of the Comprehensive Plan, future amendments to the Plan will require both environmental reviews to evaluate potential adverse impacts and public hearings to provide members of the public to comment on the proposed amendments. The Town and Village are encouraged to continue to work cooperatively in the maintenance and future updates to the Comprehensive Plan.

LAND USE OVERVIEW



GOALS

- Encourage business and industrial development in designated areas in the Village downtown, East and West Avenues, the industrial park and along Route 31 west of the village
- Maintain land use regulations that support a high quality of life in residential neighborhoods
- Maintain the predominantly rural and agricultural character of the Town.
- Accommodate new residential development that is compatible with maintaining the Town's rural character.
- Prohibit the development of landfills and other waste disposal facilities in the Town and Village

EXISTING CONDITIONS

REGIONAL ORIENTATION

The Village of Albion is located 12 miles south of Lake Ontario, 30 miles west of Rochester, and 50 miles east of Buffalo. New York State Route 98 is a major north-south route which bisects the Village and Town of Albion. NYS Route 31, a major east-west highway, runs through the southern portion of the Village of Albion and the northern part of the Town of Albion. NYS Route 31A also runs east-west through the Town of Albion. The NYS Erie Canal passes through the Village of Albion and the northern portion of the Town of Albion. The location of Albion is shown in Map 1: Regional Location.

EXISTING LAND USE

The existing land uses by tax parcel, based on 2010 records, are depicted on Maps 2 and 3: Existing Land Use and summarized in Tables 1 and 2. Table 1 identifies the amount of land in various use categories in the Town and Village of Albion. The data is based on tax parcel records obtained from the Orleans County Planning Department.

The Village of Albion is the Orleans County Seat. The County Courthouse, situated in the center of the downtown area, is the focus of the Courthouse Historical District, which is listed on the National Register of Historic Places. County offices are located both in the downtown courthouse area and in a campus off Route 31 west of the Village.

Based on tax parcel data, 44% of the land area in the Village is residential. A total of 1110 parcels (80% of all residential parcels) contain single-family dwellings. In addition, there are 192

2-family dwellings, 37 3-family dwellings and 51 structures with four or more units. Large manufactured home parks are located in the northwest and northeast portions of the Village of Albion.

The Village's central business district includes retail and service businesses located primarily along North Main Street and East Bank Street. Other retail businesses are located along Main Street north of the Canal. Grocery stores and other automobile-oriented business are concentrated along West and East Avenues (Route 31).

The predominant land use in the Town of Albion outside the Village is agriculture. Approximately 64% of the land area in the Town of Albion outside the Village is farmland, including 30 parcels that are residential but also used for agricultural production.

In the Town of Albion outside the Village, 30% of the land area is in residential parcels (excluding residential parcels that are also used for agricultural production.) Most of the housing has been built along existing roads. Additional information is presented in the Housing and Residential Neighborhoods chapter.

Industries are located along East and West Avenues (Route 31) in the Village, as well as in other locations near the railroad. An industrial park which is partially developed is located at the eastern portion of the Village along Route 31 and in adjoining areas in the Town. Descriptions and analysis of businesses in the Town are presented in the Economic Development chapter.

The Erie Canal is a significant recreational and open space resource in the Town and the Village of Albion. The portion of the Canal which runs through Orleans County is part of the "60 mile" section, a man-made channel that is diked on the northern side. Within the Village of Albion, the New York State Department of Transportation operates a maintenance facility. Two lift bridges cross the Canal within the Village of Albion, at Main Street and Ingersoll Street.

Commercial development in the Town outside the Village includes a Wal-Mart store constructed in 2005 along Route 31 west of the Village. Several automotive and other businesses are located in the Town along Route 98 south of the Village.

Local government facilities in the Town and Village include the Village Hall, Town Hall, Highway Department, fire stations, schools and cemeteries. The County Courthouse is located along Main Street in the Village, and most of the Orleans County offices are located in a complex south of Route 31 west of the Village. Two State prisons are located in the Town of Albion north of Route 31 and west of the Village: the Orleans Correctional Facility for Men and the Albion Correctional Facility for Women. Private community facilities include several churches. These facilities and related issues are addressed in the Government and Community Services chapter.

Two closed landfills – the Orleans Sanitary Landfill and the McKenna Landfill –are located in northeastern portion of the Town of Albion. Current zoning laws in the Village and Town prohibit new landfills. The policy of the Town to continue to prohibit the development of landfills is described at the end of this chapter.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan. Natural features in the Town include streams, ponds, wetlands, and woodlots. A description of the natural features is included in the Natural Resources chapter.

Table 1. Land Use by Tax Parcel

Land Use by Tax Parcel - Village of Albion, 2011

Assessor's Property Classification	# Parcels	Total Area (Acres)	% Total Land Area (Acres)
105 Vacant, Productive Agricultural Land	2	82.0	4.7%
Total Agricultural	2	82.0	4.7%
210 Single Family Residence	1110	458.0	26.3%
215 One Family Residence w/ Apartment	1	2.8	0.2%
220 Two Family Residence	162	62.1	3.6%
230 Three Family Residence	37	16.6	1.0%
240 Rural Residence (up to 3 units)	1	10.2	0.6%
270 Mobile Home	3	0.6	0.0%
280 Multiple Residences on Single Lot	5	1.9	0.1%
283 Residence with Commercial Use	2	0.8	0.0%
411 Apartments/Condominium	51	45.3	2.6%
416 Mobile Home Park	6	164.7	9.4%
Total Residential	1,378	763.1	43.7%
300's Vacant	199	417.2	23.9%
Total Vacant	199	417.2	23.9%
415 Motel	2	3.5	0.2%
418 Lodge	3	0.5	0.0%
421 Restaurant	1	0.7	0.0%
422 Diner/ Luncheonette	1	1.2	0.1%
423 Snack Bar, Drive-In, etc.	1	0.4	0.0%
426 Fast Food Franchises	4	3.3	0.2%
431 Auto Dealer - Sales & Service	2	1.7	0.1%
432 Gas Station	4	1.5	0.1%
433 Auto Body Shop	4	4.4	0.3%
436 Self-Service Car Wash	1	0.4	0.0%
438 Parking Lot	2	2.6	0.1%
439 Small Parking Garage	2	0.5	0.0%
452 Area or Neighborhood Shopping Centers	1	0.9	0.1%
453 Large Retail Outlets	3	18.0	1.0%
454 Supermarket	1	9.4	0.5%
455 Dealerships (other than auto)	1	0.2	0.0%
461 Bank	3	2.2	0.1%
464 Office Building	7	4.2	0.2%
465 Professional Building	6	15.6	0.9%
471 Funeral Home	2	1.8	0.1%
481 Attached Row Building	41	6.2	0.4%
482 Downtown Row Type (detached)	5	1.0	0.1%
483 Part Commercial/Part Residential	4	1.4	0.1%
484 Single Use, Small Building	15	7.5	0.4%
485 Multiple Use, Small Building	4	5.3	0.3%
486 Mini-Mart	3	1.2	0.1%
Total Commercial	123	95.6	5.5%

Land Use by Tax Parcel - Village of Albion, 2011

Assessor's Property Classification	# Parcels	Total Area (Acres)	% Total Land Area (Acres)
534 Social Organization	4	11.0	0.6%
591 Playgrounds	2	2.6	0.1%
592 Athletic Fields	2	27.1	1.6%
Total Recreational	8	40.7	2.3%
611 Library	1	0.2	0.0%
612 School	2	64.7	3.7%
613 Colleges and Universities	1	1.4	0.1%
620 Religious Institution	15	27.6	1.6%
632 Benevolent Organization	3	4.7	0.3%
633 Homes for the Aged	1	4.2	0.2%
642 Other Health Facilities	3	3.2	0.2%
651 Highway Garage	3	10.9	0.6%
652 Government Office Building	7	3.7	0.2%
662 Police/Fire	1	1.0	0.1%
670 Correctional	1	0.6	0.0%
681 Cultural Facilities	1	0.8	0.0%
695 Cemeteries	1	15.4	0.9%
Total Public & Community Service	40	138.4	7.9%
441 Gasoline, Oil, etc. Storage & Distribution	1	2.4	0.0%
442 Mini Warehouse (Self Service Storage)	2	2.3	0.1%
443 Grain & Feed Elevators, Mixers, Sales	1	0.6	0.0%
446 Cold Storage Facilities	1	0.7	0.0%
449 Warehouse	6	8.7	0.5%
710 Manufacturing	7	44.2	2.5%
Total Industrial	18	58.9	3.4%
831 Telephone	1	0.5	0.0%
842 "Ceiling" Railroad	1	22.3	1.3%
845 Water Transportation	2	65.9	3.8%
853 Sewage Treatment and Water Pollution Control	1	11.8	0.7%
874 Electric Power Generation Facility - Hydro	1	3.3	0.2%
875 Electric Power Generation Facility - Fossil	2	1.8	0.1%
Total Fuel	8	105.6	6.1%
963 Public Park & Recreation Area	3	27.5	1.6%
Total Public Parks & Conservation Lands	3	27.5	1.6%
No data	1	15.8	0.9%
TOTAL:	1,780	1,744.9	100.0%

SOURCE: Real Property Tax Records provided by the Orleans County Planning Department

Land Use by Tax Parcel - Town of Albion, 2011

Assessor's Property Classification	# Parcels	Total Area (Acres)	% Total Land Area
105 Vacant, Productive Land	89	4,721.7	32.7%
120 Field Crops	8	811.4	5.6%
151 Orchard - Apples, Pears, etc.	4	180.3	1.3%
Total Agricultural	101	5,713.4	39.6%
210 Single Family Residence	471	1,338.6	9.3%
215 One Family Residence w/ Apartment	6	59.3	0.4%
220 Two Family Residence	12	23.0	0.2%
240 Rural Residence (up to 3 units)	68	2,051.0	14.2%
241 Primarily residential, also used in agricultural production	28	2,030.0	14.1%
260 Seasonal Residence	3	43.4	0.3%
270 Mobile Home	40	99.0	0.7%
271 Multiple Mobile Homes	2	5.2	0.0%
280 Multiple Residences on Single Lot	12	727.4	5.0%
411 Apartments	1	1.3	0.0%
Total Residential	643	6,378.2	44.2%
300's Vacant	131	1,090.1	7.6%
Total Vacant	131	1,090.1	7.6%
421 Restaurant	1	0.5	0.0%
431 Auto Dealer - Sales & Service	3	26.2	0.2%
433 Auto Body Shop	1	0.7	0.0%
453 Large Retail Outlets	1	22.8	0.2%
455 Dealership	1	19.3	0.1%
464 Office Building	1	1.3	0.0%
482 Downtown Row Type (detached)	1	7.6	0.1%
483 Part Commercial/Part Residential	2	2.5	0.0%
484 One Story Small Structure	6	10.2	0.1%
Total Commercial	17	91.1	0.6%
552 Public Golf Course	1	26.5	0.2%
555 Riding Stables	1	55.3	0.4%
Total Recreation	2	81.8	0.6%
620 Religious Institution	2	13.4	0.1%
651 Highway Garage	1	26.0	0.2%
652 Office Building	5	28.4	0.2%
662 Police/Fire	1	0.7	0.0%
670 Correctional Facility	2	208.6	1.4%
691 Professional Association	1	19.7	0.1%
695 Cemetery	5	87.0	0.6%
Total Public & Community Service	17	383.7	2.7%

Land Use by Tax Parcel - Town of Albion, 2011

Assessor's Property Classification	# Parcels	Total Area (Acres)	% Total Land Area
441 Fuel Storage and Distribution Facilities	1	9.5	0.1%
442 Mini Warehouse (Self Service Storage)	1	2.6	0.0%
447 Truck Terminal	1	1.3	0.0%
449 Storage, Warehouse, Distribution	5	16.1	0.1%
710 Manufacturing & Processing	3	16.6	0.1%
Total Industrial	11	46.1	0.3%
821 Flood Control	2	162.9	1.1%
842 Ceiling Railroad	1	76.6	0.5%
843 Non-Ceiling Railroad	1	0.3	0.0%
845 Water Transportation	4	201.7	1.4%
852 Landfills and Dumps	3	142.5	1.0%
874 Electric Power Generation Facility - Hydro	3	4.5	0.0%
Total Utilities & Transportation	14	588.6	4.1%
920 Private Hunting and Fishing Clubs	1	27.3	0.2%
Total Public Parks & Conservation Lands	1	27.3	
No data	11	18.9	0.1%
TOTAL:	948	14,419.1	100.0%

SOURCE: Real Property Tax Records provided by the Orleans County Planning Department
 Land area calculated by Stuart I. Brown Associates using GIS software (not from tax records)

EXISTING PLANS, PROGRAMS AND REGULATIONS

Both the Town and the Village of Albion currently enforce both zoning regulations and the NYS Building and Property Maintenance Codes (Codes of New York.)

ADMINISTRATION AND ENFORCEMENT OF NYS CODES

Both the Town and the Village have empowered their Code Enforcement Officers to administer and enforce the NYS building and property maintenance codes and the State Energy Conservation Code. A building permit is required for construction, alteration, improvement, relocation or demolition of buildings or structures that must conform to the Uniform Code and/or Energy Code and for the installation of a solid fuel burning furnace or chimney.

In addition to issuing building permits, the Code Enforcement Officers have the following duties:

- Issue Stop Work Orders when construction does not comply with the building code, issue certificates of occupancy/ certificates of compliance when work is completed properly
- Issue Operation Permits for buildings of public assembly (100 persons or more) or for handling or storing hazardous materials.
- Perform fire safety and property maintenance inspections for buildings used for public assembly (yearly) and for multi-family dwellings (every three years).
- Investigate complaints
- Issue written Compliance Orders if a property is determined to be in violation of the Codes
- Maintain records of all applications received and the action taken, as well as other actions
- Submit annual reports to the Village or Town Board

The Village and Town Boards of Appeals are empowered to grant exceptions (“variances”) to the requirements of this law.

Planning Boards are authorized to review applications for special permit uses and site plans.

The Town and Village require applicants to complete the environmental review process pursuant to the NY State Environmental Quality Review Act (SEQRA.)

COMPREHENSIVE PLAN FOR THE TOWN AND VILLAGE OF ALBION AND THE TOWN OF BARRE – 1996

The Town and Village of Albion and the Town of Barre jointly prepared a Comprehensive Plan that was completed in 1996. The 1996 Plan includes:

- an evaluation of existing laws, plans and programs that influence community development and planning in the Towns of Albion and Barre and the Village of Albion;
- an inventory of existing conditions, an evaluation of past trends, and a projection of future community needs;
- analysis of the desirable characteristics, the potential opportunities and the significant problems or constraints that exist in the community;
- a statement of the community's policies;
- a new land use plan that presents a vision of the community's desired development patterns over the next twenty years;
- a program of actions that would implement the goals and policies and the land use plan; and
- a strategy for maintaining the Plan over the next fifteen to twenty years.

Following the adoption of the 1996 Comprehensive Plan, the Town and Village of Albion updated their zoning and subdivision regulations to ensure consistency with the Comprehensive Plan.

This Comprehensive Plan Update incorporates and updates much of the inventory of existing conditions, goals and policies of the 1996 Plan.

LAND USE PLANS OF NEIGHBORING MUNICIPALITIES

Based on a review of existing zoning regulations, future land uses in neighboring Towns are not expected to affect the potential for appropriate development and conservation in Albion. Most of the land along the borders of the Town and Village of Albion are designated for continued agricultural or rural residential development. Future commercial development is limited to areas along Route 98 in the Town of Gaines.

TOWN OF ALBION SOLID WASTE MANAGEMENT FACILITIES LOCAL LAW

In 1996, the Town of Albion enacted a local law that prohibits the development or expansion of all waste disposal facilities, including landfills, incinerators, used oil storage and refining facilities, waste tire storage facilities, medical waste treatment facilities, composting facilities, construction and demolition processing facilities, hazardous waste facilities, surface impoundments and rail-haul and barge-haul facilities. The construction or expansion of any other

waste management facility requires a permit from the Town Board and is subject to siting and operational requirements.

FUTURE LAND USE PLAN

The Future Land Use Plans for the Town and Village (see Maps 4 and 5: Future Land Use) designates areas of the Town that are most appropriate for various land uses. The Future Land Use Map specifies the policies of the municipality with regard to land use. Formal amendment of the zoning regulations will be needed to implement the policies. While zoning should be consistent with the Future Land Use Plan, the Land Use Plan can be more general and is intended to be a long-range policy. Zoning changes to implement the Land Use Plan may occur over a period of years, depending on community needs and developer interest. Zoning changes that are consistent with the Land Use Plan will likely receive streamlined approval from the Town or Village Board, subject to required public hearings, referrals and environmental reviews.

VILLAGE OF ALBION

Areas in the Village where single family homes are the preferred land use are designated **Residential: Single Family**. These areas include developed portions of the Village where relatively few homes have been converted into two- and three-family dwellings, including portions of East and West Park Street, much of the northeast portion of the Village, as well as undeveloped areas that are suitable for residential development, including land on the west side of the Village, north of the Canal, land around the Central School campus.

Zoning regulations in accordance with the Plan would generally limit residential development to single family housing only. No new construction of or conversions to 2, 3, or multi-family dwellings would be permitted and reconversion of existing multi-family units will be encouraged. Within developed areas, future residential density would remain at current levels. In areas that are currently undeveloped, townhouses may be permitted as part of planned or cluster development

Residential development for buildings with up to two dwelling units are recommended in areas designated **Residential: 1 - 2 Family**. These areas are located where many buildings with two or more dwelling units already exist, such as along portions of West Bank Street, East and West State Street, West Park and West State Streets, Day Street, West Academy Street and South Clinton Street, Washington Street and West Avenue. Overall densities are expected to remain at current levels. This designation reflects existing conditions; additional conversions of single family dwellings will be discouraged.

Areas designated for **High Density Residential** include those currently developed with apartment buildings or mobile home parks, as well as adjoining areas that could accommodate additional apartment, mobile home park or other residential development. All types of residential

development would be encouraged in these areas, including apartments, townhouses, and mobile home parks.

The area designated **Future Planned Use**, located in the southeastern portion of the Town, would be appropriate for a large-scale residential, business, or mixed use development. Adjacent land in the Town of Albion may also be used as a coordinated development.

A combination of offices and residential development is envisioned for those areas designated **Residential/ Offices/ Limited Business**. These areas are located along North Main Street north of Orchard Street and Caroline Street, South Main Street, adjoining the central business district, south of the Erie Canal, the former Arnold Gregory complex, and land in the southeastern corner of the Village. This category is intended, in part, as a transitional use between commercial and residential land uses. These areas can also accommodate a combination of offices and residences within the same building. Limited business uses, including small-scale retail and restaurants, as well as offices and residences would also be permitted.

In developed areas, the physical character of residential buildings is intended to be retained. In undeveloped areas, such as in the southwest corner of the Village, a mix of residential and office buildings may be considered.

The **Central Business District** is intended to encourage "pedestrian scale" retail and service businesses and offices, as well as residences in the upper stories of commercial buildings. This area is located in the traditional "downtown" of the Village, along Main Street immediately south of the Canal. This area contains the historic commercial buildings and Village offices, and adjoins the County Courthouse district.

The commercial uses envisioned for **General Commercial** areas may require more land than is available in the Central Business District, and may be more oriented to automobiles than to pedestrians. Typical uses include large grocery stores, gas and service stations, restaurants, automotive and equipment dealerships, and commercial recreation such as miniature golf.

The areas designated for General Commercial use are located along the north side of East Bank Street, along Orchard Street and Caroline Street just north of the Canal, along Main Street near the intersection with East and West Avenues, across from the public school on East Avenue, and in the western portion of West Avenue. Most of the land designated for General Commercial use is already developed, although existing lots may be able to accommodate expansions of businesses.

The **Light Industrial** areas include land currently devoted to industrial uses, such as manufacturing, warehouses, and research and development, as well as adjoining land that may be available for additional industrial use. These areas are located predominantly between East and West Avenues (NYS Route 31) and the railroad tracks. The types of uses intended for these areas are similar to those currently operating at these sites. Due to the proximity of residential neighborhoods, new industrial uses should not be permitted to emit excessive noise, odors, or dust.

Areas designated for **Public** uses in the Land Use Plan for the Village include those currently occupied by government offices, highway garages, schools, and parks. Continued public use of these areas is anticipated.

Wetlands Conservation areas are intended for preservation in a natural state. These areas coincide with the boundaries of the NYS regulated wetlands. Such a wetland adjoins the Village east of Clarendon Street.

The **Flood Hazard Overlay** corresponds with the 100-year flood boundaries shown on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). These are located along the Erie Canal and along Sandy Creek. As these areas are susceptible to periodic flooding, development should be restricted in order to maintain floodways and prevent property damage due to flooding. The types of land uses recommended for these areas are indicated by the underlying designation.

A **Canal Overlay District** is recommended for land which adjoins the Erie Canal; the recommended boundary is 200 feet from the center of the Canal. The purpose of this District is to maximize the potential for appropriate economic development along the Canal and to retain the visual and historic charm of views from the Canal. In the downtown area, development in the Canal Overlay District may be subject to design guidelines. In residential areas adjoining the Canal, limited commercial enterprises, such as bed and breakfast inns, may be permitted in order to take advantage of the tourism potential of the Canal. Structures within the Canal Overlay would be subject to additional site plan review.

TOWN OF ALBION (OUTSIDE VILLAGE)

In areas designated **Agricultural-Residential**, agriculture would be the priority use, with low density residential development continuing to occur as well. Residential densities are recommended to be approximately 1 to 2 acres per dwelling unit. Single family dwellings are anticipated as the predominant land use, and would be encouraged where adequate on-site or public water supply and sewage disposal can be provided.

The **Agricultural Protection Overlay** depicts parcels that are within Agricultural Districts and not designated for residential or business uses. These areas are subject to restrictions on hookups to public water and are recommended for zoning limitations on residential subdivisions. Water service in these areas should be limited to residences and businesses in existence at the time the water lines are extended. Although many of these areas could support development at densities of approximately 2 units per acre, agriculture should remain the priority land use. New residential subdivisions in these areas should be limited to a few lots that are consistent with the area's rural and agricultural character.

Areas designated **Residential** are located where public water exists or is proposed to be extended. These areas are expected to support development at densities of approximately 2 dwelling units per acre. Extension of roads and water service to serve interior land would be encouraged. Planned residential development at higher densities would also be appropriate in these areas.

The area designated for **Future Planned Use** could support either residential or business development. This area adjoins a similarly designated area in the Village and may be appropriate for a large-scale development that straddles the Town-Village boundary.

The **General Commercial** areas are intended for retail and service businesses that require highway access and a relatively large amount of land. These may include “big box” retail, agricultural supply stores, automotive and equipment dealerships, commercial recreation, wholesale distributors, and other businesses. The General Commercial area is located along the west side of Route 98 in the Town of Albion, south of the Village line and north of County House Road, as well as along Route 31 west of the Village. A considerable amount of undeveloped land is available in these areas for commercial development. These areas are suitable and attractive for commercial development due to their visibility from and access to State highways, as well as the availability of public water service. Design guidelines should accompany approvals for new development to ensure that views, rural character, and highway speed limits are retained to the extent feasible.

The areas designated **Light Industrial** area are located in the Albion Industrial Park north of NYS Route 31 east of the Village at Butts Road and along Route 98 south of the Village. A variety of industrial uses could be accommodated in these areas, including manufacturing and assembly, warehousing, and research and development laboratories. Access to the State Highway and public water service make these areas suitable for industrial development. However, portions of the site at Butts Road may be constrained by wet soils that may be federally regulated as wetlands and alternative uses should be considered. South of the Village, the extension of public sewer service and construction of a road connecting Route 98 with Clarendon Street would increase the desirability of this area for industrial development.

Planned Business Development, consisting of a combination of industrial and commercial uses, is recommended for land near the intersection of Route 98 and Route 31A at the southern Town boundary. This area is suitable for commercial and industrial development primarily due to its location on two State highways, the availability of public water, and minimal conflict with Agricultural Districts, conservation areas, and existing residences.

Constraints to development at this site are due to bedrock and groundwater found at 2-3 feet below the ground surface. Standard septic systems would not be feasible, and building footers into the rock for building foundations would be costly. The extension of public sewers from the Village of Albion, as proposed in the Infrastructure Plan, would increase the potential of this area for industrial and commercial development. Development in this area should follow an overall development plan for one or more parcels.

Areas designated for **Public Service** uses include the State Correctional Facilities, government offices, highway garage, and water supply facilities.

Conservation areas coincide with the boundaries of the NYS Freshwater Wetlands, which are regulated by the NYS Department of Environmental Conservation. Although not shown on the Plan, the conservation of wooded areas should also be encouraged.

The **Flood Hazard Overlay** corresponds with the 100-year flood boundaries shown on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). Development should be restricted in order to maintain floodways and prevent property damage due to flooding. Large areas susceptible to flood hazards are located along several streams in Albion.

A **Canal Overlay District** adjoining the Erie Canal consists of land 1000 from the center of the Canal. The purpose of this District is to protect the natural environment and to retain the aesthetic and historic character of views from the Canal.

The Future Land Use Map also depicts the site of two former landfills. This area is constrained from many types of development.

The policy of the Town and Village is that landfills are inconsistent with the long-term development goals of the community.

RECOMMENDED ACTIONS

Zoning Changes

Town of Albion

Maps 6 and 7 depict several areas where the future use of land is different from the current zoning and zoning changes are recommended. In the Town of Albion, these include:

- Enlarge the area designated for commercial (General Business zoning) to include land along the south side of NYS Route 31 west of the Village of Albion and along the east side of Gaines Basin Road across from Wal-Mart. The expansion is intended to accommodate larger scale business uses that would utilize land to the rear of existing buildings or develop a complex of offices or other commercial uses, and to accommodate additional commercial uses in the hub created by the Wal-Mart store.
- Designate the area north of NYS Route 31 and south of Old Telegraph Road, immediately west of the Village, for business use.
- Designate land at the intersection of NYS Route 31 and Eagle Harbor-Gaines Basin Road for commercial use. While all four corners are shown to be suitable for business use in the long-term, rezoning should occur in phases as projects are proposed to ensure that existing residences do not become non-conforming uses.
- Designate land south of the Village and west of Clarendon Road for residential use. This area is near the elementary school, High School and Bullard Park and includes streams that can be incorporated into the design of new residential development.

Village of Albion

- Rezone most of the R2 areas to R1 single family residential
- Consider provisions in the Canal Overlay District to allow canal-related businesses in appropriate areas.
- Establish provisions for Planned Unit Development (see sample regulations in Appendix B.)
- Disallow drive-ins altogether in Central Business District (CBD) with Main Street frontage. Revise the special use criteria in Section 290.64.
- Revise Sign Regulations to allow small projecting signs in CBD in Sign Regulations
- Allow awnings in the CBD
- Modify/Clarify RC to allow small retail and restaurants (not clear – Neighborhood businesses)
- Allow outdoor cafes as a Special Use in CBD with conditions in Special Use section.
- Add language encouraging sustainable development practices in all developments (landscaping, stormwater management, minimizing pavement coverage, energy efficient buildings (LEED certifiable), integration of trails/recreational uses in developments, etc.)
- Modify zoning schedule to allow 100% lot coverage in CBD
- Expand the Canal Overlay District to include land within 300 feet of the center of the Canal

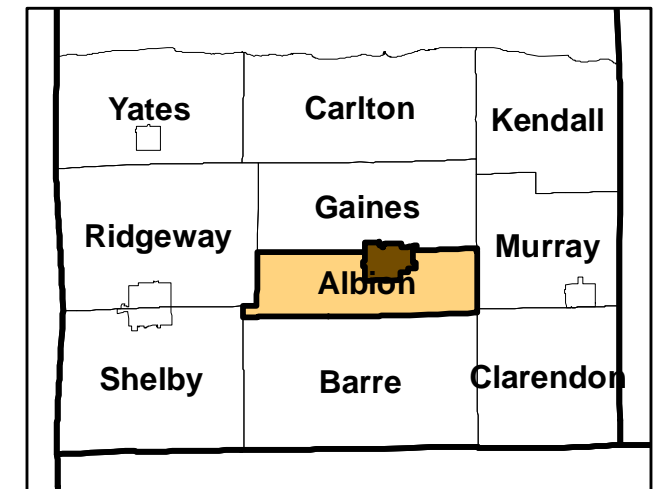
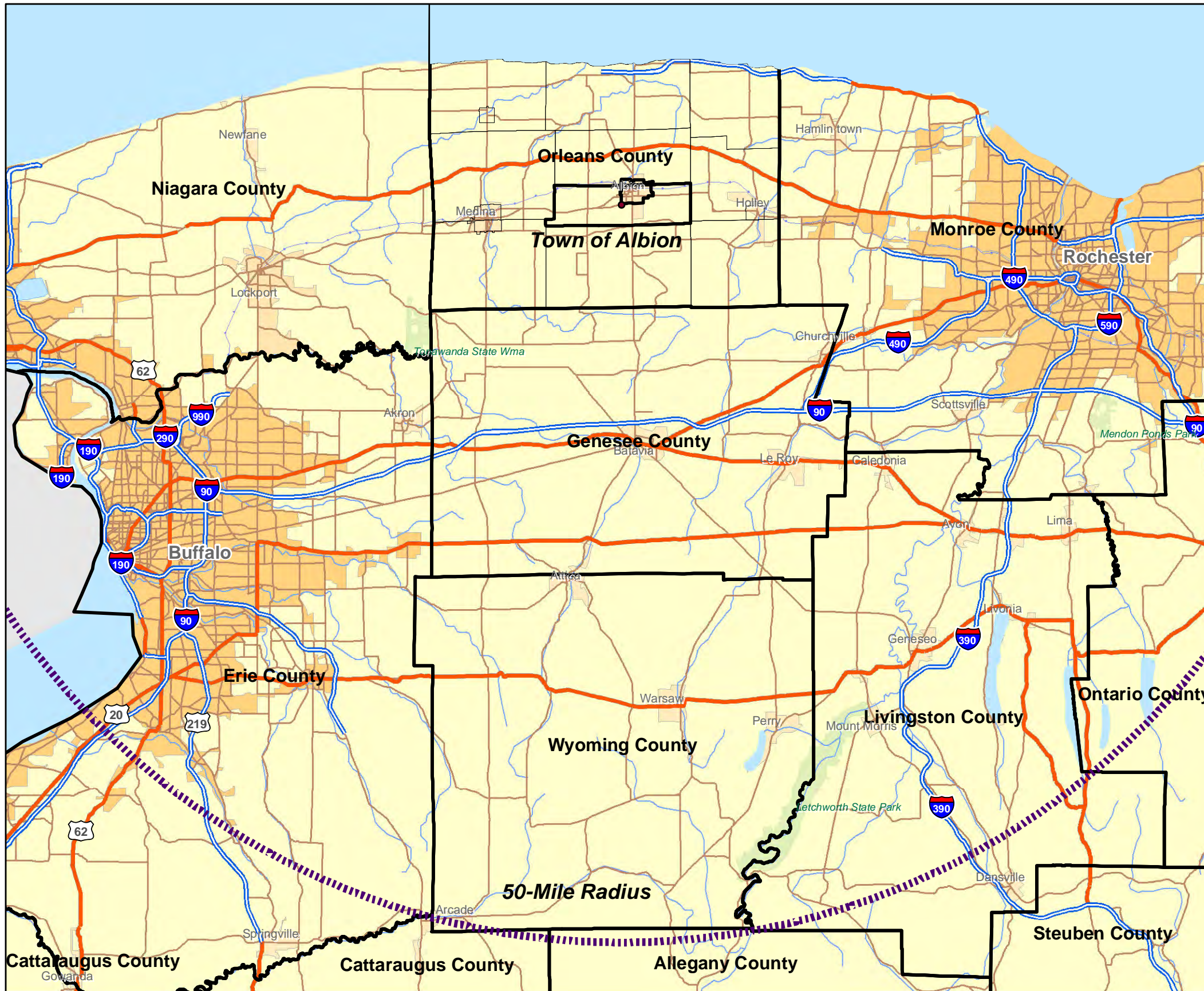
OTHER LAND USE RECOMMENDATIONS

1. Maintain the prohibition against landfills and other waste disposal facilities in the Town of Albion as stated in Chapter 87 of the Town Code.
2. Consider appropriate regulations to prevent or minimize potential impacts from gas drilling, including impacts on roads, water quality and community character.

1. Regional Setting
2. Existing Land Use by Tax Parcel - Village of Albion
3. Existing Land Use by Tax Parcel – Town of Albion
4. Future Land Use Map – Village of Albion
5. Future Land Use Map – Town of Albion
6. Recommended Zoning Changes – Village of Albion
7. Recommended Zoning Changes – Town of Albion

Town and Village of Albion
Comprehensive Plan Update

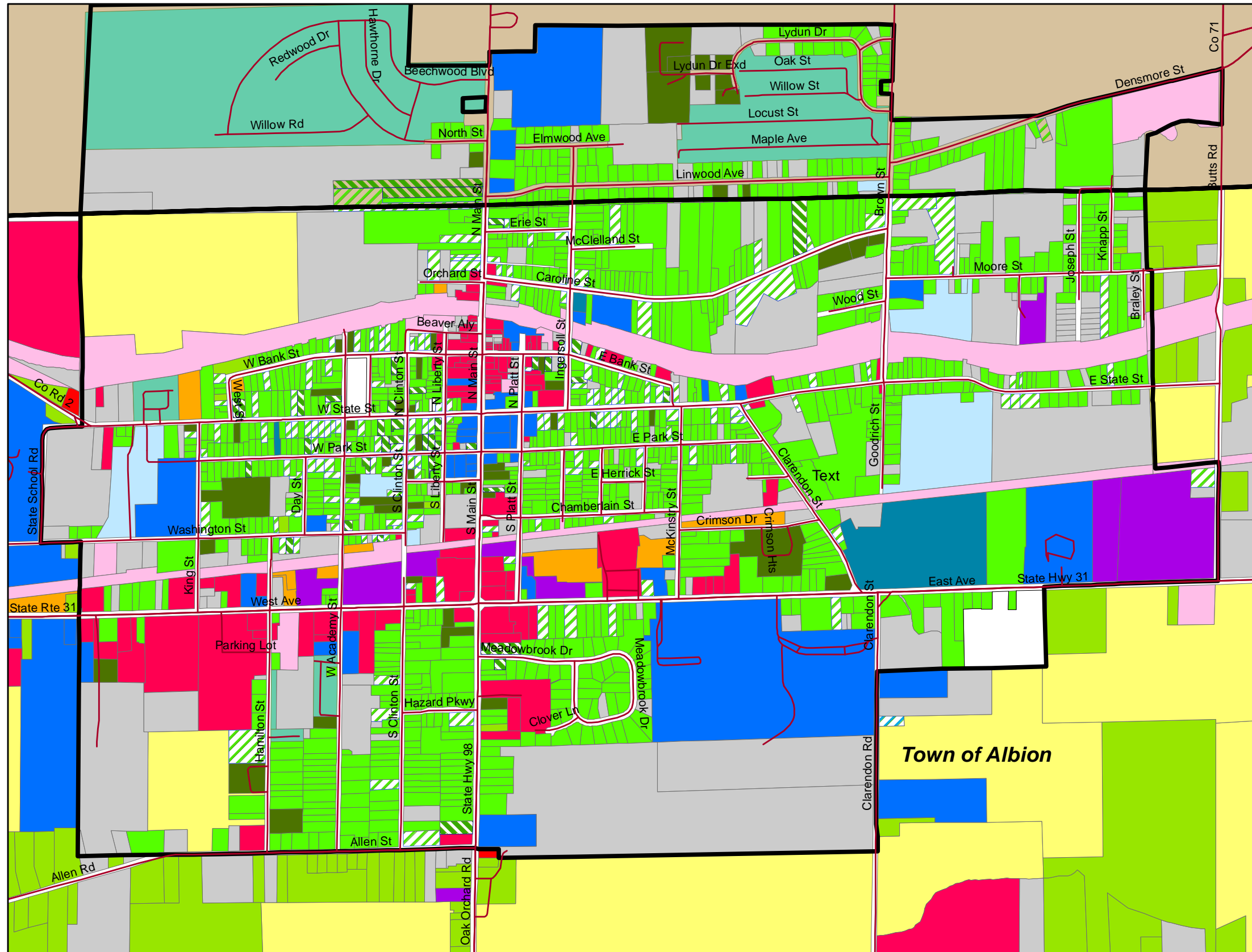
Regional Setting



Location within Orleans County

December 2012





Existing Land Use by Tax Parcel Village of Albion

Existing Land Use Assessor's Property Classification

- No data
- Agriculture
- Single Family Dwelling
- 2-Family Dwelling
- 3-Family Dwelling
- Multiple Dwellings
- Vacant
- Apartments
- Commercial
- Manufactured Home Park
- Storage/ Distribution
- Recreation
- Public/ Community Service
- Manufacturing
- Utilities/ Transportation
- Conservation

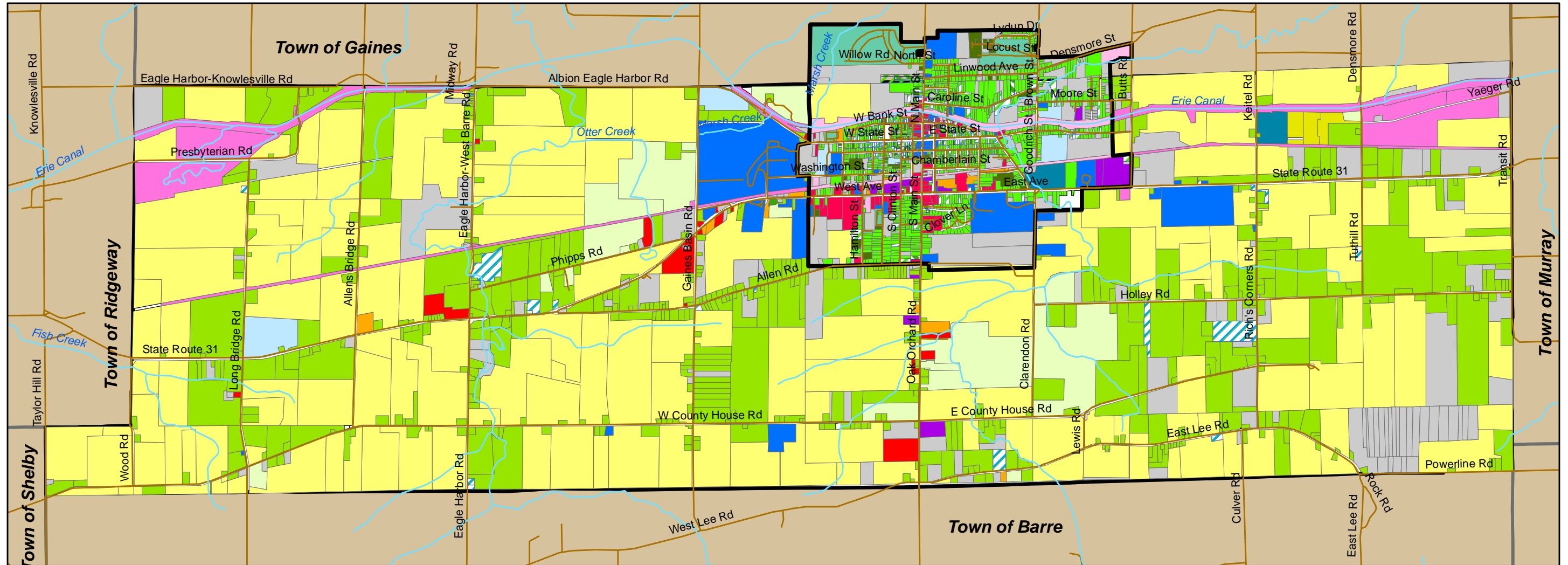
0 500 1,000 2,000
Feet



SOURCE: 2010 Property Tax records

Existing Land Use by Tax Parcel - Town of Albion

December 2012



Assessor's Property Classification

- | | | |
|--------------------|-----------------------|-------------------------------|
| No data | Seasonal Residence | Recreation |
| Agricultural | Multiple Residences | Government/ Community Service |
| Residential | Vacant | Manufacturing |
| 2-Family Residence | Apartments | Utilities/ Transportation |
| | Commercial | Conservation |
| | Storage/ Distribution | |



0 2,000 4,000 8,000 Feet

Future Land Use Village of Albion

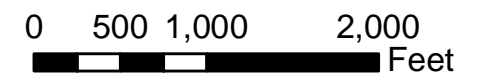
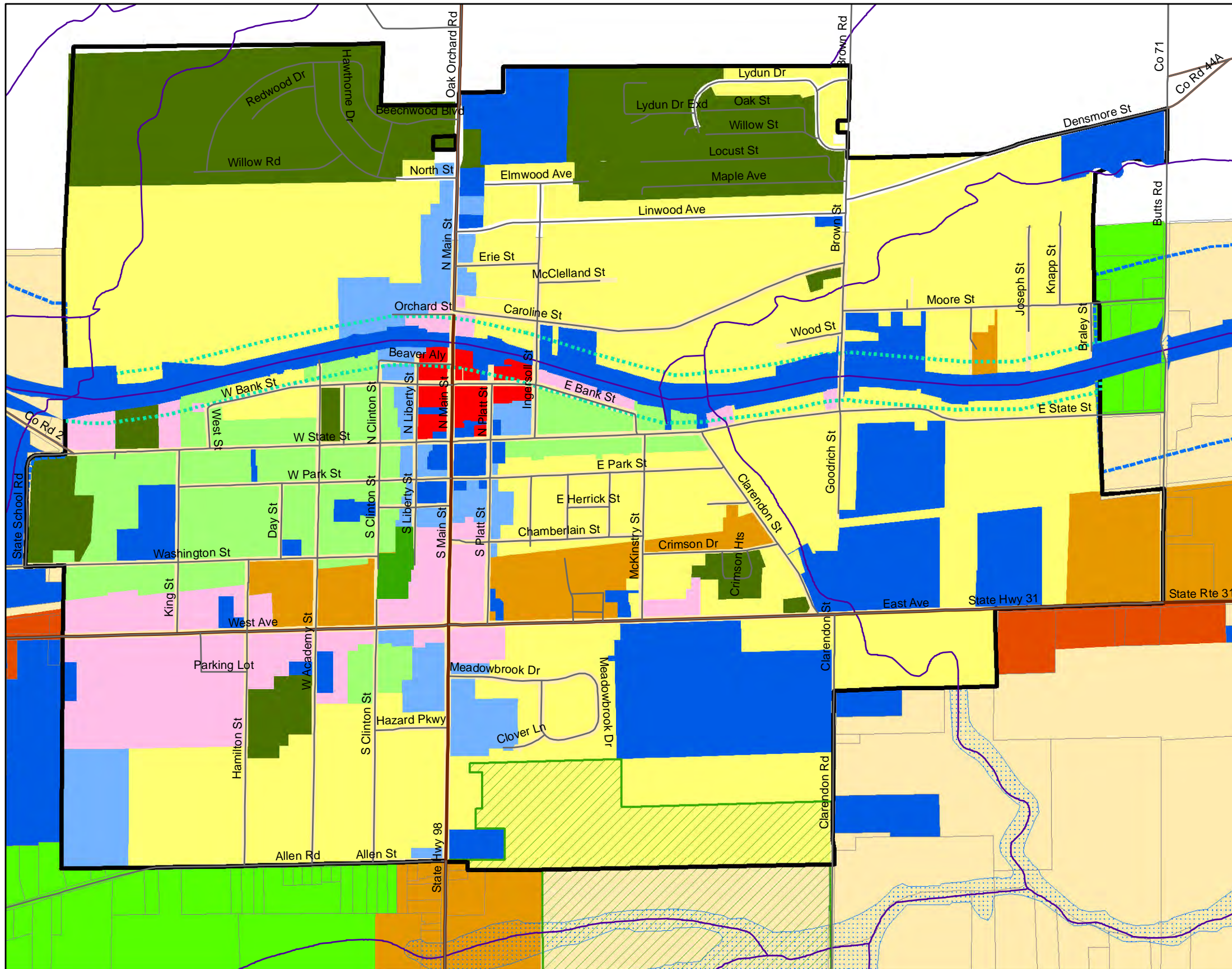
December 2012

Future Land Use Categories

- Residential: Single Family
- High Density Residential
- Residential: 1 - 2 Family
- Central Business District
- Residential/ Offices/ Limited Business
- General Commercial
- Light Industrial
- Public
- Future Planned Use

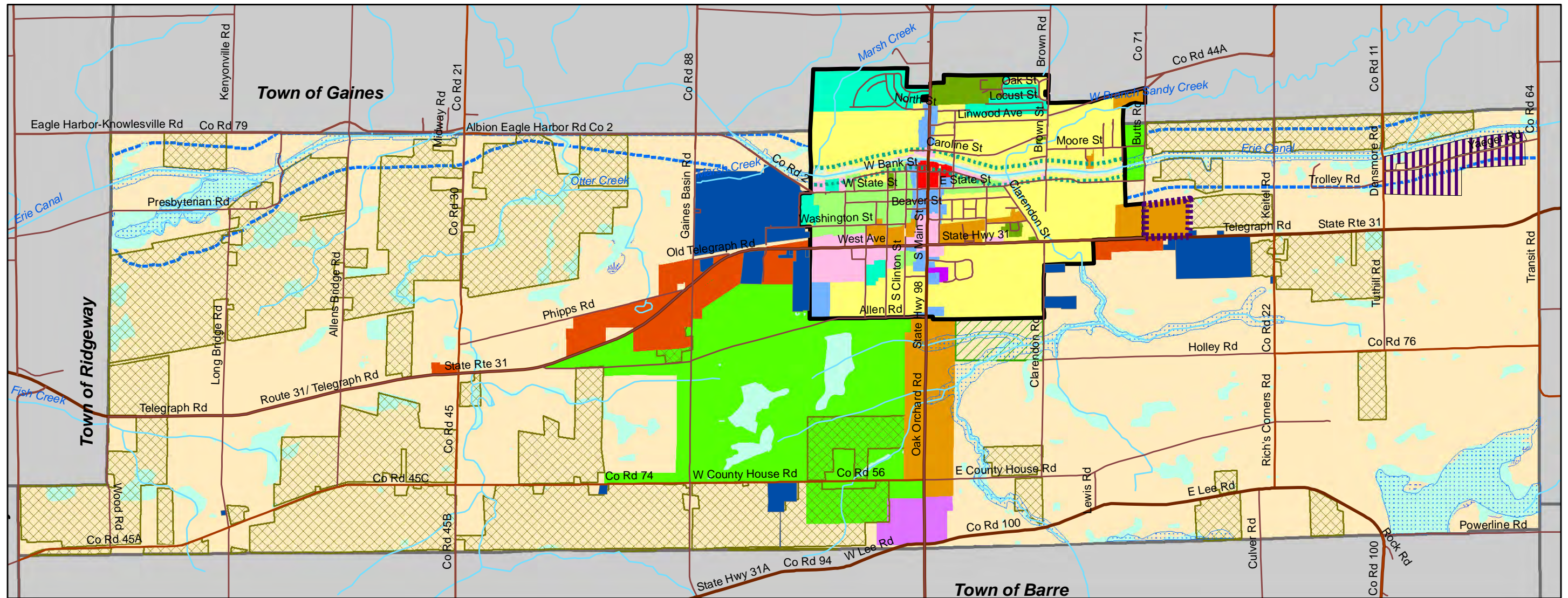
Conservation Overlays

- Canal Overlay
- Flood Hazard Zone
- NYS Wetlands



Future Land Use - Town of Albion

December 2012



Future Land Use Categories

- Agricultural-Residential
- Residential
- General Business
- Light Industrial
- Light Industrial/ Transitional
- Future Planned Use
- Planned Business Development
- Public Service

Conservation Overlays

- Flood Hazard Zone
- Agricultural Protection
- Federal Wetlands
- Canal Overlay
- NYS Wetlands

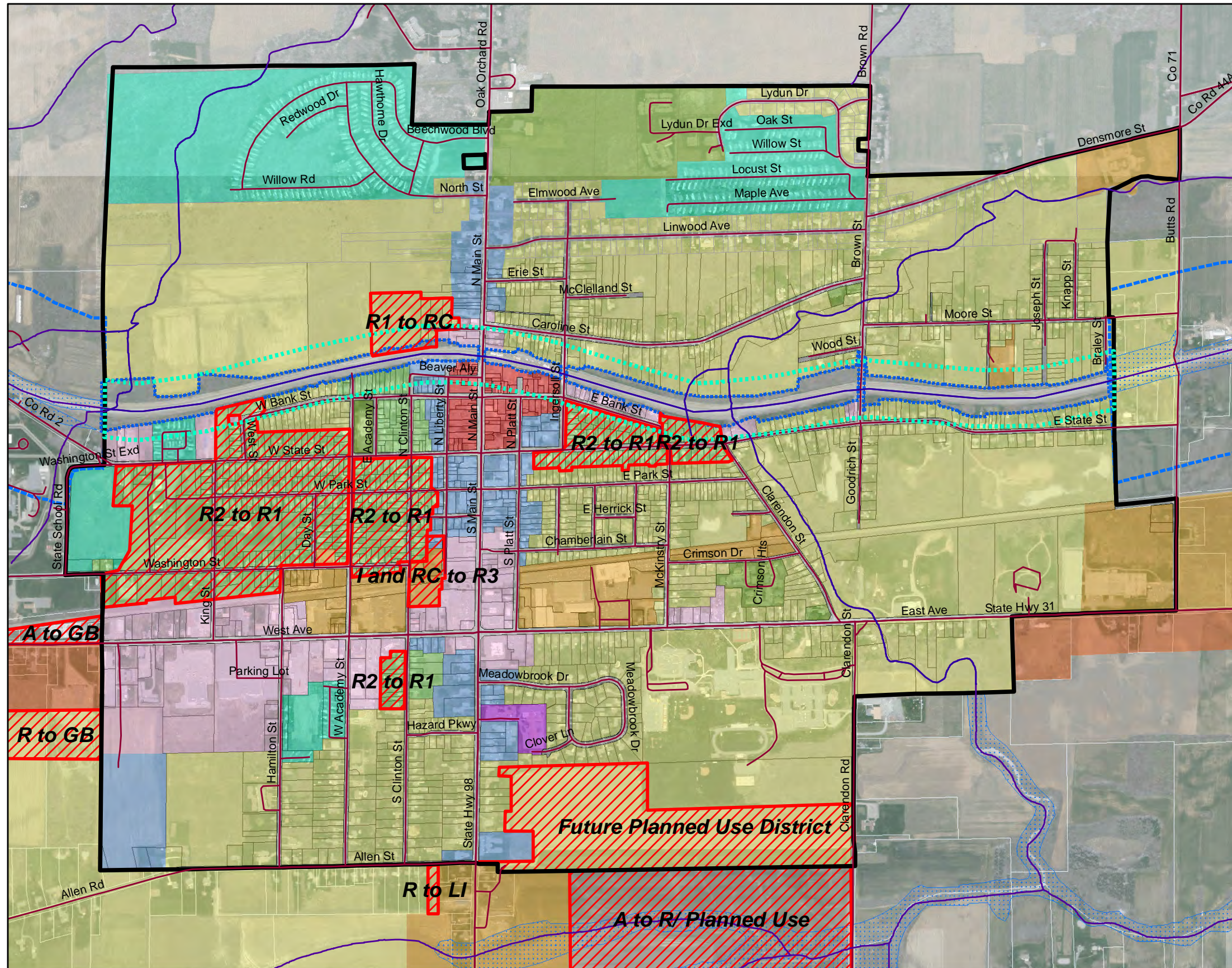
Development Constraints

- Former Landfill



Village Zoning Districts and Proposed Changes

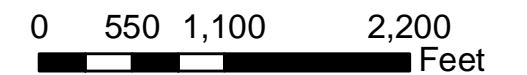
January 2013



Village Zoning Districts

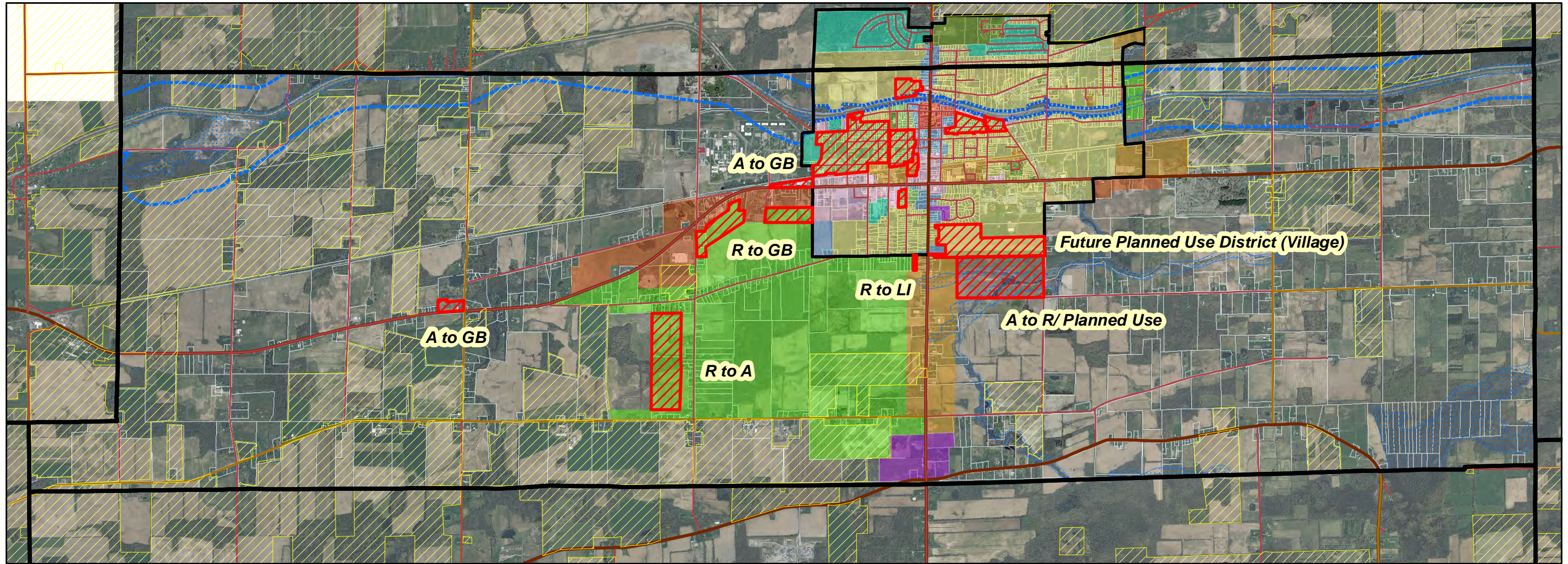
- Mobile Home Park
- R-C Residential, Offices, Limited Business
- R3 Multi-Family Residential
- R2 1 & 2 Family Residential
- R1 Single Family Residential
- PC Planned Commercial
- LI Light Industrial
- GC General Commercial
- CBD Central Business District

- Proposed New Canal Overlay - Village
- Village Boundary
- Potential Zoning Changes
- Existing Canal Overlay - Village
- Parcels















Recommended Changes to Town Zoning Districts

December 2012



Town Zoning Districts

-  CANAL OVERLAY
-  Flood Hazard Zone
-  General Business
-  Light Industrial
-  Planned Development
-  R1 Residential
-  Agricultural Residential
-  Potential Zoning Changes
-  Town Boundary
-  County Agricultural District
-  Village Boundary
-  Town Parcels



HOUSING AND RESIDENTIAL NEIGHBORHOODS



East Park Street, East State Street, Village of Albion

Allen Road, Town of Albion

GOALS

- Maintain and improve of the condition of housing stock and the quality of life in residential neighborhoods.

EXISTING CONDITIONS

POPULATION

According to the US Census, 5,938 people lived in households in the Village of Albion in 2010 and 1,792 in the Town of Albion outside of the Village. A total of 118 persons in the Village and 2,016 persons in the Town outside the Village resided in “group quarters,”¹ which include correctional institutions, nursing homes and group homes. Table 1 shows the total population including the population in group quarters.

The population living in households in the Village of Albion increased by 4.4% between 1990 and 2000 and by 1.6% between 2000 and 2010. The number of households (occupied housing units) in the Village increased by 1.4% between 1990 and 2000, and by 6.9% between 2000 and 2010.

In the Town outside the Village, the population living in households decreased by 5.7% between 1990 and 2000 and by 9.6% between 2000 and 2010. The number of households increased by 5.3% between 1990 and 2000, and by 12.3% between 2000 and 2010. The decline in population, combined with an increase in housing units, results from smaller family sizes and an increase in the number of people living alone.

Household and Family Type

According to the 2010 Census, 782 (31.1%) of the 2,512 households in the Village of Albion included children under age 18. Of these, 349 consisted of married couple families and 433 were single-parent families. A total of 495 households consisted of married couples without children and 879 households (35%) were occupied by one person. Of these, 380 consisted of a person age 65 or older. There were 142 households with other family arrangements and 169 households consisting of non-related persons living together.

¹ Persons in Group Quarters are classified as “institutional” or “non-institutional.” The Census defines the institutional population as people under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as “patients” or “inmates.” Non-institutional population includes all people who live in group quarters other than institutions, such as: college dormitories, rooming houses, religious group homes, communes, and halfway houses.

In the Town outside of the Village, 196 (28.2%) of the 695 total households included children under age 18. Of these, 141 consisted of married couple families and 55 were single-parent families. A total of 250 households consisted of married couples without children. A total of 153 households (35%) were occupied by one person; of these, 66 consisted of a person age 65 or older. There were 39 households with other family arrangements and 66 households consisting of non-related persons living together.

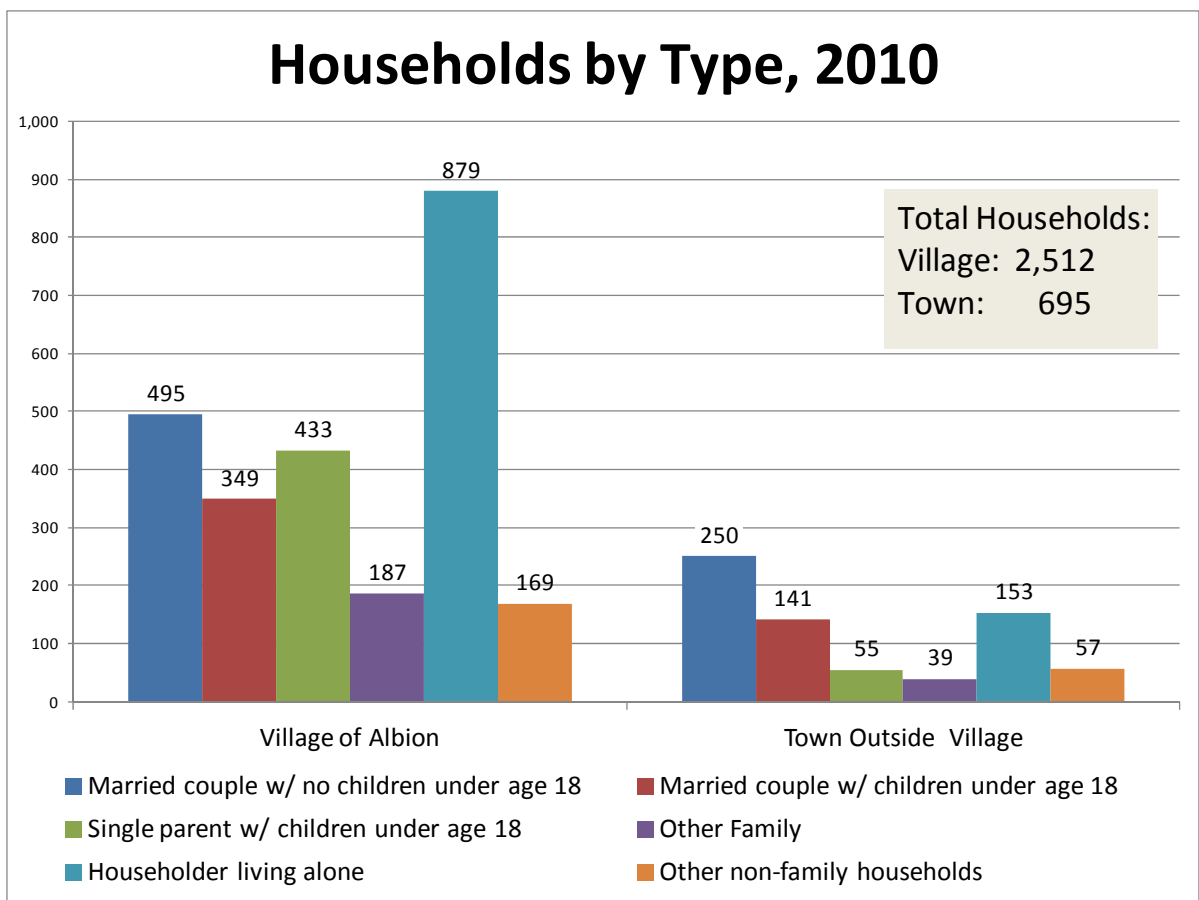


Figure 1. Households by Type

Source: U.S. Bureau of the Census

Table 2. Households by Family Type

**Household by Type
2010**

	Village of Albion (**)		Town Outside Village	
	#	%	#	%
Total Population in Households	5,938		1,792	
Total households	2,512		695	
Family Households	1,464	19.7%	485	69.8%
Married couple w/ no children under age 18	495	13.9%	250	36.0%
Married couple w/ children under age 18	349	4.8%	141	20.3%
Male householder w/ children under age 18	120	12.5%	15	2.2%
Female householder w/ children under age 18	313	7.4%	40	5.8%
Other Family	187	41.7%	39	5.6%
Nonfamily households	1,048	35.0%	210	30.2%
Householder living alone	879	15.1%	153	22.0%
Householder 65+ years	380	19.7%	66	9.5%
Other non-family households	155	13.9%	34	36.0%
Persons per household	2.4		2.6	

(**) Includes the portion of the Village in the Town of Gaines

SOURCE: 2010 Census of Population and Housing, STF 1A

Table 3. Population by Age

**Population by Age
2010**

Age	Village of Albion		Albion Town (outside Village)		Orleans County
	#	%	#	%	
Under 5	438	7.2%	90	2.4%	5.3%
5-17	1,097	18.1%	301	7.9%	16.9%
18-21	343	5.7%	215	5.6%	5.5%
22-34	1,031	17.0%	1,069	28.1%	14.9%
35-44	760	12.5%	689	18.1%	13.1%
45-54	889	14.7%	689	18.1%	17.0%
55-64	644	10.6%	334	8.8%	12.8%
65+	854	14.1%	421	11.1%	14.4%
Total	6,056	100.0%	3,808	100.0%	100.0%

Source: U.S. Bureau of the Census

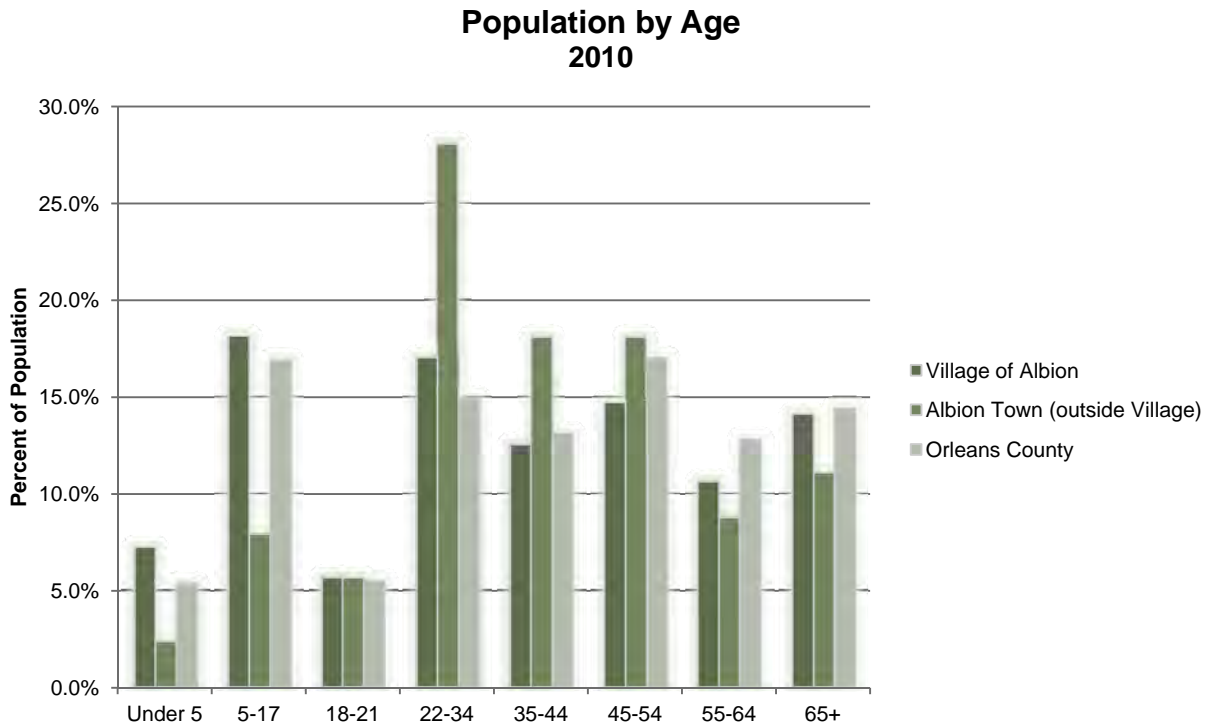


Figure 2. Population by Age, 2010

Source: U.S. Bureau of the Census

HOUSING OWNERSHIP

Based on the 2010 Census, 58% of all housing units in the Village of Albion are owner-occupied and 38% are rented.

Table 4. Housing by Tenure, 2010

Housing by Tenure 2010

Tenure	Village of Albion		Town outside Village		Orleans County
	#	%	#	%	
Owner occupied	1,439	61.8%	589	84.4%	77.6%
Renter occupied	265	38.2%	106	15.6%	22.4%
Total	2,512		695		

SOURCE: 2010 Census, SF1

AGE OF HOUSING

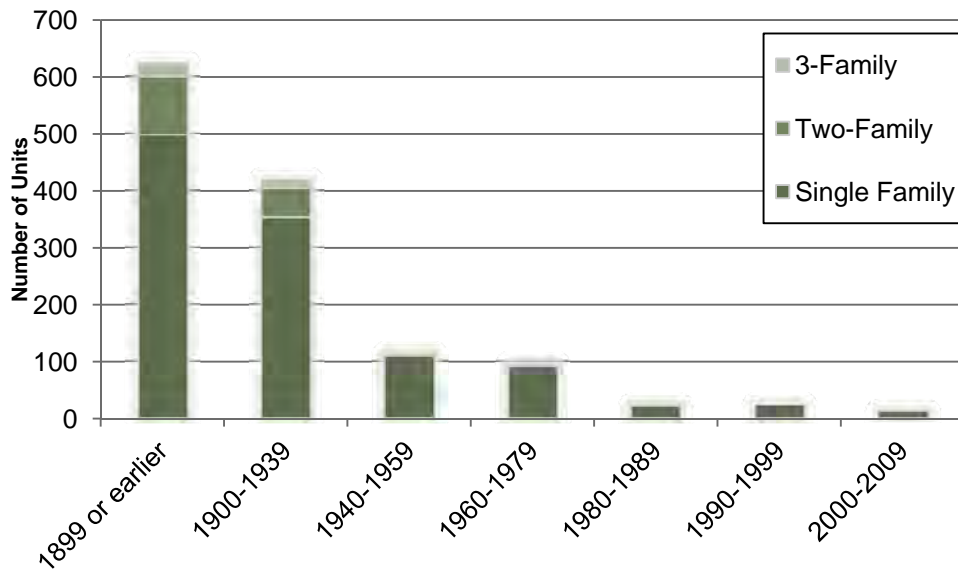
Most of the housing in the Village of Albion was constructed in the 1800s or early 1900s.

Table 5. Age of Housing, Village of Albion

Age of Housing, Village of Albion

Year Built	Single Family	Two-Family	Three-Family
1899 or earlier	498	103	23
1900-1939	353	52	14
1940-1959	110	2	1
1960-1979	92	4	
1980-1989	21	2	
1990-1999	24	0	
2000-2009	12	0	
Total	1110	163	38

**Year Residential Structures Built
Village of Albion**



Source: U.S. Bureau of the Census

Figure 3. Year Residential Structure Built, Village of Albion

In the Town of Albion outside the Village, approximately 30% of all residential structures were constructed during the 1800s and 28% were constructed during the 1960s and 1970s. (See Table 5.)

Table 6. Age of Housing, Town of Albion (outside Village)

Year Built	#	% of total
1899 or earlier	185	29.9%
1900-1939	80	12.9%
1940-1959	30	4.8%
1960-1979	172	27.8%
1980-1989	47	7.6%
1990-1999	68	11.0%
2000-2009	37	6.0%
Total	619	100.0%

SOURCE: Tax parcel records

Year Residential Structures Built Town of Albion (outside Village)

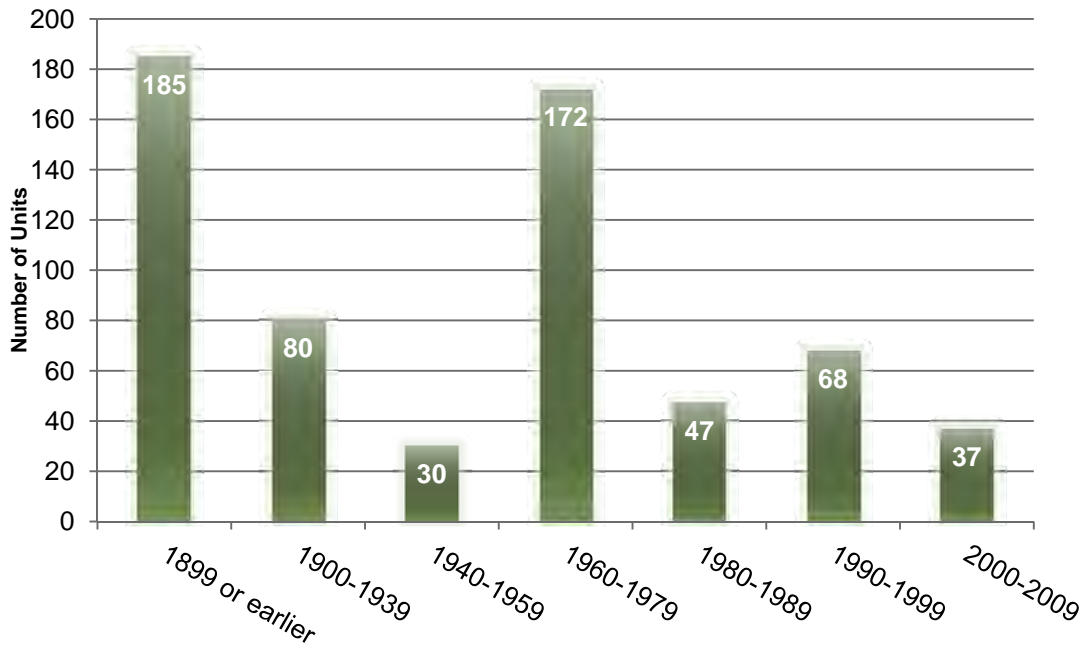


Figure 4. Age of Housing, Town of Albion (outside Village)

Source: U.S. Bureau of the Census

EXISTING PLANS, PROGRAMS AND REGULATIONS

TAX INCENTIVES FOR REHABILITATION

The Village of Albion offers tax exemptions to encourage renovation and rehabilitation. These tax exemptions are established by New York State and may be offered by municipalities by resolution following a public hearing. The exemption authorized by Section 421-F of NYS Real Property Law provides for exemptions to property taxes for the increased property value resulting from capital improvements to residential buildings. The exemption applies for eight years following the increased assessment. The exemption from increase in assessed valuation is 100% in year one, 87.5% in year two, and so on, down to 12.5% in year eight. Exemption is limited to maximum of \$80k of increased value. The property owner must apply for this exemption each year by submitting a completed form to the Assessor.

The Village of Albion has also adopted the property tax exemptions authorized by Section 444-a (Historic Property) and Section 485-a (Conversion From Non-Residential to Mixed Use).

EMERGENCY HOME REPAIR PROGRAM

Orleans County Community Action administers the RESTORE program: Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) for eligible households in Orleans County. RESTORE funds may be used to pay for the cost of emergency repairs to eliminate hazardous conditions in homes owned by the elderly when the homeowners cannot afford to make the repairs in a timely fashion. To be eligible for assistance, homeowners must be 60 years of age or older and have a household income that does not exceed 80 percent of the area median income.

Work undertaken cannot exceed \$7,500 per building. Funds must be used for low-income elderly owner households in one- to four-unit owner-occupied dwellings. For more information contact OCAC at (585)-589-5605.

REVOLVING LOAN FUND

PathStone, Inc. administers a Revolving Loan Fund which provides low interest loans to eligible homeowners to improve housing conditions and energy efficiency. Borrowers must have incomes no greater than the median for the Rochester area. The minimum loan amount is \$1,000 and the maximum is \$15,000. Lien recorded on loans over \$3,000. Priorities for repairs include energy conservation improvements and environmental modifications and/or access for disabled.

ORLEANS COUNTY ACQUISITION, REHAB, RESALE PROGRAM

PathStone, Inc. purchases dilapidated homes, rehabilitates them and sells them to first-time home buyers in Orleans County who have incomes at or below 80% of the area median income. This service is intended to improve existing housing conditions and housing values by eliminating health/safety hazards and removing barriers to accessibility.

WEATHERIZATION ASSISTANCE

The Orleans County Community Action (OCAC) administers a Weatherization Assistance Program for eligible homeowners and renters who have low or moderate incomes. Owners of rental property that qualifies for assistance are required to invest a minimum of 25% of the project cost.

The program includes a free energy audit, which includes testing the furnace, space heaters, stoves, hot water heaters and other fuel-burning appliances in the residence for efficiency, drafting, and carbon-monoxide problems. Insulation in the attic and sidewalls of the home is a high priority of the program. Other measures include air sealing, weather-strip kits, door sweeps, carbon monoxide alarms and smoke alarms.

For more information contact OCAC at 585-589-5605.

HOMEOWNERSHIP EDUCATION AND COUNSELING SERVICES

PathStone, Inc. provides individuals and families in Orleans County with education and counseling regarding various aspects of buying and owning a home. Services include Financial Education, Foreclosure Intervention counseling, and education about the home buying process, wealth and asset building.

ISSUES AND OPPORTUNITIES

NEIGHBORHOOD AND COMMUNITY ORGANIZING

Groups of neighbors in the Village have organized into formal and informal organizations to carry out improvement projects, sponsor social activities and communicate with Village departments. These include Neighborhood Watch programs organized by the Police Department as well as groups of volunteers to carry out landscaping or other beautification projects. Such organizations help to build a sense of community among residents in their neighborhoods.

CONDITION OF HOUSING STOCK

The overall condition of housing in Albion is generally good, although houses in need of rehabilitation may be found on virtually every street in the Village and in scattered locations in the Town.

Most of the houses in the Village are more than 100 years old and require ongoing maintenance. Some residents do not have the financial means to make necessary repairs and some houses have deteriorated.

Based on a windshield survey conducted in 2011 by Village staff and its grants consultant, housing conditions that need to be addressed include:

- Deteriorated roofing or leaking roofs;
- Structural deficiencies, such as damaged foundations or cracked floor joists or support beams;
- Inoperable or inefficient heating systems;
- Electrical or plumbing systems that do not meet current building code requirements;
- Unsound or unsafe steps, stairs or porches;
- Chipped or peeling paint that may create a lead based paint hazard for residents; and
- Other deteriorated building systems and components that adversely impact on the quality of life for the occupants.



In order to encourage property owners to maintain and improve their houses, Village staff regularly makes referrals to housing agencies in the County that provide assistance for housing rehabilitation activities, including PathStone, Inc., Community Action of Orleans/Genesee Counties, Rural Development and NYSERDA.. However, the number of homeowners who may be assisted through these agencies each year is limited. In addition, the recent recession and overall tightening of lending standards have made it

more difficult for property owners, particularly low and moderate income homeowners, to finance essential home improvements.

PROPERTY MAINTENANCE AND CODE ENFORCEMENT

Enforcement of property maintenance, zoning and other codes is an ongoing activity of the Village and Town Code Enforcement Officers. Often, successful enforcement requires a combination of legal mechanisms and diplomacy. Cooperation among the Town and Village of Albion and other municipalities has improved the consistency of regulations and enforcement procedures.

Although neighbors may become frustrated with the length of time it takes to resolve certain issues, these time frames are legally required. For example, when a building is damaged by fire, it remains an eyesore while an insurance claim is pending. Local governments may cut grass, remove trash or correct other violations at a private property only after it has issued two notices of violation to the owner or occupant.

VACANT RESIDENTIAL STRUCTURES

Some residential structures have deteriorated to the point that the cost to conform to building code would exceed the value of the renovated property. As a result, certain houses remain vacant and/ or abandoned. Houses purchased through Orleans County tax foreclosure sales sometimes result in the house acquired by a person who is not aware of the extent of renovation required or does not have the funds to carry out the necessary upgrades. As a result, some properties are foreclosed multiple times.

DIVERSITY OF HOUSING TYPES

A variety of housing types suitable for a range of household types and income levels is available in the Town and Village of Albion. In the Village, these include neighborhoods of single family residences, manufactured home parks, and apartment buildings (for both general occupancy and dedicated to senior citizens). Both rental and owner-occupied housing is available.

Over the past several years, the number of vacant units has been reduced, which has led to increased competition among landlords for tenants as well as improved quality of rental housing.

RURAL CHARACTER

Residential development along roadsides may reduce the rural, open space character of the community. This can occur when lots are relatively narrow. An increase of the number of curb cuts on roadways due to residential development reduces the ability of major roads to carry through traffic.

TOOLS AND TECHNIQUES

POTENTIAL GRANT FUNDING

NYS Office for Community Renewal CDBG housing rehabilitation funds.

A maximum of approximately \$400,000 can be obtained in any given grant program year that can be used to rehabilitate low/moderate-income, substandard homes within the Town or Village of Albion to a safe, standard living condition.

USDA Rural Development Housing and Community Facilities Programs.

This is a very low-income housing repair program that provides loans and grants to very low-income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards. Loans of up to \$20,000 and grants of up to \$7,500 are available.

RECOMMENDED ACTIONS

Town and Village

1. Obtain grant funding to assist owners of housing to remedy code violations, make necessary repairs and bring homes to a standard condition.
2. Encourage energy saving mechanisms in new or rehabilitated housing units to help offset high costs of energy and degradation of the natural environment.
3. Work with Orleans County, Pathstone, Orleans Community Action and other entities to disseminate information to homeowners about programs that provide financial assistance to homeowners for housing rehabilitation.
4. Adopt land use strategies to manage the location and design of new housing and future development.
5. Continue to enforce existing zoning and property maintenance regulations.

Village

6. Encourage landlords and Village residents to communicate with Village police regarding concerns and potential issues.
7. Continue to cultivate and support Neighborhood Watch groups.
8. Encourage neighborhood organizations to carry out beautification and other activities to promote a sense of pride in Village neighborhoods.

9. Provide incentives for the de-conversion of 2- and 3-family dwellings into single family residences.
10. Work with the Orleans County Treasurer to improve the process for foreclosing properties. Encourage Orleans County to conduct an inspection prior to the sale and to provide information to potential buyers about the cost of rehabilitation in order to avoid serial foreclosure sales on the same property.
11. Work with Orleans County Department of Social Services to ensure that Section 8 housing is properly maintained and to provide information to renters about their responsibilities.
12. Obtain funding to support demolition of structures that cannot be economically rehabilitated.

Town

13. Designate areas for new residential development in locations that do not conflict with agriculture.

ECONOMIC DEVELOPMENT



GOALS

- Redevelop Downtown Albion through building renovations, streetscape improvements, regulatory modifications and business attraction;
- Focus economic development attraction and retention on targeted industries;
- Identify and pursue opportunities for additional industrial development in the Town outside the Village;
- Construct strategic infrastructure improvements to promote business development; and
- Establish programs for underutilized sites.

EXISTING CONDITIONS

DEMOGRAPHIC AND ECONOMIC CONDITONS

Demographic and economic conditions are key factors that influence economic development. Population, employment, tourism trends and business establishment data provide reveal trends in the local economy and many businesses utilize the data when making investment or reinvestment decisions.

As shown in Table 7, population in the Albion area has remained relatively stable over the last two decades. Unlike most upstate Villages where population continues to decline, the Village of Albion's population has grown by almost 200 people since 1990, albeit at a slow pace.

The Town of Albion's population, on the other hand, has varied over the last two decades. Between 1990 and 2000 the Town's population increased by 15 percent. During the following decade the Town's population decreased by 10 percent. The erratic population figures may be attributed to the Orleans Correctional Facility.

However, overall the "market area" for the Town and Village of Albion, including the downtown business district, is Orleans County. Orleans County also experienced population growth (5.6%) between 1990 and 2000 followed by a population decline (-2.9%) between 2000 and 2010.

Table 7. Albion Area Population, 1990-2010

Area	Population (Year)			Change 1990-2000		Change 2000-2010	
	1990	2000	2010	Number	Percent	Number	Percent
Village of Albion	5,863	5,992	6,056	129	2.2%	64	1.1%
Town of Albion (Incl. Village)	8,178	9,409	8,468	1,231	15.1%	(941)	-10.0%
Orleans County	41,846	44,171	42,883	2,325	5.6%	(1,288)	-2.9%
Rochester MSA	1,002,410	1,098,201	1,054,323	95,791	9.6%	(43,878)	-4.0%
New York State	17,990,455	18,976,457	19,378,102	986,002	5.5%	401,645	2.1%

Source: U.S. Bureau of the Census

Employment in the Orleans County market has improved recently. Between 1998 and 2008 Orleans County employers hired an additional 1,461 employees as exhibited in Table 8.

The table reflects the significant growth in Finance and Insurance jobs provided by the JP Morgan Chase banking call center and Claims Recovery Financial Services (CRFS) in the Village. Based on Census data, 780 jobs were added in the Finance and Insurance industry sector in Orleans between 1998 and 2008, accounting for more than half the job growth in Orleans County.

Table 8. Orleans County Establishment Employment, 1998-2008

Industry	Year		Change	
	1998	2008	Number	Percent
Manufacturing	1807	2179	372	20.6%
Health Care and Social Assistance	1388	1497	109	7.9%
Retail Trade	1334	1231	-103	-7.7%
Finance & Insurance	251	1031	780	310.8%
Accommodation & Food Services	583	606	23	3.9%
Other Services	275	349	74	26.9%
Wholesale Trade	171	313	142	83.0%
Construction	189	232	43	22.8%
Professional, Scientific and Technical	75	176	101	134.7%
Transportation and Warehousing	225	166	-59	-26.2%
Information	124	109	-15	-12.1%
Arts, Entertainment & Recreation	83	77	-6	-7.2%
Total	6505	7966	1461	22.5%

Source: U.S. Bureau of the Census, County Business Patterns

The most encouraging figure in the jobs data is the increase in manufacturing employment. Orleans County is an exception in Upstate New York as 372 manufacturing jobs were added in the County between 1998 and 2008, an increase of more than 20 percent.

As a result of the job gains in those industries, the distribution of jobs among industries has changed in Orleans County. In 1998 Finance and Insurance jobs accounted for only four percent of jobs in Orleans County. Over a ten year period Finance and Insurance jobs increased to more than 11 percent of jobs in the County.

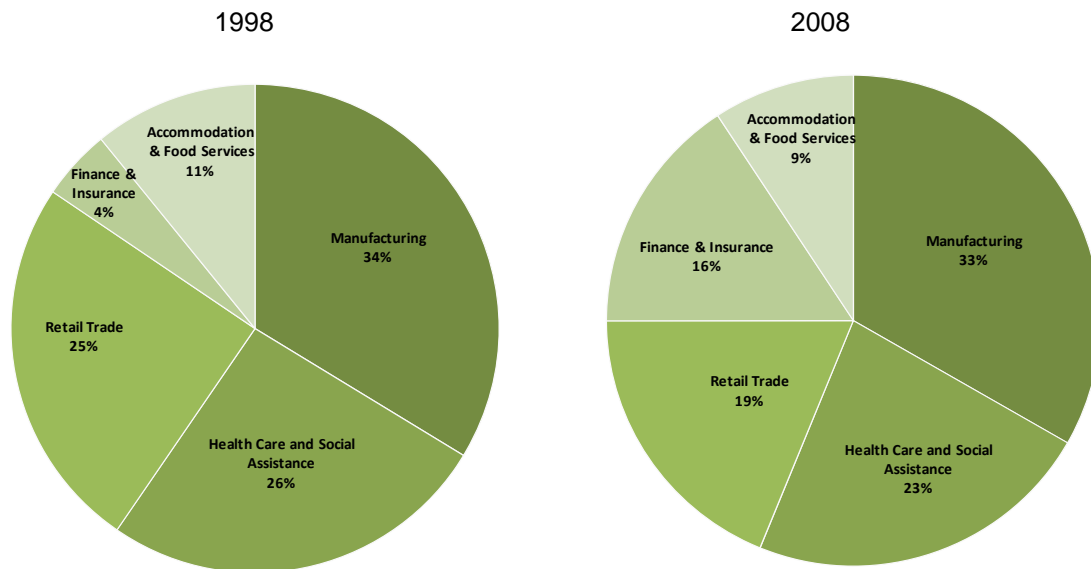


Figure 5. Major Employment Sector Distribution, Orleans County, 1998 and

Source: U.S. Bureau of the Census

The dominant employment providers in the County continue to be manufacturing, health care and retail. Together, the three industries currently provide 75 percent of the jobs in Orleans County.

Future employment opportunities in the County will likely be dependent on overall regional employment trends. Based on projections from the New York State Department of Labor, job opportunities in professional jobs will increase significantly between 2006 and 2016 as shown in Figure 6. That aligns with Albion’s significant recent employment growth attributed to JP Morgan Chase and CRFS. The current and projected trends also indicate an anticipated need for additional office space and sites to accommodate professional jobs.

Projected Employment Changes, Finger Lakes Region 2006-2016

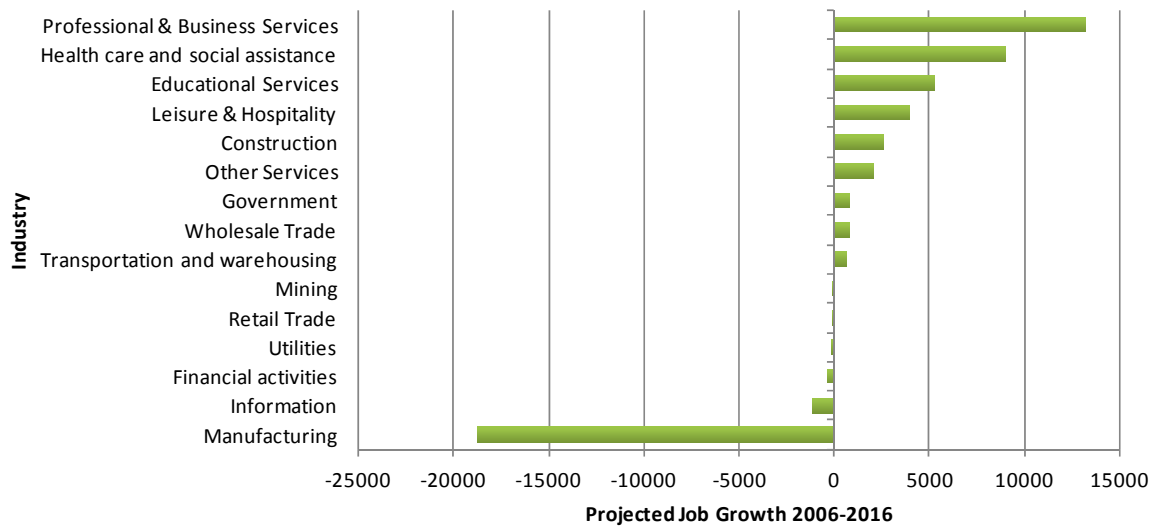


Figure 6. Projected Employment Changes, Finger Lakes Region, 2006-2016

Source: NYS Department of Labor

A relevant economic indicator in Orleans County is tourism data as the Village is located on the Erie Canal and the County is situated on miles of Lake Ontario waterfront. Tourist related activity is particularly important in Downtown Albion because tourists generally spend money on uses the Albion Main Street Association would like to attract in the downtown area – retail, restaurants and accommodation.

Unfortunately, according to tourism employment data provided by the New York State Department of Labor, Orleans County’s tourism activity is limited. Among all 13 counties within the Finger Lakes region, Orleans County had the lowest number of jobs and lowest wages generated in tourist related industries (accommodations, restaurants, cultural/recreational, etc.). Orleans County also had the lowest location quotient among all the counties which compares the share of Orleans County’s tourism employment within the region to the share of tourism employment within the United States. Tourism employment data is shown in Table 9.

Table 9. Tourism Employment Data, Finger Lakes Region, 2008

County	Jobs	Wages (\$ millions)	Average Wage	Location Quotient
Genesee	1650	27.8	\$16,900	1.43
Chautauqua	2640	42.8	\$16,200	1.04
Yates	290	5.6	\$19,500	0.94
Niagara	5500	131.6	\$23,900	0.94
Ontario	2120	38.4	\$18,100	0.92
Cattaraugus	2090	44.5	\$21,200	0.84
Livingston	580	8.6	\$14,900	0.79
Seneca	350	6.1	\$17,700	0.74
Allegany	380	4.6	\$12,000	0.71
Erie	15140	333.9	\$22,000	0.69
Wyoming	470	9.7	\$20,500	0.52
Wayne	600	9.3	\$15,500	0.5
Orleans	210	2.5	\$11,600	0.45

Source: NYS Dept. of Labor

One way to evaluate what type of service, retail or professional industries to attract to the Town and Village of Albion is to assess the industry or business establishment “mix” of Albion compared to other communities of similar size, character and location (rural) within Upstate New York. The current business mix of Albion (Figure 7) when compared to the business mix of other similar communities indicates that it may have unmet demand for retail trade, professional jobs, health care services, accommodation and food services.

Business Mix Comparison By Zip Code Number of Establishments

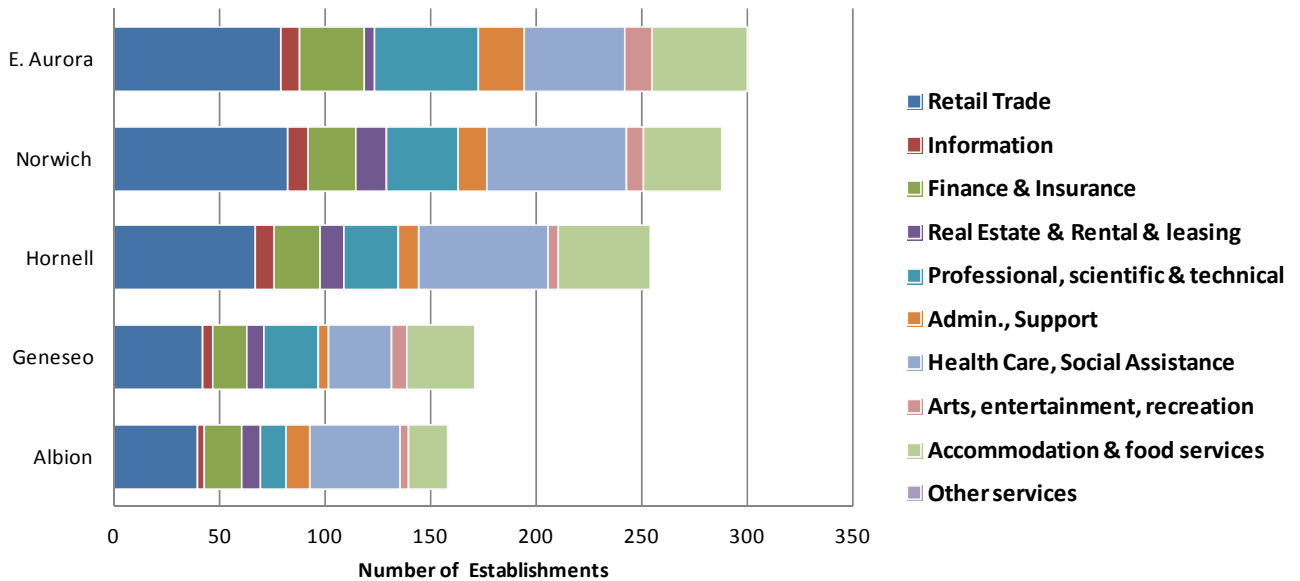


Figure 7. Zip Code Business Mix Comparison, 2008

Source: U.S. Bureau of the Census

INDUSTRY CLUSTER ANALYSIS

When the major industry categories are broken into a three digit industrial classification category (NAICS) then a more detailed picture emerges of the strength of specific industries. Figures 8, 9 and 10 detail these specific industries.

Figures 8 and 9 show industries that either have a high or low employment share within Orleans County. This is based on the location quotient for each industry which measures the industry employment share in the County relative to similar industry employment shares in the United States for the same industry. Those industries with a high location quotient not only have a high relative employment share, but they are exporting goods outside Orleans County and also have a competitive advantage in the industry because they are in Orleans County.

**Industries with a High Employment Share
Orleans County - 2008**

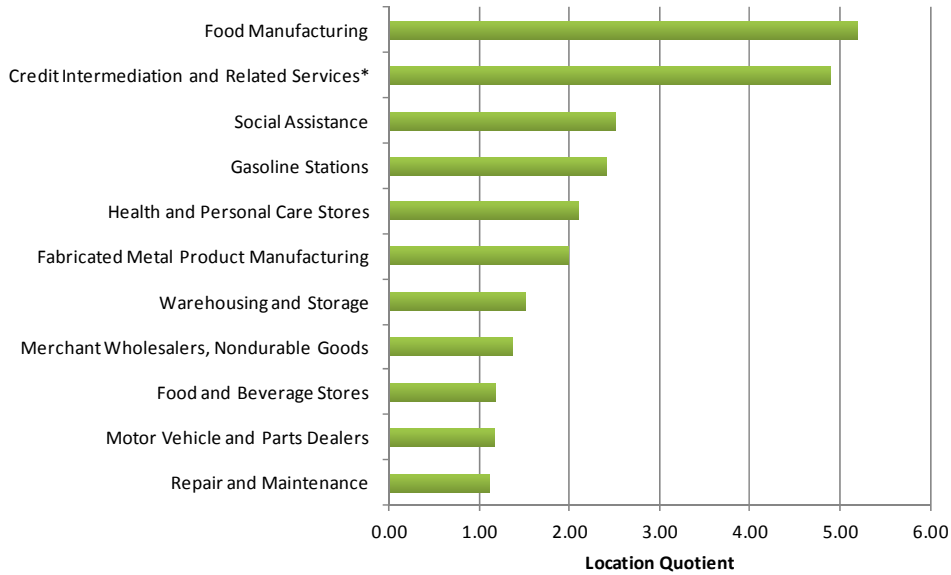


Figure 8. Orleans County Industries with a High Employment Share, 2008

Source: U.S. Bureau of the Census; SI Brown Associates

Note: * asterisk indicates the figure is based on estimated employment

**Industries with a Low Employment Share
Orleans County- 2008**



Figure 9. Orleans County Industries with a Low Employment Share, 2008

Source: U.S. Bureau of the Census; SI Brown Associates

Figures 10 and 11 measure industrial employment strength in a different manner. These figures show how much of the employment change in the industry is attributable to national, industry wide and regional growth factors. For instance some industries such as contracting are usually related to or dependent on how well the national economy is doing. Other industries, such as fabricated metal processing, are growing because they have a competitive advantage (location, labor skills, materials, etc.) in Orleans County. Figure 10 displays those industries that have a high regional growth rate (some may be losing employment, but that is due to national and/or industry wide factors). Figure 11 shows the opposite – those industries that are not growing regionally.

Putting the two factors together – current employment share and changes in employment share – a “menu” of potential companies to select for attraction, retention or expansion emerges. Similarly, a list of those industries that need significant efforts to re-establish or grow are listed as limited prospects. Table 2 provides that list and is divided into:

- Current Strengths – those industries that currently have a large employment shares (relative to the U.S.) and also have strong regional growth.
- Emerging Strengths – those industries that currently have a relatively low employment share but have shown strong regional growth.
- Retention Targets – industries with large employment shares that are starting to lose their regional share of employment.
- Limited Prospects – industries that have both a small employment share and are not growing significantly at the regional level.

Please note, in using these tables:

- The data is limited to current data and show current strengths and weaknesses. Figure 6 provides projected growth in the major employment sectors in the Finger Lakes region.
- The figures are intended to provide information on employment in Orleans County. Albion officials could “choose” which industries to focus on for economic development actions and incentives.

Industries Gaining Regional Employment Share Orleans County - 1998-2008

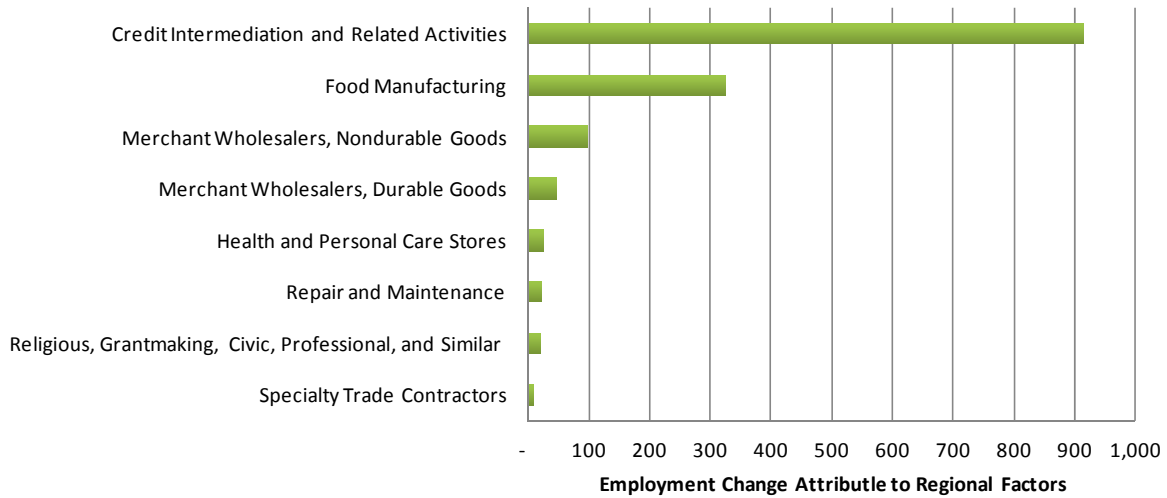


Figure 10. Orleans County Industries Gaining Regional Employment Share, 1998-2008

Source: U.S. Bureau of the Census; SI Brown Associates

Industries Losing Regional Employment Share Orleans County - 1998-2008

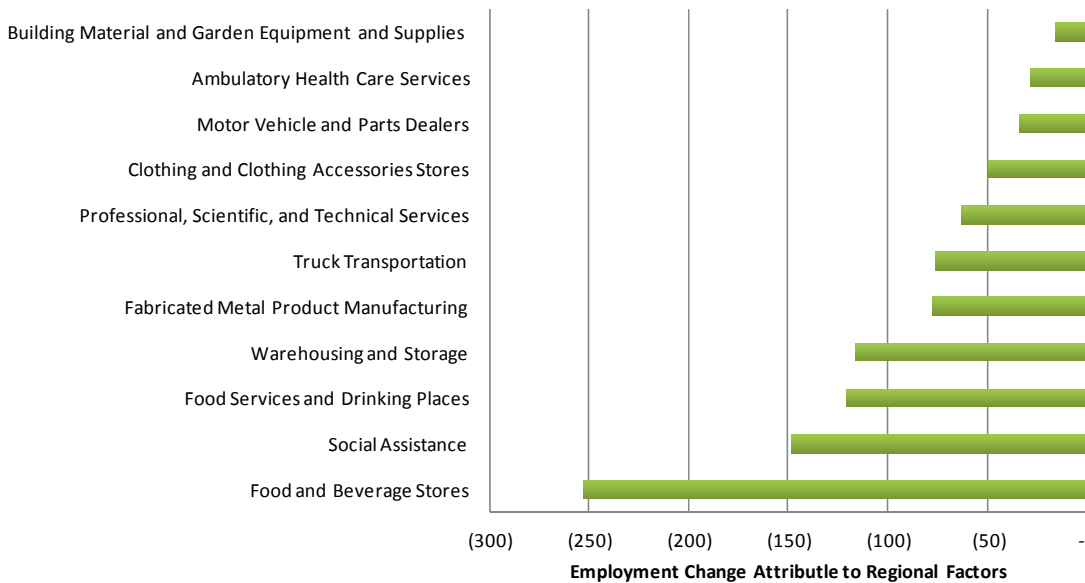


Figure 11. Orleans County Industries Losing Regional Employment Share, 1998-2008

Source: U.S. Bureau of the Census; SI Brown Associates

Table 10. Economic Clusters in Orleans County, 2008

Current Strengths
Credit intermediation and Related Activities
Food Manufacturing
Merchant Wholesalers, Non-Durable Goods
Health and Personal Care Stores
Repair and Maintenance
Emerging Strengths
Merchant Wholesalers, Durable Goods
Specialty Trade Contractors
Retention Targets
Social Assistance
Gasoline Stations
Fabricated Metal Processing
Food and Beverage Stores
Motor Vehicle Parts and Dealers
Warehousing and Storage
Truck Transportation
Limited Prospects
Ambulatory Health Care
Food Services and Drinking Places
Non Store retailers
Misc. Store Retailers
Professional, Scientific and Technical Svcs.

Source: U.S. Bureau of the Census; SI Brown Associates

EXISTING PLANS, PROGRAMS AND REGULATIONS

ECONOMIC DEVELOPMENT AND DOWNTOWN REVITALIZATION PLANS

Several plans have been completed that provided relevant recommendations regarding economic development and downtown revitalization in Albion.

The *Strategic Plan for the Downtown Albion Business District* (2003) and the *Village of Albion and Medina Downtown Strategic Plan* (1998) had common recommendations regarding Downtown redevelopment including:

- Redevelop buildings and facades;
- Encourage downtown upper floor housing;
- Provide directional signage to the Canal;
- Promote tourism, shopping and community events;
- Improve the aesthetics of the Downtown streetscape and Canal area;
- Upgrade alleys; and
- Hire a revitalization coordinator.

Fortunately many of the items on the list have been initiated or completed. The most important among them is the appointment of a revitalization coordinator for the Downtown Albion Main Street Alliance (AMSA). AMSA recently obtained \$477,000 from the New York Main Street office to help downtown property owners with building and façade improvements.

The Albion Main Street Alliance has also completed a *Downtown Parking Study* (2010) and a *Report on Downtown Albion, the Erie Canal and Tourism* (2010) of downtown issues. The parking study determined that there was low utilization of existing downtown public lots (less than 50%); no need for additional parking, and that utilization could be increased with better signage and lot management. The Downtown report, on the other hand, found that building maintenance, vacant buildings, parking issues and downtown façade concerns (hanging signs, awnings) needed to be addresses to realize the full potential of downtown.

The Orleans County Industrial Development Agency (OCIDA currently) completed a *Strategic Plan for Economic Growth* in 1998 which provided the following pertinent recommendations:

- Focus on Food Processing and Agribusiness;
- Consider Brownfield Redevelopment of underutilized properties;
- Develop a targeted marketing and recruitment program for financial services, call centers and food processing; and

- Incorporate Downtown Redevelopment Assistance into the IDA's work plan.

The OCIDA and the Orleans County Economic Development Agency (OCEDA) have had success with the call center marketing program as evidenced by Washington Mutual's decision in 2002 to locate their call center in the Village. This facility is currently occupied by JP Morgan Chase and CRFS.

RESIDENTS' SURVEY

The Village and Town of Albion prepared and administered a survey of area residents in the winter of 2011.. Survey results indicated strong support for downtown and economic development. The only questions that did not gain consensus regarded the whether or not to allow commercial development in residential areas and if some use districts should allow mixed use development.

Survey Results, Economic Development

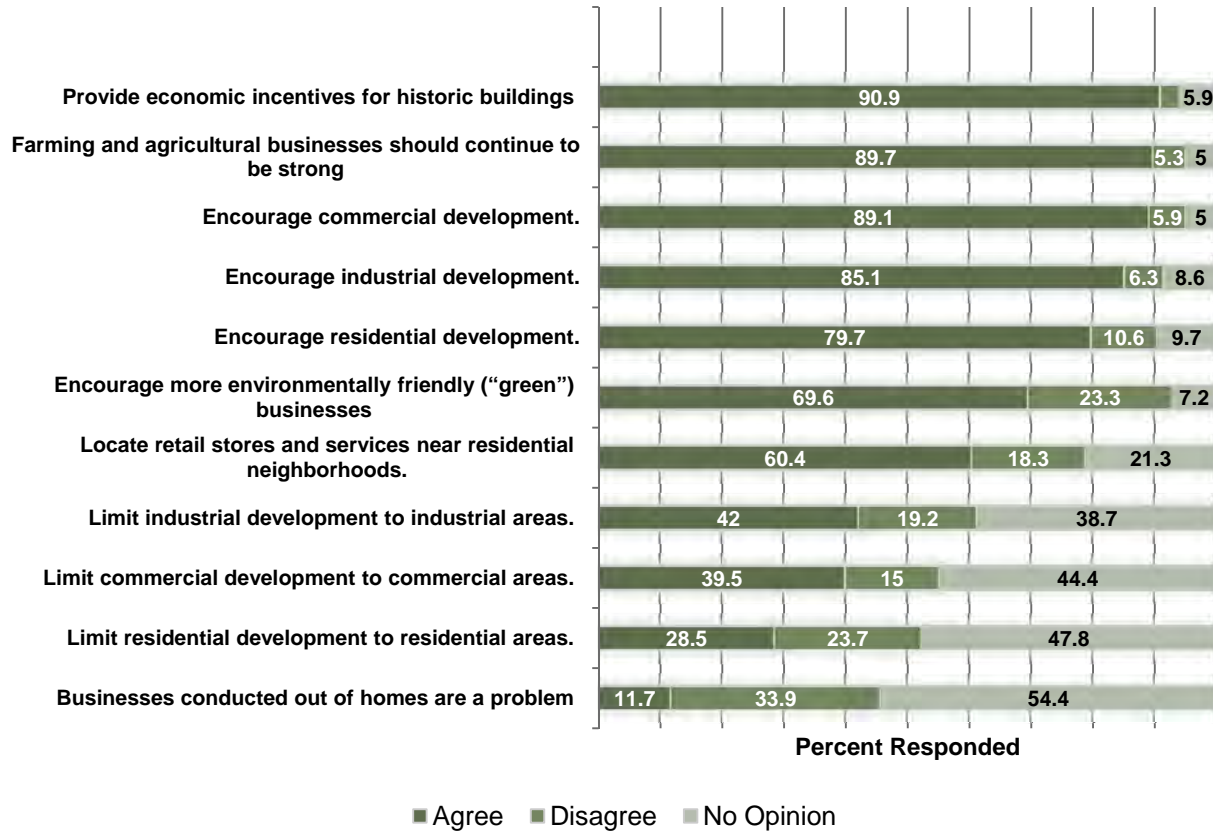


Figure 12. Survey Results, Economic Development

Source: Comprehensive Plan Survey, Village and Town of Albion

TOOLS AND TECHNIQUES

REAL PROPERTY TAX INCENTIVES

Municipalities may provide property tax exemptions as incentives to encourage business development. Section 485-b of the NYS Real Property Tax Law provides municipalities with the authority to provide such an incentive. Business construction, expansion or renovations that equal or exceed \$10,000 are eligible for the exemption. Fifty percent of the increased assessed value of the property resulting from the construction or improvement is exempted during the first year following the project's completion. The exemption is phased out during the following nine years by 5% each year. The exemption applies to village, town, county and school district property taxes. The Village and Town both participate in the 485-b program. In addition, the Village participates in the 485-a program which provides a 12 year tax exemptions (100% for the first eight years) on increases in tax assessments attributable to conversion of non-residential properties to mixed use properties.

SALE/LEASEBACK TAX BENEFITS

This is an Orleans County Industrial Development Agency (OCIDA) program through which a manufacturing company conveys title to its property to the OCIDA which rents the property back to the manufacturing company through a lease. As OCIDA is a tax-exempt, public-benefit corporation, the savings that results from sales tax, mortgage tax and local property tax exemptions are passed through to the manufacturing firm. Sale/lease back arrangements are provided for up to ten-years. Although 100% of local property taxes are exempted for the first five years and 50% during the second five years, payment-in-lieu-of taxes (PILOT) agreements are usually negotiated so companies benefiting from the tax abatements make some financial contributions to local taxing authorities.

MICRO-BUSINESS REVOLVING LOAN FUND

Since 1999 the Orleans County Economic Development Agency OCEDA has helped 151 businesses with Micro-enterprise Assistance funding. Low interest loans of up to \$75,000 are available to existing and start-up business through this OCEDA revolving loan program. Only businesses with five or fewer employees inclusive of the owner(s) are eligible to participate in the program. Loan funds may be used for property acquisition, purchase of equipment and as working capital.

NEW YORK MAIN STREET FUNDING

The Town of Albion recently was awarded a \$477,000 New York Main Street grant to assist downtown property owners with building improvements. Owners are eligible to apply for up to \$50,000 to improve their properties and grant funds will provide up to 50 percent of project

costs. Funds can be used for interior and exterior improvements within a designated target area. The Albion Main Street Alliance is administering the program on behalf of the Town.

ALBION BUSINESS PARK

The Orleans County Economic Development Agency owns the Albion Business Park located at 3595 Butts Road in the Town of Albion. Lots of up to 30 acres are available for development. The property is zoned industrial which allows a mix of industrial and office uses. Utilities including water, sewer, electric and gas are available at the site. However, portions of the site may be constrained by wet soils that may be federally regulated as wetlands.

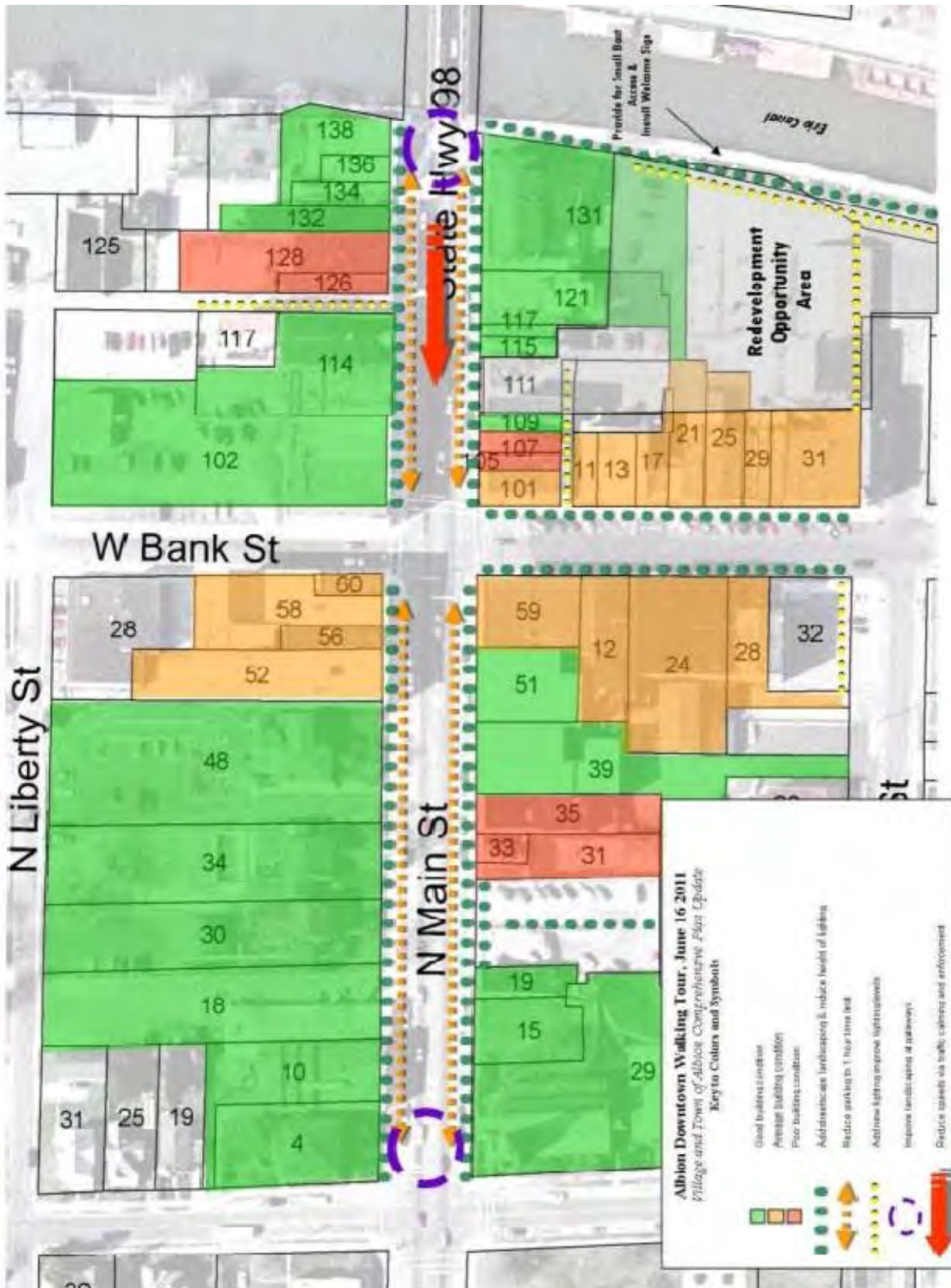
ISSUES AND OPPORTUNITIES

DOWNTOWN REDEVELOPMENT

The Downtown subcommittee of the Comprehensive Plan committee held a workshop on June 16, 2011 that included a review of existing conditions and plans complemented by a tour of the downtown area to assess specific issues and opportunities. The issues and opportunities identified at the workshop (as well as some recommendations) are captured in Figure 12 including:

- **A mix of building conditions:** Some of the buildings rated as average to poor need rehabilitation and have a negative impact on renovated buildings. Participants indicated many of the buildings have been chronically vacant due to inactive property owners.
- **Streetscape:** The recent reconstruction of Main Street (Route 98) had some positive impacts including new sidewalks. However, the decorative streetlights installed are not human scaled and either need to be lowered or additional lighting needs to be added to create a better pedestrian atmosphere. Also, no street trees or other landscaping features were included as part of the reconstruction.
- **Gateways:** Landscape gateway features were added as part of the Main Street reconstruction near the Canal but are not being maintained and may need to be enhanced. Gateway signs were also not installed as part of the plan.

Figure 13. Downtown Walking Tour Findings



- **Traffic Speed:** Speed limits should be enforced in the downtown section of Main Street as many drivers exceeded the speed limit during the tour. Participants suggested traffic calming via corner sidewalk bump outs would narrow the roadway in sections thereby slowing down traffic.
- **Parking:** Enforcement of the two hour time limit for on street parking is not being enforced which deters turnover and use of long term surface parking lots.
- **Rear Building Façades on the Canal:** Some of the rear building facades facing the Canal are in need of repair as this is the “front” façade for canal boaters.

ECONOMIC DEVELOPMENT

An Economic Development Workshop was also held on October 20, 2011 to get input from the public and steering committee members regarding economic development issues in the Village and Town. The primary focus of the discussion revolved around the opportunity to redevelop underutilized sites in the area including:

- **Rite Aid, 175 South Main Street:** The property has been vacant for some time and is a problem because it is a primary gateway into the Village.
- **Vacant housing and lots behind the New Library Site:** Three lots behind the library, if combined, could provide a development site.
- **60 North Main Street:** the significantly underutilized site sits at an important corner in downtown Albion.
- **Burgio Tire, 160 North Main Street:** An underutilized site on the Canal’s north side.
- **Old Brewery Site** – This is a large parcel on Washington Avenue between W. Academy and Hamilton Streets.
- **Vacant Industrial Sites** – There are two large vacant industrial sites on the east side known as the old Helena Chemical site and the McKinsey Street site.

There was also a recommendation from the committee to encourage commercial development and multi-family housing development along Oak Orchard Road (Route 98) in the Town south of Allen Road.

INFRASTRUCTURE

To support economic development efforts, the workshop participants also encouraged infrastructure improvements at the following locations:

- Oak Orchard Road (Route 98) south of Allen Road in the Town
- Butts Road between East Avenue and East State Street
- Streetscape improvements, including trees and landscaping along West Avenue west of S. Main Street
- Streetscape/gateway improvements at S. Main and Park.

RECOMMENDED ACTIONS

Based on the existing conditions, tools and techniques available and current issues and opportunities the following economic development actions are recommended:

DOWNTOWN DEVELOPMENT

1. **Continue the building renovation program** initiated with New York Main Street funding. Focus renovation efforts on buildings that meet the following criteria:
 - Historic Properties
 - Properties with Code or Safety issues
 - Projects that generate jobs and/or significant investment
 - Projects that have a positive visual impact
 - Inclusion of a residential element
2. **Make the existing streetscape more pedestrian friendly and safe:**
 - Provide pedestrian level street lighting on existing poles or shorten existing poles to at least 18 ft but preferably shorter
 - Install bump outs at N. Main and Bank
 - Install trees and other landscaping along N. Main and Bank.
3. **Perform a Code Audit** to amend sections of the Village of Albion Zoning Code so they are aligned with the objectives of AMSA:
 - Signs
 - Awnings
 - Bulk requirements
 - Building Design and Placement (for existing and potential infill buildings).

4. **Modify Historic Preservation Ordinance** to make it more flexible for building review. This may involve evaluating the benefits of having Certified Local Government status which generally provides minimal benefits.
5. **Create a waterfront development plan** to address opportunities relating to the Village and Town's location along the Erie Canal.
6. Put an emphasis on **enforcement of traffic laws** in downtown including aggressive speed enforcement.
7. **Revise the Village Parking enforcement** program:
 - Enforce time limits for on-street parking of 1 or 2 hours;
 - Establish select short term (15 minute) on street parking spaces for businesses that need rapid turnover;
 - Initiate a balanced parking enforcement program – 1st ticket is a warning; second includes a small fine; fine is increased for each occurrence.
8. **Redevelop underutilized public and private lots** behind 131 N. Main along the Canal for a tourist related business (small inn, restaurant, etc.) to begin the process of revitalizing the canal tourism industry.
9. **Install small boater access points** (ladders or other methods) to allow small boaters on the canal to disembark and utilize Downtown Albion services.
10. **Improve downtown and canal gateways:**
 - Downtown welcome signs at N. Main and the Canal, N. Main and Park; along the canal near N. Main
 - Install or maintain landscaping at gateways.

ECONOMIC DEVELOPMENT

1. **Focus economic development attraction and retention efforts on targeted industries** (see information on target industries in Appendix C) :
 - Food Processing
 - Merchant Wholesalers
 - Credit Intermediation

2. **Consider establishing a Business Park on Route 98 south** in the Town. Access to the Thruway for distribution and need for large tracts to accommodate targeted food processing or wholesale businesses is better suited to Route 98 than the Albion Business Park on Route 31.
3. **Install water and sewer infrastructure on Oak Orchard south of Allen Road** to support business development including a new business park.
4. Maintain (or continue to maintain) an updated list of:
 - Available for rent and for sale properties with site profiles (zoning, value, building information, etc.).
 - Priority capital improvement projects (to be ready for grant opportunities)
 - Priority economic development projects (to be prepared for grant opportunities)
5. **Coordinate economic development with the Orleans County Economic Development Center** by providing the agency with priority economic development and capital improvement projects as well as periodic scheduled meetings to maintain communication.
6. **Establish an “Underutilized Sites” Redevelopment Program** to evaluate impediments and opportunities to redevelop underutilized sites in the Village:
 - Assess any contamination issues;
 - Evaluate property assembly opportunities;
 - Review zoning to insure alignment with future uses; and
 - Consider any access and infrastructure issues.
7. Work with the OCEDC to identify and pursue additional opportunities for industrial and other business development projects in suitable sites in the Town.

INFRASTRUCTURE IMPROVEMENTS TO PROMOTE DEVELOPMENT

1. Install water and sewer infrastructure on Oak Orchard south of Allen.
2. Make the existing downtown streetscape more pedestrian friendly.
3. Evaluate and implement opportunities to upgrade the streetscape on W. State St.
4. Work with the Canal Corp. to install small boater access points on the Canal near downtown.
5. Upgrade downtown gateway landscaping.

FARMLAND AND AGRICULTURE



GOALS

- Discourage new subdivisions in areas that are predominantly agricultural.
- Manage the extension of infrastructure as appropriate to support and protect agricultural operations.
- Avoid and/or mitigate conflicts between farmers and non-farm neighbors.
- Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.
- Where new residential development must be located in agricultural areas, ensure that new house lots are sited and designed in a “farm-friendly” manner.
- Encourage farmland owners to utilize available tax relief programs.
- Maintain partnerships with governmental and not-for-profit agricultural support agencies.
- Encourage the permanent protection of high quality farmland.

OVERVIEW OF AGRICULTURAL RESOURCES

AGRICULTURAL SOILS

One-half of the land in the Town of Albion outside the Village consists of prime agricultural soils and other soils of statewide importance. (See Map 8: Agricultural Soils.) These soils have been identified by the USDA Natural Resources Conservation Service as highly suited for agricultural production. Table 11, below, summarizes the proportion of prime, important and other soils in the Town.

Table 11. Agricultural Soil Types, Town of Albion

Agricultural Soil Types - Town of Albion		
	Acres	Percent of Total
Prime agricultural soils	7,440	50.6%
Agricultural soils of statewide importance	1,085	7.4%
Prime farmland if drained	4,664	31.7%
Other soils	1,524	10.4%
Total	14,712	100.0%

SOURCE: Soils data provided by the USDA Natural Resources Conservation Service; Acreages calculated from GIS shapefiles.

ACTIVE FARMLAND

Large areas of the Town outside the Village are in cropland or pasture. The aerial photograph in Map 9 illustrates the extent of active farmland and other open land.

FARM OPERATIONS

The types of farms operating in the Town of Albion include vegetable, fruit, cash crops (primarily soybeans and corn; also wheat and hay), dairy, and livestock (primarily cattle). (See Map 10: Agricultural Parcels.)

A total of 4,554 acres in the Town of Albion are included in an Orleans County Agricultural District. The Agricultural Districts were first created at the request of local landowners. The purpose of the program is to recognize the importance of viable farmland, offer favorable property tax assessments (based on agricultural value rather than value for potential development), and to provide for consideration of the effects on agriculture from proposed public improvement projects or local laws and regulations.

ECONOMIC IMPACT

According to the most recent Census of Agriculture for Orleans County (2007), agricultural production generated more than \$100 million in annual sales. Sales of crops generated 88% of the total with \$88,956,000. Key products sold include vegetables (\$33,620,000) and fruit (\$27,056,000.)

Livestock and their products generated \$12,069,000 (12 %) in sales. Milk and other dairy products generated \$9,342,000 in sales, and the sale of cattle and calves generated \$2,067,000.

ISSUES AND OPPORTUNITIES

Productive soils have contributed to a strong agricultural industry in the community.

Farming benefits from good agricultural soils as well as a strong farming tradition and leadership. The agricultural industry also benefits from good access to markets and suppliers.

The Agricultural District Program provides some protection to farmers from public use of land as well as offering property tax assessments based on agricultural use value.

RESIDENTS' SURVEY RESULTS

Survey Results, Agriculture

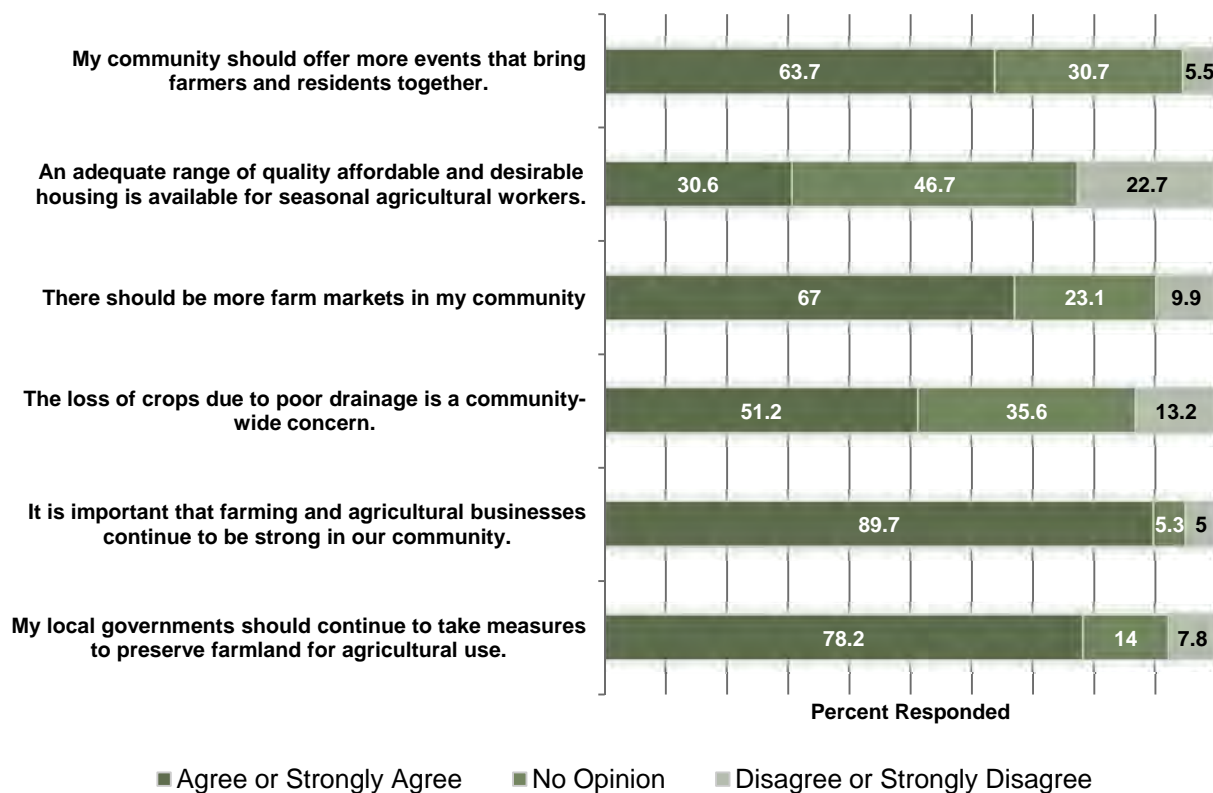


Figure 14. Survey Results, Agriculture

Source: Comprehensive Plan Survey, Village and Town of Albion

CONFLICTS MAY ARISE BETWEEN FARMERS AND NON-FARMING LANDOWNERS

Conflicts between farmers and non-farming neighbors makes farming more difficult. The Town's right-to-farm law expresses the Town's policy of support for farming and empowers the Code Enforcement Officer to review and mediate neighbor disputes.

Constraints to agriculture include increasing rural development, which tends to conflict with agricultural operations.

Drainage is a concern as poor drainage significantly reduces the productivity of agricultural land. Cooperation among the Town and County highway Departments is needed to ensure that roadside drainage does not adversely impact agricultural operations.

Several farms rely on water from the Erie Canal for irrigation.

TAX RELIEF PROGRAMS

Some landowners may not be aware of all of the tax relief programs that are available to them, such as agricultural use assessments; capital improvement exemptions, etc. Owners of land that is rented for farming, in particular, may not know that they are eligible for agricultural use assessments if their land is utilized by a qualifying farmer.

PERMANENT PROTECTION OF FARMLAND

Permanent protection of high quality farmland would ensure that land remains available for agricultural production. Conservation easements may be donated privately or purchased by New York State or the Federal government. (See Tools & Techniques section.)

EDUCATING NON-FARMING RESIDENTS

Non-farming residents may need better information about standard farming practices and the significance of agriculture to the community and the regional economy. Many non-farming residents of Albion, particularly those new to the area or country living, find certain farm practices to be a nuisance or perceive that they threaten the environment. These residents many benefit from additional information about the extent to which farmers manage resources to prevent runoff of manure or chemicals, for example, or minimize odor.

MAINTENANCE OF PUBLIC WATER SERVICE

Water service extensions have made many agricultural areas of the Town more attractive for residential development. Residential development in proximity to agricultural operations can make farming more difficult. However, some farms may benefit from public water service. The extension of public water service into agricultural areas of the Town needs to be managed to minimize impacts on agriculture.

“FARM-FRIENDLY” DEVELOPMENT

New residential development needs to be sited and designed in a “farm-friendly” manner. When farm operations are in close proximity to residences, the potential for neighbor complaints increases. The Town has the ability to manage the design of new residential development so that it minimizes the potential for conflict. New house lots should be sited to ensure that they do not impede efficient farm operations, do not disturb drainage, and maintain buffers between farms and new house lots.

AGRICULTURE-RELATED BUSINESSES SUPPORT THE ECONOMY

Agriculture-related businesses support farming and contribute to the regional economy. Farms in Albion benefit from the proximity of agricultural support and supply businesses. Such businesses should be encouraged to locate in the Town. County and State agencies should be encouraged to continue to attract and retain processors and to explore new markets, such as for biofuel.

Sales of farm products directly to the public provide additional income to farm operations. Some farm operations may need financial assistance to support expansion. Grant funds are available to such expansions when they will result in the creation or retention of jobs.

TOOLS AND TECHNIQUES

This section provides information about the tools and techniques available to local governments to support agricultural operations and encourage the retention of high quality farmland.

ZONING RESTRICTIONS ON NEW RESIDENTIAL DEVELOPMENT

In order to limit new residential subdivisions in agricultural areas, the Town’s zoning would need to be modified to reduce allowable densities. Towns elsewhere in New York have established agricultural zoning districts that strictly limit new residential development. An example from the Town of Seneca in Ontario County is included in the Appendix D.

SUBDIVISION REGULATIONS

Pursuant to NYS Town Law, the Albion Town Board has authorized the Town Planning Board to review and approve proposed subdivisions. The subdivision review process can ensure that new development does not compromise existing drainage facilities or farm access lanes and incorporates sufficient buffers between farms and residences.

LOCAL RIGHT TO FARM LAW

Local “right to farm” laws typically clearly state the town’s policy in support of farming, define “generally accepted agricultural practices,” and affirm a farmer’s right to employ such practices.

The laws also include a statement that farm practices may include odors, noise and other activities.

Such a law often establishes a local “grievance” procedure to resolve complaints between farmers and non-farm neighbors. A local committee consisting of local farmers, as well as non-farming residents, may be formed to hear and resolve complaints. A local law would supplement right to farm provisions in the NYS Agricultural Districts Law (see Relevant Plans and Programs section.)

PRIVATE, VOLUNTARY CONSERVATION EASEMENTS

Landowners may place farmland under a permanent conservation easement to be held and monitored either by the Town or by a private land trust or other non-profit organization. The donation of easements may be helpful to some families in estate planning, as the value of the donated easement can be claimed as a tax deduction. Donation of easements provides permanent protection of farmland and open space at no cost to the town. The decision to donate an easement is made voluntarily by a private landowner.

The Genesee Land Trust, based in Rochester, is a private, non-profit land trust that accepts donations of property or development rights and works with individual landowners and community leaders to protect land resources. The Genesee Land Trust is active in counties surrounding Orleans County and is willing to discuss the possibility of donating conservation easements with interested landowners.

PUBLIC PURCHASE OF DEVELOPMENT RIGHTS

Purchase of Development Rights is a public program which purchases the development rights from willing landowners and results in a conservation easement being placed on the land that prohibits future development. The value of development rights is calculated as the difference between the value of the land for agricultural purposes and its value for development. A permanent conservation easement typically restricts future development on the parcel to agricultural buildings only. Ownership of the parcel does not change. The easement holder, the Town or a private land trust, is responsible for ensuring that the property is not developed. The owner may continue to farm the parcel, and/or sell it.

When development of a property is limited due to a permanent conservation easement, the assessment on the property must take into consideration the impact of the easement on the value of the property. This may result in reduced property taxes for the owner. However, in practice, properties that are receiving an agricultural use value assessment would continue to be assessed based on the agricultural value rather than the market value of the property.

PDR programs are regarded as fair to landowners, who receive fair market value for the development rights. The property remains privately owned and is assessed at a value that

reflects its limited use. Such programs achieve permanent protection of farmland and open space.

Some municipalities have established Town purchase of development rights programs that are funded by bond issues. State and federal grant funding is also available to support the purchase of development rights to farmland.

State funding for PDR has, in the past, provided up to 75% of the cost of purchasing development rights. The remaining 25% may be obtained through a combination of Federal grant funds, private foundation funds, local government funds, or by the landowner. Some landowners agree to sell their development rights for less than the appraised amount (known as a “bargain sale”), thereby donating the difference and often claiming a tax deduction for the amount donated. The NYS program is not currently funded and it is not clear whether there will be funding for this program in the future.

INFRASTRUCTURE MANAGEMENT

Tools available to municipalities to minimize the impacts of sewer and water line extensions on agricultural land include the use of Agricultural Data Statements and lateral restrictions.

NOTICE OF INTENT PROCESS

Section 305 of the Agricultural Districts law requires local governments, before extending a water or sewer line that would serve non-farm structures within an Agricultural District, to file a preliminary and a final Notice of Intent with the NYS Department of Agriculture and the County Agricultural & Farmland Protection Board. The law states:

Any ... local government ... which intends to construct, or advance a grant, loan, interest subsidy or other funds within a district to construct, ... water or sewer facilities to serve non-farm structures, shall use all practicable means in undertaking such action to realize the policy and goals set forth in this article, and shall act and choose alternatives which, consistent with social, economic and other essential considerations, to the maximum extent practicable minimize or avoid adverse impacts on agriculture in order to sustain a viable farm enterprise or enterprises within the district.

The Notice of Intent (NOI) must set forth:

- A description of the proposed action and its agricultural setting
- The agricultural impact of the proposed action, including short-term and long-term effects
- Any adverse impacts on agriculture that cannot be avoided
- Alternatives to the proposed action

- Any irreversible and irretrievable commitments of agricultural resources which would be involved in the proposed action
- Mitigation measures proposed to minimize the adverse impact of the proposed action on the continuing viability of farms within the district
- Any aspects of the proposed action which would encourage non-farm development

A preliminary notice must be filed before the municipality issues a determination of significance pursuant to the State Environmental Quality Review Act (SEQR). The final notice must be filed at least 65 days prior to the construction or advancement of public funds. The commissioner has 45 days from receipt of the final notice to determine whether the action may have an unreasonably adverse effect on farm viability, and may take an additional 60 days to review the proposed action and issue findings.

The commissioner of agriculture may propose reasonable or practical alternative actions that would minimize or avoid the adverse impact of the proposed action on agriculture. The municipality or funding agency may either accept the proposed alternative or certify that other actions have been taken to minimize impacts on agricultural operations.

LATERAL RESTRICTIONS

Often, as an outcome of the Notice of Intent process, a municipality will adopt a resolution that restricts hookups for non-farm structures to new water or sewer line that extends into an Agricultural District. The restriction on hookups would apply to non-agricultural structures for as long as the property is located within an Agricultural District.

PROMOTION OF LOCAL FARM PRODUCTS

Several State and regional programs have been established to promote local products and raise public awareness of the contributions of the agricultural industry. These programs include:

- “Pride of New York” program, administered by the NYS Department of Agriculture and Markets, offers labeling and promotional materials to participating farmers and encourages consumers to purchase locally grown products.
- The “Farm to School” program, administered by the NYS Department of Agriculture and Markets, connects farmers who are interested in selling products to schools with schools who are interested in purchasing local products. The program also encourages schools to integrate food system concepts into the curricula and supports the development and marketing of healthy products targeted for children.

TAX RELIEF PROGRAMS

- Agricultural Use Assessment
- Tax Credits and Exemptions

PUBLIC EDUCATION

Some municipalities work with farmers and County or regional organizations to help raise public awareness of the importance of the agricultural industry to the region's economy and to help residents understand farm practices.

RECOMMENDED ACTIONS

Designate certain areas for predominantly agricultural use .

1. Revise Town zoning regulations to delineate predominantly agricultural areas and enact regulations that would limit the development of new residential subdivisions to a small number of lots that are consistent with the area's rural and agricultural character.

Encourage landowners to participate in tax relief programs.

2. Encourage the Town Assessor to inform farmland landowners about tax relief programs that they may be eligible for, including information about deadlines for applying.

Encourage the permanent protection of high quality farmland.

3. Provide information to landowners who may choose to donate conservation easements to a land trust, potentially as part of estate planning

Avoid and/or mitigate conflicts between farmers and non-farm neighbors.

4. Continue to apply the Town's Right to Farm Law which incorporates a system to mediate conflicts that may arise between farmers and non-farming landowners

Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.

5. Provide information to residents about farm practices.

Manage the extension of infrastructure as appropriate to support and protect agricultural operations.

6. Adopt lateral restrictions to limit residential hookups to productive agricultural land while the land is within a designated County Agricultural District.
7. Support drainage projects undertaken at the State, County, and local level that would benefit the farming industry and the quality of the environment.

Where new residential development must be located in agricultural areas, ensure that new house lots are sited and designed in a "farm-friendly" manner.

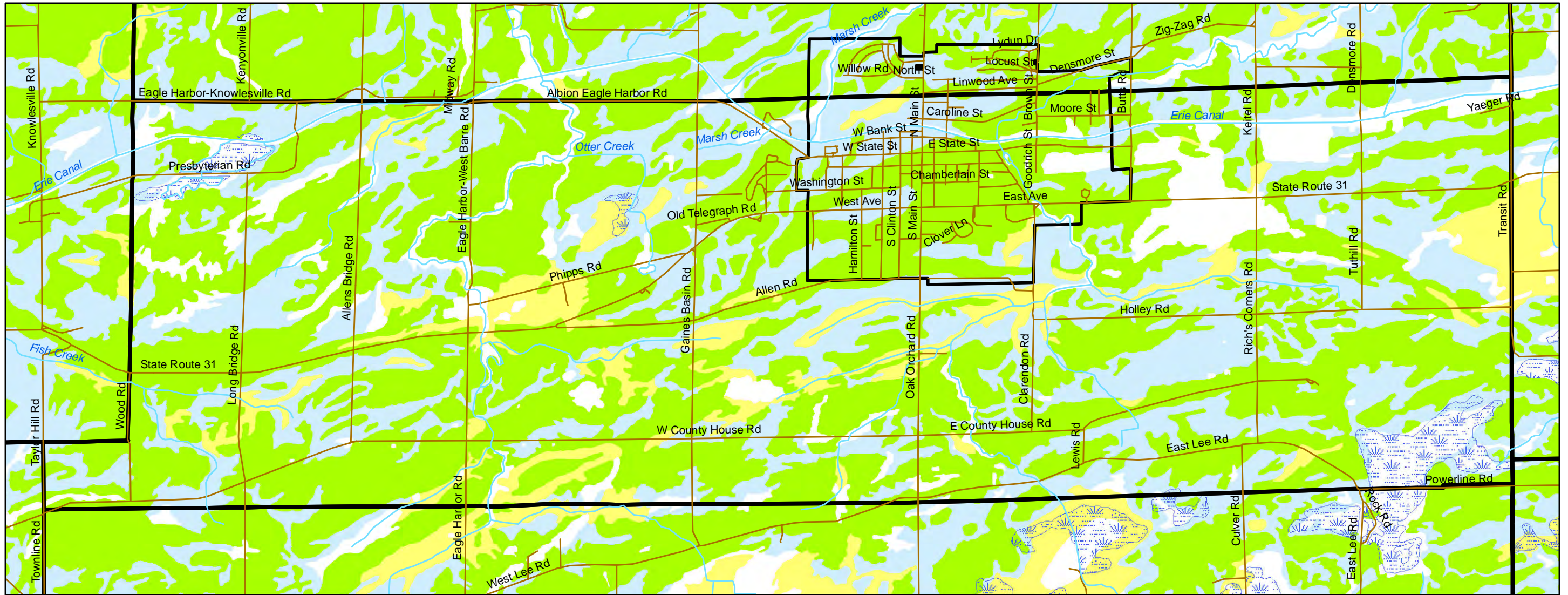
8. Incorporate guidelines into subdivision regulations that help the Planning Board and the landowner/ developer to site new house lots in a way that minimizes the potential for conflict with farming.
9. Promote sales of local farm products. Work with Cooperative Extension and other agencies to promote farm markets and roadside stands.
10. Work with Orleans County to facilitate grants and loans for expansion of agriculture-related businesses. Such grants must be tied to job creation.
11. Encourage the development of agricultural-related businesses.
12. Work with County and State agencies to encourage retain and/or attract processors. Seek new markets, such as for biofuel.

Maintain partnerships with governmental and not-for-profit agricultural support agencies.

13. Maintain communications with Orleans County agencies, Farm Bureau and other organizations about programs to assist and support farmers and farm-related businesses in the Town.
14. Encourage Orleans County to prepare a County Agricultural & Farmland Protection Plan with funding from the NYS Department of Agriculture & Markets.

Town and Village of Albion Comprehensive Plan Update

Agricultural Soils



SOURC: USDA Soil Conservation Servicet

Agricultural Soil Classification

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

NYS Wetlands



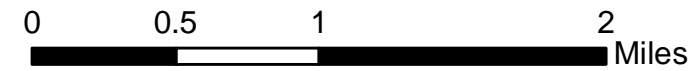
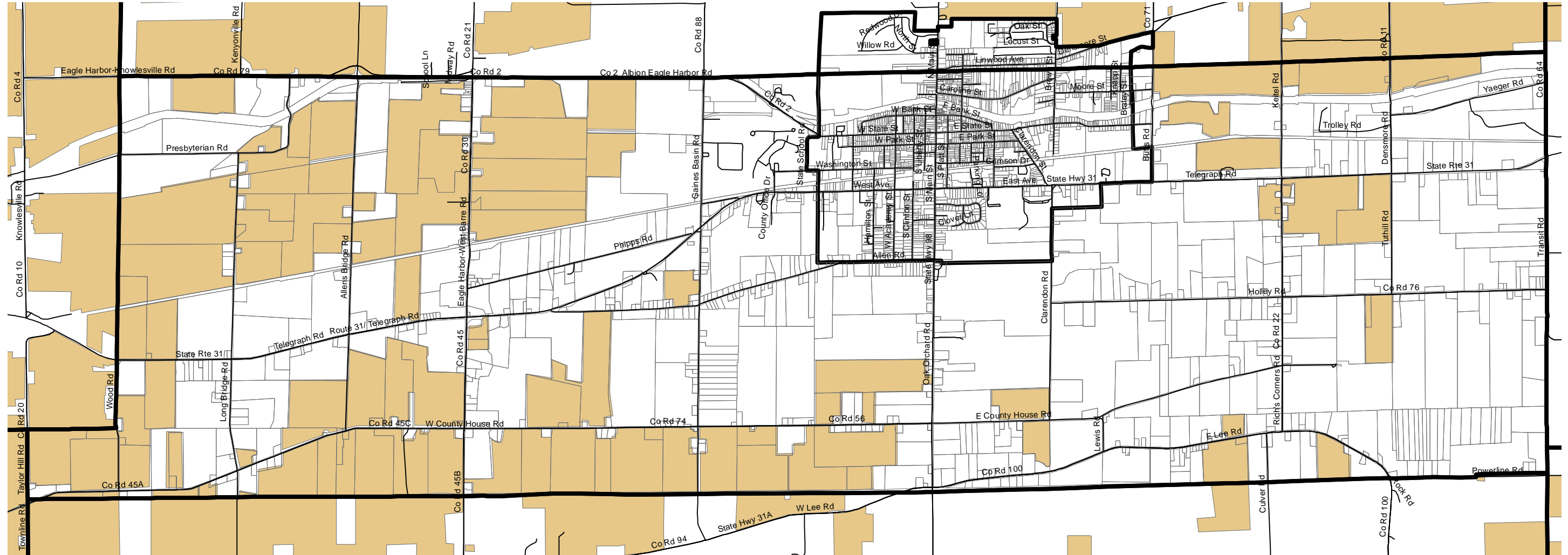
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Feet

December 2012

Town and Village of Albion Comprehensive Plan

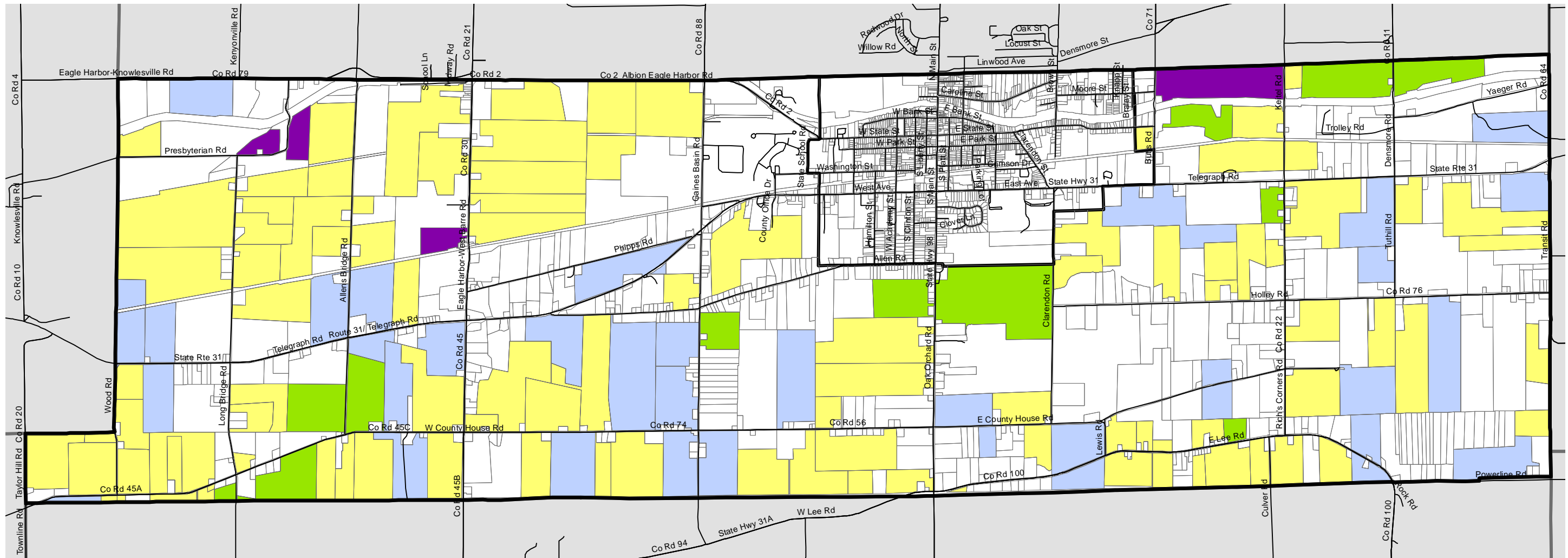
Land in Agricultural District

December 2012



Agricultural Parcels

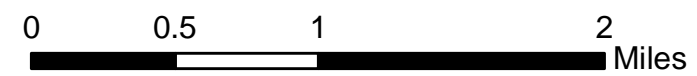
December 2012



SOURCE: 2010 Tax Parcel Classifications

Tax Parcel Classification

- Vacant Agricultural Land
- Residential with Agricultural Use
- Field Crops
- No Data/ Other Parcels
- Orchard



TRANSPORTATION AND INFRASTRUCTURE



GOALS

- Maintain existing town and Village infrastructure in a cost effective manner.
- Continue inter-municipal cooperation and sharing of equipment with other jurisdictions.

EXISTING CONDITIONS

HIGHWAYS, ROADWAYS AND STREETS

The Village and Town of Albion are bisected by two NYS highways, Routes 31 and 98 that intersect a few blocks south of the Village’s central business district. Route 31 travels in an east-west direction and connects Albion to the Village of Medina to the west and to the Village of Holley, Monroe County and the City of Rochester to the east. Route 98 is oriented in a north-south direction and connects Albion to Genesee County and the City of Batavia to the south. Route 98 also provides access to Lake Ontario to the north. A short section of NYS Route 31A, which runs parallel to and south of Route 31 also passes through the southeastern corner of the Town of Albion. All three NYS highways are two-lane roadways, however, the portions of Route 31 and 98 within the Village of Albion has a center turn lane to permit vehicles traveling in either direction to make left turns without blocking the flow of traffic along the highway. All through highways are maintained by NYS Department of Transportation and are in good condition.

Several roadways that pass through the Town of Albion are County roads that the Orleans County Highway Department has responsibility for maintaining. The County road designations and names are identified in the following table.

Table 12. Orleans County Road Designations in the Town of Albion

County Road Designation	Road Name	County Road Designation	Road Name
C.R. 2	Albion-Eagle Harbor Road	C.R. 45C	West County House Road
C.R. 11	Densmore Road	C.R. 56	West County Road
C.R. 20	Taylor Hill Road	C.R. 64	Transit Road
C.R. 22	Rich’s Corners Road	C.R. 74	West County House Road
C.R. 30	Eagle Harbor-West Barre Road	C.R. 76	Holley Road
C.R. 45A	West County House Road	C.R. 458	Eagle Harbor Road

All streets within the Village apart from Main Street (Route 98) and East Avenue/West Avenue (Route 31) are Village streets and the responsibility of the Village of Albion to maintain. All other roadways within the Town apart from the County roads are the Town of Albion responsibility to maintain.

SIDEWALKS

Sidewalks adjoin most of the public streets within the Village of Albion and provide an important means of transportation to Village residents. Sidewalk repair and maintenance is performed on a cooperative basis by Village landowners and the Village Streets Department. The policy is for the landowner to pay for the materials to repair or replace the sidewalk that crosses their property with the Village providing the labor to effect the repairs or to install the new sidewalk. Efforts are made to coordinate sidewalk repairs along a street with the majority property owners adjoin the block or blocks where repairs are scheduled to be made.

Village Street Department crews clear snow and ice from sidewalks in heavily travelled areas such as downtown and near the Albion Central School campus. Landowners and tenants are required by the Village Code to clear snow and ice from sidewalks that front their properties and dwellings.

BICYCLE ROUTES

Route 31 through Albion is designated by New York State as a segment of Bike Route 5, an on-street bicycle route that runs between the Cities of Buffalo and Albany.

PUBLIC TRANSIT

Public bus service in the Village and Town of Albion is provided by the Orleans Transit Service (OTS) a subsidiary of the Rochester Genesee Regional Transportation Authority with service being inaugurated in the late 2000s. OTS provides fixed-route bus service within the Village of Albion and demand-responsive bus service throughout Orleans County. The fixed-route service travels in a loop pattern within the Village of Albion before traveling along Route 31 west to the Village where the route loops around the western half of the Village of Medina.

OTS operates a similar type of fixed-route bus service within the Village of Medina which follows a looped route within Medina before traveling east along Route 31 to the Village of Albion where the route makes a small loop within the south western portion of Albion. The configurations of the routes are such that they overlap along Route 31 and within portions of the Villages of Medina and Albion so that residents riding buses on either route can make connections with the buses operating on the other route. This enables residents of Albion to travel not only within the Village of Albion, but also to and within the Village of Medina and vice versa.

Advanced reservations are required to schedule rides on the OTS demand-responsive bus. OTS also provides curb-to-curb paratransit bus service for persons with disabilities who cannot travel to fixed route bus stops and/or who cannot board standard OTS buses due to their disabilities. Advanced reservations are also required for the paratransit bus service.

All OTS bus service is provided weekdays beginning between 7:00 a.m. and 8:00 a.m. and ending between 5:30 p.m. and 6:00 p.m. depending on the route or service.

RAIL TRANSPORTATION

No passenger rail service is provided to or near Albion. The nearest railway passenger stations are Amtrak stations located in the Cities of Rochester and Buffalo. Amtrak operates the Empire Service that runs east and west through New York State generally parallel to the Erie Canal. The route runs between Buffalo and points west to Schenectady points east.

Rail freight service is provided to businesses in the Village of Albion by the Falls Road Railroad Company which operates a "short line" that provides rail freight service between the Village of Brockport and the City of Lockport. An interchange with CSX Railroad is located in the City of Lockport. The right of way and track used by Falls Road Railroad Company bisects the Village of Albion.

AIRPORTS AND AIR TRANSPORTATION

The two closest primary commercial airports are the Buffalo-Niagara International Airport and the Greater Rochester International Airport. Both airports are civil aviation airports where scheduled air transport service is provided for passenger and freight. The Greater Rochester International Airport is located approximately 34 miles (45 minutes travel time) from Albion, while the Buffalo-Niagara International Airport is located approximately 47 miles (55 minutes travel time) from Albion.

Pine Hill Airport is a privately-owned, public use airport located approximately nine miles southwest of the Village of Albion. The airport is comprised of one asphalt runway, 2,659 feet in length suitable for smaller, fixed-wing propeller aircraft. No services are provided at the airport apart from parking tie downs. Other nearby airports capable of accommodating larger aircraft than can be accommodated at Pine Hill Airport are Genesee County Airport (10 miles distance), Akron Airport (16 miles distance) and Ledgesdale Airpark (16 miles distance). All three are classified by the FAA as reliever airports, have longer runways than the Pine Hill Airport runway and provide more services including fuel sales and aircraft repair. Genesee County Airport and Legendale Airpark are capable of accommodating smaller jet powered aircraft.

STORMWATER SEWERS AND DRAINAGE DITCHES

The Village of Albion has a network of storm sewers that provide drainage for most, but not all Village streets. Some streets were constructed without storm sewers.

WATER DISTRIBUTION SYSTEM AND WATER FILTRATION PLANT

The Village of Albion provides potable water to residences and businesses within the Village. The Village also supplies potable water to the Towns of Albion, Barre, Carlton and Gaines which is used to service water customers within water districts that have been created by each of these Towns. Households and businesses in the Town of Albion outside the existing water districts must rely on private, on-site wells for their potable water supplies.

The Village's water filtration plant is located on Wilson Road north of the Village in the Town of Carlton near Lakeside Beach State Park and Lake Ontario. Lake Ontario services as the source of raw water which supplies the Village's water system. Water is drawn into the water filtration plant through a 24 inch diameter intake pipe that extends approximately 1,800 feet into the Lake. The water plant was constructed in 1962 has a capacity to treat 2.5 MGD, but operates on average within the range of approximately 1.42 to 1.62 MGD.

Potable water produced by the water plant is pumped by three high-service pumps through a 16 inch diameter transmission main that runs along the Route 98 right-of-way to a 1.0 million gallon storage tank located along NYS Route 98 in the Town of Gaines near the intersection of Route NYS Route 279. Booster pump station No. 1 located adjacent to the storage tank conveys water to the distribution system within the Village. Excess water that is produced flows into a 3.0 million gallon pre-stressed concrete storage tank located near the intersections of Routes 98 and 31A. The Village's distribution system is comprised of approximately 210 miles of water main. The Village owns and operates the entire water system except for the booster pump adjoining the water storage tank at the intersection of Routes 98 and 279, which is owned by the Town of Barre, but operated by the Village of Albion.

A major renovation of the water filtration plant was undertaken in 1994. The improvements included; (a) upgrading the electrical system, (b) installing an emergency electrical generator, (c) replacing pumps, (d) installing a new HVAC system, and (e) replacing the sand filters.

The Town of Albion has created nine (9) Water Districts and constructed water distribution systems to serve each with the exception of Water District No.9 which is scheduled for construction in 2012. After the Water District No. 9 water system improvements have been constructed, virtually the entire Town will have public water service available. (See Map 11, which depicts the Town's water distribution system.) Although the Town purchases potable water from the Village of Albion, the Town maintains and operates its own water distribution system. The Town Highway Department has this responsibility.

SANITARY SEWERS AND WASTEWATER TREATMENT

The Village's wastewater collection system provides sanitary sewer service to virtually all properties within the Village of Albion. Wastewater is conveyed to the Village of Albion's Joint Municipal Industrial Pollution Control Facility (AJMIPCF), a wastewater treatment plant (WWTP) for treatment and disposal located along Densmore Street near the Village's eastern boundary. The effluent from the facility is discharged into the west branch of Sandy Creek.

The AJMIPCF was constructed in the late 1970s and placed into service in 1979. No significant improvements have been made to the plant since its construction. The facility is an extended aeration activated sludge plan designed with the capacity to treat 2.3 MGD of industrial and municipal wastewater. The plant's original design assumed large volumes of industrial wastewater which never materialized. The WWTP is operating at an average daily flow of 1.84 MGD with maximum daily flows reaching 4.6 MGD.

Sanitary sewer service is also provided by the Town of Albion in portions of the Town that comprise Sewer Districts Nos. 1 and 2. Sewer District No. 1 extends of the Village of Albion along Route 31. Sewer District No. 2 is located along the eastern boundary of the Village and services Butts Road and the segments of Moore and State Streets located within the Town of Albion. The wastewater collected in the Town is conveyed to Albion Joint Municipal Industrial Pollution Control Facility for treatment and disposal. The Town Highway Department is responsible for maintaining the Town's sanitary sewer mains. Map 11 depicts the sewer districts in the Town of Albion where sanitary sewer service is currently provided.

The Town recently proposed creating Sewer District 3 which would encompass the properties adjoining NYS Route 98 between Allen Road (the southern boundary of the Village of Albion) and NYS Route 31A. The Town, however, has not yet been able securing funding to the construct the sanitary sewers for this proposed district which remains in the planning stage at this time. Households and businesses in the Town of Albion located outside existing sewer districts must rely on private, on-site septic systems to dispose of their sewage.

ELECTRICITY AND NATURAL GAS INFRASTRUCTURE AND SERVICE

Natural gas service in the Town and Village of Albion is exclusively provided by New York State Electric and Gas (NYSEG). NYSEG is a public utility regulated by the NYS Public Service Commission.

Electrical power service in the Town and Village of Albion is provided exclusively by National Grid. National Grid is also a public utility regulation by the NYS Public Service Commission.

There are no known or apparent issues or problems with the availability of natural gas and electrical power service in the Town and Village of Albion.

ISSUES AND OPPORTUNITIES

VILLAGE STREETS AND TOWN ROADWAYS

The Village's streets generally exhibit significant deterioration due to numerous years of deferred maintenance. As the tax base in the Village has steadily declined, street maintenance has been curtailed in an effort to contain costs and to avoid overburdening tax payers. As a result, rather than deteriorated streets being reconstructed with a new sub-base installed, less expensive asphalt overlays have been applied at lesser expense, but with a much shorter life. This is not uncommon and occurs in many small financially struggling communities in New York State confronted with dwindling financial resources and escalating costs.

Although infrastructure maintenance can be deferred over the short-term and improvements postponed, if carried out over too long of a time period, a community can eventually be confronted with very extensive infrastructure problems at one time that can only be resolved piecemeal due to the widespread and extensive repair that would be involved to try to resolve all or most of the pro infrastructure problems at one time or over a short period of time.

Another problem is associated with the materials used to construct Village streets. A considerable number of Village streets were constructed with sub-base comprised of sandstone. This was likely attributable to the local availability of sandstone and its lower price. Sandstone, however, is not suitable as a sub-base and has exacerbated street deterioration.

Notwithstanding the challenging economic climate in Albion, the Village has nevertheless been able to reconstruct three Village streets during the past five years. The reconstructed streets include: (1) Densmore St. (between Brown St. and the Village limit), (2) Meadowbrook Dr and Clover Lane, (3) McKinstry St. (between East Ave. to E. State St.) and (4) the reconstruction of East State Street between McKinstry St. and Platt St., which was completed during the 2012 construction season.

As the Town of Albion's roadways are in good condition, there are no significant issues relating to Town roads.

BRIDGES

The Clarendon Street bridge over the Falls Road Railroad in the Village, which is owned by the Village, was identified as "Structurally Deficient" based upon inspections by NYS Department of Transportation (NYS DOT) and will be replaced.² The design process was largely completed in Fall 2012 and replacement is expected by 2014.

The Brown Street bridge over the Erie Canal, which is owned by the NYS and was rated "Structurally Deficient" by the NYS DOT, was closed by the NYS Department of Transportation in Spring 2012. It

² SOURCE: NYS Highway Bridge Data, September 30, 2012

TRANSPORTATION AND INFRASTRUCTURE

is not currently known whether this bridge will be replaced or repaired nor the timetable for it to re-open.

Table 13. New York State Highway Bridge Data - September 30, 2012, Town and Village of Albion

Location	Feature Carried	Feature Crossed	Owner	Year Built or Replaced	Date of Last Inspection	SD/FO Status (1)	NYS Condition Rating (2)
3.8MI W JCT BARGE C+RTE98	Allens Bridge Rd	Erie Canal	NYSDoT	1909	10/28/2011	SD	3.69
0.8MI E JCT BARGE C+RTE98	Brown Street	Erie Canal	NYSDoT	1912	06/27/2011	FO	4.91
1.4 MI E JCT BRG C & SH98	Butts Road	Erie Canal	NYSDoT	1912	08/23/2011	N	5.69
IN ALBION	Clarendon Street	Falls Road Rr	Village	1976	08/23/2011	SD	3.83
2.3MI W JCT BARGE C+387	Densmore Road	Erie Canal	NYSDoT	1911	08/23/2011	FO	5.32
1.3 MI S EAGLE HARBOR	Eagle Hbr-W Barre Rd	Otter Creek	County	1999	09/13/2011	N	5.93
2 MI E JCT BG CNL & SH98	Ingersoll Road	Erie Canal	NYSDoT	1911	09/16/2011	N	6.67
2.3MIL E JCT BARGE C+RTE98	Keitel Road	Erie Canal	NYSDoT	1912	08/23/2011	N	6.56
1 MI W JCT BARGE C & SH98	Lattins Farm Drive	County Road 2	NYSDoT	1911	11/15/2011	SD	4.11
4.2MI W JCT BARGE C+RTE98	Presbyterian Road	Erie Canal	NYSDoT	1909	09/29/2011	N	5.79
7.4 MI S.EAGLE HARBOR	W. County House Rd	Otter Creek	County	1986	11/02/2010	N	5.29
.8 MI E JCT SH 31 & SH 98	31 31 45021157	W BR Sandy Creek	NYSDoT	1931	09/02/2011	N	5.22
JCT S.H.98 & BARGE CANAL	98 98 45041081	ERIE CANAL	NYSDoT	1914	10/13/2011	FO	5.02

(1) indicates if a bridge is considered structurally deficient (SD), functionally obsolete (FO), or neither (N) based upon federal rating criteria submitted to the Federal Highway Administration annually, most recently on January 31, 2010.

(2) The “NYS Condition Rating” column contains the overall condition rating for each bridge based upon NYSDOT condition ratings. NYSDOT defines a deficient bridge as one with a State condition rating less than 5.0

SOURCE: <https://www.dot.ny.gov/main/bridgedata/repository/OrleansBridgeData.pdf>

RAIL SERVICE

The Falls Road Railroad railway that passes through the Village of Albion provides local business with an opportunity to ship and receive freight by rail. Two options exist. One option available to businesses adjoining the railway is to install a dedicated rail siding to serve their business. The cost of the installation of the siding would be borne by the business, so the business would need to have sufficient volume of goods and materials shipped to warrant the expense. The other option is for the installation of a *team track*. This is a siding next to the railway that is available for use by multiple companies. Goods and materials are transported to or from the site by truck and loaded onto or off loaded from the rail car with a high lift using a portable ramp to span the gap between the truck bed and the rail car. The disadvantage of the team track is that the on loading /off loading occurs outside and can adversely be affected by inclement weather conditions. Again, the business or businesses are responsible for the

A third option is available which involves using the services of the Depew, Lancaster and Western Railroad Company, a sister company to the Falls Road Railroad Company, another short-line service that provides rail freight service between the City of Batavia and the City of Cheektowaga at the site of a CSX Railroad interchange. The company operates a newly constructed 22,000 transload warehouse in Batavia. A transload facility is an intermodal facility used to facilitate the transfer of freight between a rail carrier and motor freight carriers. The building is constructed so that rail cars access to the interior of the building adjoining an interior rail dock. The facility also contains truck docks. Freight is transferred between the trucks and the rail cars inside the building. Short-term warehousing is also available.

STORMWATER DRAINAGE

Poor drainage is a problem that plagues the Village. During heavy rain events, storm water ponds on several Village streets. In some cases, the ponding is the result of undersized and/or deteriorated storm sewers. In other cases, the drainage problem is due to the lack of storm sewers as some streets were constructed without sewers. Poor drainage and ponding water is deleterious to a street and shortens its useful life by accelerating the deterioration the surface and by undermining the base of the street. The following list identifies Village streets drained by storm sewers that are undersized and/or deteriorated and streets that lack storm sewers that currently exhibit drainage problems.

Table 14. Locations of Poor Drainage inside the Village of Albion

Locations of Poor Drainage inside the Village of Albion

Street Locations	Existing Sewer
Hamilton St. (Allen St. to West Ave.)	Yes
Hamilton St. (West Ave. to Washington St.)	No
S. Clinton St. (Allen St. to West Ave.)	Portion of St.
Hazard Pkwy (Main St. to S. Clinton St.)	No

TRANSPORTATION AND INFRASTRUCTURE

Allen Rd. (Main St. to W. Academy St.)	Yes
Washington St. (west end)	Portion of St.
W. State St. (west end including State School Rd.)	Portion of St.
W. Park St. (King St. to W. Academy St.)	Yes
W. Park St. (W. Academy St. to Main St.)	No
E. Park St. (Clarendon St. to Platt St.)	Yes
E. State St. (McKinstry St. to Platt St.)	Yes
E. State St. (Village line to McKinstry St.)	No
North St. (Main St. to Village line)	No
Bank St. (east & west ends / stone laid drain)	Yes

No specific problems have been identified in the Town with regard to stormwater drainage except in relation to agricultural production.

WASTEWATER COLLECTION SYSTEM AND WASTEWATER TREATMENT PLANT

Due to its advanced age, much of the Village's wastewater collection system lacks integrity and therefore exhibits an excessive amount of inflow and infiltration of storm water and ground water. The excessive inflow and infiltration places a heavy hydraulic loading on the wastewater treatment plant (WWTP) which during wet periods prevents wastewater to be properly treated. The Village has been making a systematic and concert effort to locate and eliminate the sources of inflow and infiltration as funding permits. In 2009, the Village obtained a Community Development Block Grant for replacing deteriorated sanitary sewers. This grant enable the Village to replace several sanitary sewer lines in the worst condition located along sections of Academy, Bank, Hamilton, Clinton, Clarendon, McKinstry, State and Caroline Streets and Meadowbrook Drive and Clover Lane.

Although the AJMIPCF is capable of meeting the effluent discharge standards set forth the plant's State Pollutant Discharge Elimination System (SPDES) permit, the Village is currently operating the plant under a consent order as periodically untreated sewage is discharged into the receiving stream due to extensive inflow and infiltration of storm water into the wastewater collection system. The AJMIPCF also consumes large amounts of electrical power which contributes to excessive operating costs. As no significant improvements have been made to the treatment facility, the plant is exhibiting deterioration caused by normal wear and tear over the 30 plus years.

In 2009, the Village hired Chatfield Engineers to conduct a comprehensive evaluation of the treatment facility and equipment to identify the repairs and improvements that would be needed to keep the facility operational. The study was also undertaken with the intent of identifying improvements that could be made to reduce the plant's power consumption. The *Evaluation Report and Capital Improvement Plan for the Village of Albion JMIPCF* prepared in April 2009 by Chatfield Engineers found the plant facilities to be well maintained by the Chief Operator and his staff which has extended the life of several plant components beyond normal expectations.

However, many of the components are nearing the end of their useful life and must soon be replaced to ensure the continued operation of the facility. The study recommends making improvements to the plant using a phased approach due to the high cost of the recommended improvements estimated to total slightly more than \$5 million.

In 2010, the Village of Albion was successful in obtaining a \$600,000 Community Development Block Grant to assist with the cost of making the recommended Phase 1 improvements which total approximately \$889,000. The Village is scheduled to make the Phase I improvements in 2012.

The wastewater collection system that serves a small portion of the Town outside the Village is nearly new, is in very good condition and operates without problem.

WATER DISTRIBUTION SYSTEM AND WATER FILTRATION PLANT

Although much of the equipment in the water system is approaching the end of its useful life, the system has consistently been able to meet the requirements established by the NYS Department of Health. In the fall of 2009, NYS and Orleans County Departments of Health officials conducted a routine inspection of the Village's water filtration plant. Although the Department of Health officials found no violation of the State Sanitary Code, they did identify and certain improvements that the Village is required to make to keep the plant in compliance with the State Sanitary Code. Other recommendations were offered for improving the daily operation and safety of the plant. The required and recommended improvements were reduced to writing in a January 2010 letter from the Orleans County Department of Health to the Village Mayor. In response, the Village engaged the services of Chatfield Engineers in 2011 to evaluate the water filtration plant and to develop a capital improvement plan to address and implement the Department of Health required improvements and recommendations. Chatfield Engineers issued its report entitled *Capital Improvement Evaluation for the Village of Albion Water Treatment Plant and Distribution System* in March 2011. The aforementioned January 2010 Department of Health letter is appended to Chatfield Engineers' report.

Chatfield Engineers identified and recommended improvements to virtually all components of the Village's water system including the: (a) water filtration plant structure, (b) water processing equipment, (c) distribution system, and (d) water storage tank. The total estimated cost for all the recommended improvements totals approximately \$2.91 million. Chatfield Engineers recommends that the Village undertake the project using a phased approach comprise of three (3) phases covering a 14-year time period with the majority of the improvements being made during the first six (6) years.

The Town's water distribution system is substantially newer than the Village distribution system and is in very good condition. The oldest Town water mains which serve Water District No. 1 were constructed in the early 1990s.

TOOLS AND TECHNIQUES

POTENTIAL FUDING OPPORTUNITIES

Community Development Block Grant (CDBG) Program – This is a competitive program with an annual application cycle. Infrastructure projects (streets, storm water draining, public water and wastewater projects) are all eligible for CDBG funding. Grants up to \$600,000 are available for public water and sewer infrastructure projects and grants up to \$400,000 are available for other types of infrastructure projects. Municipalities must document that the population that will benefit from the improvements has low or moderate incomes to be eligible.

State Revolving Fund Programs – The NYS Environmental Facilities Corporation administers two revolving fund programs, i.e., the Drinking Water State Revolving Fund (DWSRF) and the Clean Water State Revolving Fund (CWSRF). Grant and/or loan funding are available through the DWSRF program. Loan funds only are available through the CWSRF program. Both programs are competitive based on rating criteria established by the NYSEFC and the US Environmental Protection Agency (EPA). The funding cycle is annual. The two-step application process requires applicants to file listing application to have the project placed scored and placed on the agency's Intended Use Plan which is update annually.

Rural Utility Services (RUS) Program – This program is administered by the USDA Rural Development agency. The program operates primarily on a first-come, first served basis. Loan and/or grant and loan packages for making water and sanitary sewer improvements are available to eligible municipalities with populations under 10,000. Loan and or grant and loan funding packages are determined based on the Median Household Income of residents and the financial impact on households that would be served by the water or sewer system.

Bond Act Grant Program – The NYS Bond Act Grant Program provides grants of up to 75 percent of the cost of sanitary sewer and wastewater treatment plants. The program has no established application cycle. Projects that will reduce or eliminate causes of pollution to high-quality water ways and bodies of water are more competitive and more likely to be funded under this program.

Safe Routes to Schools – This is a Federal grant program administered by NYS Department of Transportation. A specific funding schedule has not been established for the program; funding rounds occur intermittently. The program is designed to make student travel to and from school safer and will fund infrastructure projects such as the construction of sidewalks as well as educational and enforcement efforts. The maximum grant for infrastructure projects is \$400,000. No local match is required or permitted. The maximum grant for non-infrastructure program projects is \$150,000.

SPECIAL DISTRICT FORMATION – WATER/SEWER DISTRICT

Details of district formations can be found in Article 12A of Town Law. There are typically two methods of forming a water or sewer district. Either the Town Board could initiate the process or a petition could be started by residents and property owners.

- Town Board has a Map/Plan/Report completed to study the feasibility, associated costs, and cost to the potential users.
- A public hearing is held so that the public and potential beneficiaries have the opportunity to speak their mind on district formation.
- Following a public hearing, the Town Board can resolve to form the water or sewer district subject to a permissive referendum.

RECOMMENDED ACTIONS

Village of Albion

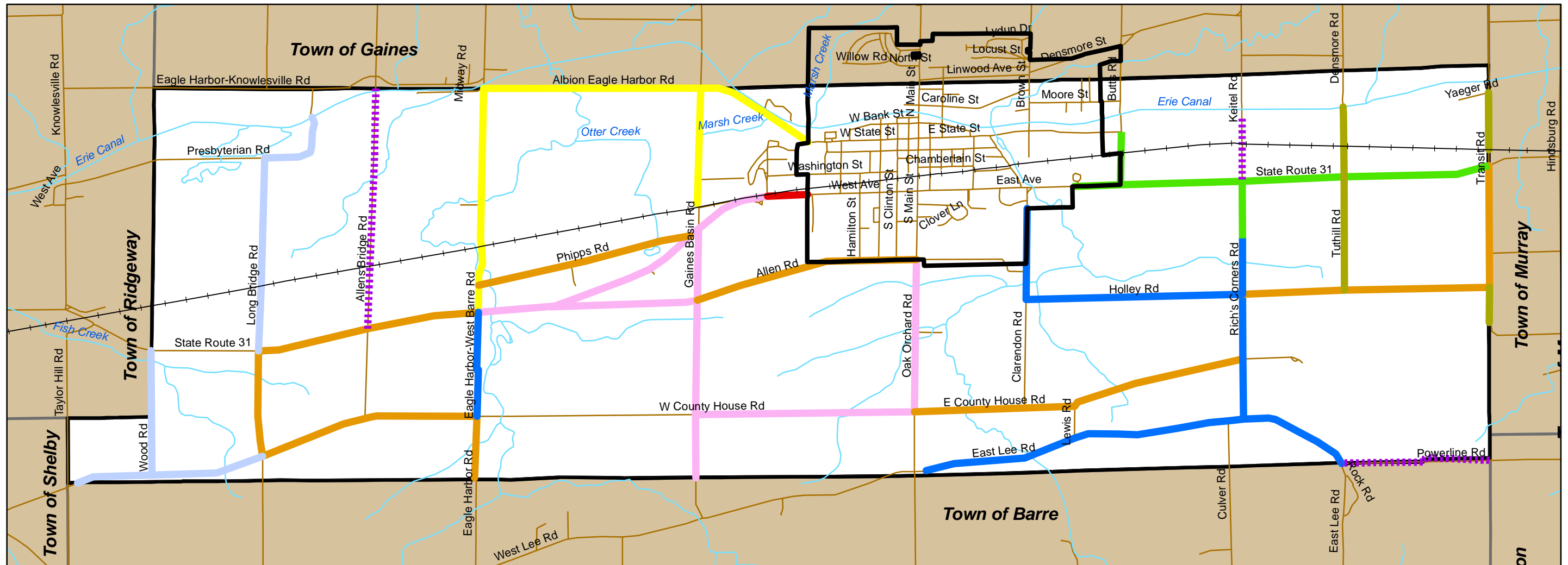
1. Continue to upgrade and make improvements to the Albion Joint Municipal Industrial Pollution Control Facility in accord with phased improvements recommended in the *Evaluation Report and Capital Improvement Plan for the Village of Albion JMIPCF* prepared by Chatfield Engineers.
2. Begin and continue to upgrade and make improvements to the Village's water filtration plant and water distribution system in accord with the phased improvements recommended in the *Capital Improvement Evaluation for the Village of Albion Water Treatment Plant and Distribution System* prepared by Chatfield Engineers which includes the improvements required by the Orleans County Department of Health.
3. Rank the list of streets subject to storm water ponding in order of priority and repair and/or replace deficient and/or deteriorated storm sewers and/or construct storm sewers along streets where none now exist according to their position in the priority listing as available funding permits. The repair and/or installation of storm sewers should be coordinated with street reconstruction projects where drainage is problematic (see recommendation 4 below.)
4. Develop a capital improvement plan for the reconstruction of Village streets and coordinate street reconstruction with storm sewer reconstruction to ensure efficient use of public funds and the longevity of the streets.
5. Continue the Village's sidewalk repair and replacement program with the Village providing the labor to repair or replace the sidewalks and with the property owner paying for the cost of the materials needed to make such repairs or to replace walkways.

6. Work with the NYS Department of Transportation to ensure that the Brown Street bridge over the Erie Canal is replaced or repaired and re-opened to traffic in a reasonable amount of time.

Town of Albion

1. Continue to pursue funding for the proposed Town of Albion Sewer District No. 3; establish the Sewer District and construct the wastewater collection system when funding is obtained.
2. Continue to maintain Town roads in good condition.
3. Continue to maintain Town roadway drainage ditches in good operating condition.
4. Continue to maintain the Town's water distribution system in good operating condition.
5. Continue to maintain the Town's wastewater collection system in good operating condition.

Existing and Proposed Water Lines - Town of Albion



Existing and Proposed Water Lines

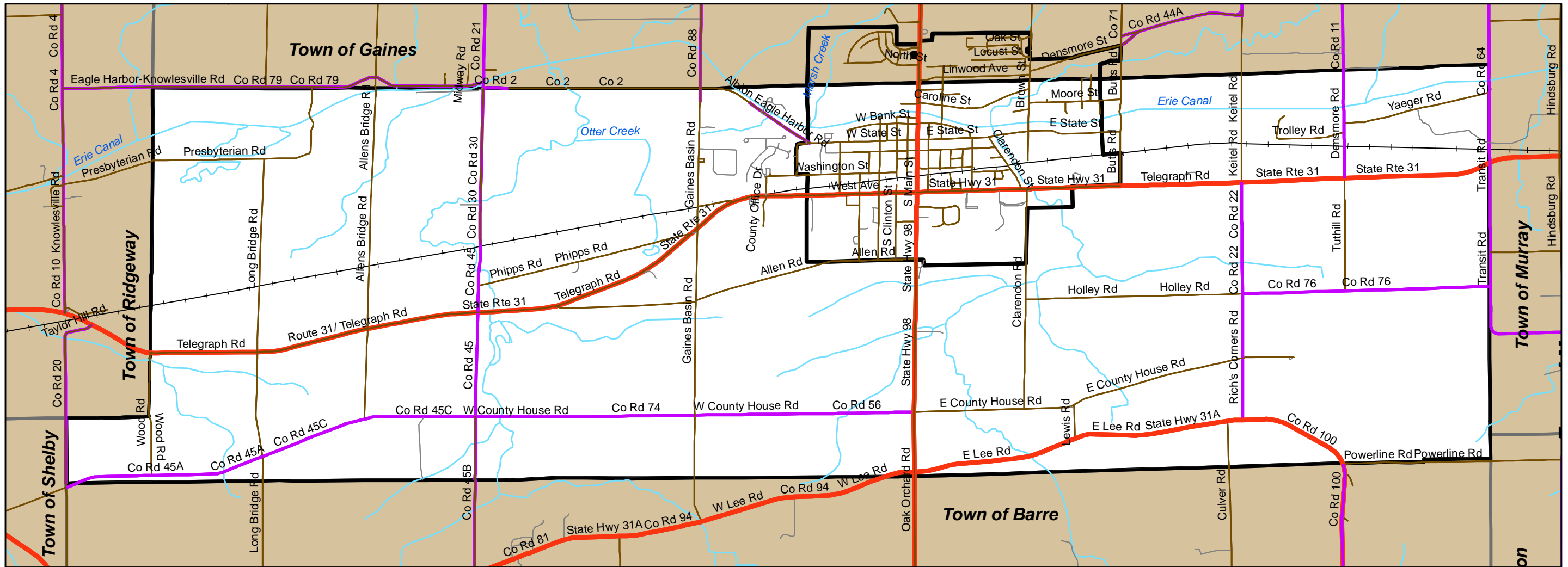
District Number

- █ 1
- █ 2
- █ 3
- █ 4
- █ 5
- █ 6
- █ 7
- █ 8
- █ 9 (Proposed)



Streets and Roads by Jurisdiction

December 2012



Highway Jurisdiction

- State
- County
- Local
- Private



GOVERNMENT AND COMMUNITY SERVICES



EXISTING CONDITIONS

VILLAGE AND TOWN GOVERNMENTAL FACILITIES AND SERVICES

Village and Town Halls

The Town and Village of Albion provide several basic municipal services to and for residents of the two municipalities. These services include clearing streets and roads of snow and ice, maintaining streets and roadways and storm water drainage systems, enforcing the NYS Building Code and the Town's and Village's zoning regulations, issuing building and zoning permits, issuing various licenses such as marriage licenses, dog, hunting and fishing license, issuing death certificates, assessing real property for taxing purposes, providing water and sewer service in the Village and in portions of the Town.

The Village Hall and Village offices are located on the northwest corner of the intersection of the intersection of East Bank Street and Platt Street in the Village's downtown business district. The Village Hall houses the Mayor's office, Village-Clerk Treasurer's office, Code Enforcement Officer's office, and the Police Department. The Village Hall was constructed in 1873 and was renovated in the early 1990s. In the late 1990s, the Village had intended to purchase and expand into the adjoining building to the west to create more space for Village offices and the Police Department, but this did not occur. However, during the winter of 2011-2012 the Police Department was renovated and records storage was moved to the third floor of the building which created more space in the ground floor to meet current Village needs including the needs of the Police Department.

The Albion Town Hall is located at 3665 Clarendon Road a short distance southwest of the Village. The structure which was constructed in 1978 houses the Town Supervisor's office, Town Clerk's office, Town Assessor's office, and Town Code Enforcement Officer's office, and Town Justice Court offices. The building also contains the Town Board meeting room which also serves as the Town Justice Court courtroom.

As the Village of Albion serves as the County Seat, several Orleans County offices and facilities are located in the Village of Albion and in the Town of Albion immediately outside the Village. The Orleans County Courthouse is located on Main Street just south of the Village's downtown business district. The Orleans County administrative offices and several other County offices including the Sheriff's Office and County Jail are located in the Town of Albion along NYS Route 31.

Village Public Works, Town and County Highway Department and NYS Department of Transportation Facilities

The Village Department of Public Works is located on the northwest corner of the intersection of King and Washington Streets. The 8.5 acre site contains the DPW garage, salt storage barn, fueling facilities and a storage yard.

The Albion Highway Department is located adjacent to the Town Hall. In addition to the Town Hall, the 7.4 acre site contains the Highway Department garage, salt storage barn and fueling facility.

The Orleans County Highway Department garage, salt storage barn and storage yard are located in the Village of Albion on Academy Street south of East Avenue (NYS Route 31). The NYS Department of Transportation also has a highway garage and salt storage facility located along West Avenue (NYS Route 31) in the Town of Albion.

Public Water and Sanitary Sewer Facilities and Services

The Village's and Town's public water and sanitary sewer facilities and services are described in the Infrastructure and Transportation chapter.

Police Department and Services

The Village of Albion operates a full-time Police Department that provides around the clock police protection and services within the Village of Albion. The Police Department is located in the Village Hall. The Police Department is comprised of 11 sworn officers plus the Police Chief.

The Town of Albion relies on the Orleans County Sheriff's Office and the New York State Police to provide police protection and services in the Town outside the Village. The Sheriff's office is located at 13925 Route 31 West within the Town of Albion. The nearest New York State Police office is also located in the Town of Albion at 14122 Route 31 which is part of Throop A is head quartered in Batavia and provides police services to the western counties of New York State. Police dispatching is performed by Orleans County Sheriff's Dispatching Center for Village, County and State Police agencies using the closest-patrol-car protocol.

EMERGENCY SERVICES

All emergency services dispatching in Orleans County is also performed by the Orleans County Sheriff's dispatch center.

Albion Fire Department

The fire hall housing the Albion Fire Department is located on Platt Street in the Village of Albion adjacent to the Village Hall. The Albion Fire Department is administered by the Village and provides fire service to the Village and Town of Albion and a well as most of the Town of Gaines. The Albion Fire Department is equipped with 1974 Han pumper truck, a 1992 American LaFrance

pumper truck, a 208 Pierce pumper truck, 1997 Murray Nova quintet ladder truck with basket, and a 2004 Ford F550 and 2004 Chevrolet K-3500 rescue trucks, three sport utility vehicles and a small outboard motorboat. A total of 77 volunteers staff the Department and provide fire and rescue services. The Fire Department participates in a regional mutual aid network that encompasses virtually all of the fire departments in Orleans County. All 911 emergency fire calls are routed to the Orleans County central dispatch service which dispatches the Albion Fire Department and other fire departments within Orleans County.

Central Orleans Volunteer Ambulance (COVA) Service

COVA, a separate organization from the Albion Fire Department, provides emergency ambulance transport services to residents and businesses within the Village of Albion and the Towns of Albion, Barre, Carlton and Gaines. The agency owns and operates three (3) ambulances, a 2002 model, a 2007 model and a 2010 model. All COVA ambulances are capable of providing advanced life support (ALS) level of medical service. The ambulances are housed in a building located at 239 South Main Street in the Village of Albion. This building contains COVA's offices and is also used for training and storage of equipment and supplies. COVA does not own the ambulance house, but the use of the building is donated to the organization.

The emergency ambulance service is provided by a staff comprised of 30 paid employees and 5 volunteers who are certified as Emergency Medical Technicians (EMTs). The use of paid staff was inaugurated in response to dwindling numbers of volunteers willing and able to make the time commitment and effort to obtain the required training and to maintain their certifications as the State's requirements increased. COVA has 34 active members, comprising approximately half of the agency's paid EMTs that also perform non-emergency, non-medical tasks to support the emergency ambulance service. Staff is paid on a per diem basis and the ambulance house is staffed 24 hours per day to ensure a quick response to calls for service. Currently, the response time is generally within five minutes. Ambulance transport for non-trauma and minor traumatic emergencies is generally to one of the nearby hospitals, i.e., Medina Memorial Hospital, Genesee Memorial Hospital (in Batavia) or Lakeside Memorial Hospital (in Brockport) all of which have emergency rooms. Transport for more serious traumatic emergencies is generally to the nearest hospital with trauma units; these are located in the Buffalo and Rochester metropolitan areas.

COVA's operating revenue is provided predominantly through third-party billings of insurance companies that insure persons transported by the ambulance service. The organization also derives some revenue through periodic funding raising efforts.

EDUCATIONAL FACILITIES AND SERVICES

The Village and Town of Albion are within the Albion Central School District (CSD) service area. The Albion CSD operates three schools, **Ronald Sodoma Elementary School**, **Carl Bergerson Middle School** and **Charles D'Amico High School**. The school buildings are all located on a large tract of land on the southwest corner of the intersection of East Avenue and Clarendon Street in the southeast quadrant of the Village. The site also contains the School District's bus garage

and school athletic and sports facilities. Student enrollment in 2009-2010 totaled 915 and the number of teachers totaled 70.

The Albion Central School District is one of 13 School Districts that comprise the **Orleans/Niagara Board of Cooperative Education Services (BOCES)**. BOCES offers students enrolled in the member School Districts technical educational services and special educational services. BOCES also offers basic continuing education services and technical training to adults. The BOCES Career and Technical Education Center and Special Education center serving Orleans County is located on Shelby Basin Road in the Town of Shelby. BOCES also utilizes the Christ Episcopal Church on South Main Street in the Village of Albion as a satellite adult continuing education and workforce development center. The Orleans/Niagara BOCES had a total of students enrolled in the Career and Technical Education Program and 418 students with disabilities enrolled in the Special Education Program.

The ARC of Orleans County, a not-for-profit corporation, offers pre-kindergarten educational services through that agency's Rainbow Pre-Kindergarten Program. The program is open to children ages 3 through 5 and is located at the Arnold Gregory Complex in the Village of Albion.

No private or parochial schools are located in the Town or Village of Albion.

OTHER MISCELLANEOUS GOVERNMENTAL FACILITIES AND SERVICES

Nutritional Program for the Elderly

The **Orleans County Office for the Aging** contracts with the ARC of Orleans County to provide a nutritional program for the elderly residing in the County through its **Nutria-Fair and Meals-on-Wheels Programs**. The Nutri-Fair Program is a nutritional program offered at congregate meal sites within Orleans County one of which is located in the former Albion Academy. This congregate meal site is open weekdays from 10:00 a.m. to 2:00 p.m. and provides not only meals for a nominal charge, but also recreational and socialization opportunities and health screening for the elderly. Persons unable to attend the congregate meal site may enroll in the Meals-on-Wheels Program which delivers two meals daily during weekdays and provides participants two frozen meals for weekend consumption.

The **Orleans County Youth Bureau** is a County agency that provides youth programming funded by New York State. The agency provides funding to other agencies and organizations to provide youth services. The Orleans County Youth Bureau, itself, provides no direct programming to the County youth. As State funding has been decreased in recent years, the Youth Bureau has had to scale back on its program. The agency's offices are located in the Village of Albion downtown business district. No youth center-type facility is offered by the agency. The main mission of the Youth Bureau is prevention and intervention and to this end offers the following programs.

- Orleans Juvenile Adjustment Services
- Orleans Juvenile Aid officer

- Rochester Legal Aid – Youth Advocated
- Regional Action Phone – Youth Crises Services
- Albion Juvenile Aid Officer
- Genesee Orleans Ministry of Concern – Just Friends Program
- Swan Library Summer Reading Program
- Summer Recreation Programs

NEW YORK STATE CORRECTIONAL FACILITIES

The Department of Corrections and Community Supervision operates two adjoining correctional facilities which are located in the Town of Albion immediately west of the Village of Albion. One is the Albion Correctional Facility, a medium-security prison for women offenders and the Orleans Correctional Facility, a medium-security prison for male offenders. The women’s facility has an inmate design capacity of 1,243. The men’s facility has an inmate design capacity of 1,082. Although the agency does not provide any public services to the Albion community, the correctional facilities are significant employers and as they are governmental facilities are identified in this Plan for completeness.

PUBLIC PARKS AND RECREATIONAL FACILITIES

Bullard Park is a Village-owned public park located in the southeast quadrant of the Village on the north side of East Avenue (NYS Route 31). The 26 acre site contains 3 large picnic shelters, a couple of softball diamonds/fields, a large children’s playground, a basketball court, a large hard surface skating/skateboarding area, and restroom facilities.

The Village also owns five smaller neighborhood parks and recreational sites that provide residents with recreational opportunities.

St. Joe’s Park is located on the west side of South Clinton Street where South Clinton Street intersects with Beaver Street. The 2 acre park contains a small playground, a couple of park benches and a backstop for informal softball games.

Carousel Park Another of the Village’s neighborhood parks is located on the southwest corner of the intersection of Caroline and Ingersoll Streets. This park, approximately one-half acre in size contains a swing set and a couple of other pieces of playground equipment.

Lafayette Park Another of the Village’s neighborhood parks is located on the south side of West State Street between West Street and West Academy Street. The narrow parcel, slightly less than one-half acre in size abuts West State Street to the north and West Park Street to the south. The facility contains a few pieces of playground equipment, a couple of picnic tables and public restrooms.

Veterans Park, 0.4 acres in size, is found on the southwest corner of Linnwood and Brown Streets. The park contains a picnic shelter a few pieces of playground equipment and public restrooms.

AFD Ball Field is located immediately north of the Village's DPW site. The recreational facility contains a softball diamond and a couple of bleachers.

In addition to the Village's recreational facilities the playground at Sodoma Elementary School and the tennis courts at D'Amico High School are available for public use when school is not in session.

The Erie Canal which transects the Village and Town of Albion offers Village and Town residents with recreational opportunities as well. The Erie Canal Trail (former towpath) may be used for walking and bicycling and the canal itself provides boating and fishing opportunities.

PROPERTY TAX BASE

The taxable assessment for the Town of Albion in 2011 was \$202,214,366. An additional \$66,689,646 in assessed value was exempt from Town property taxes. The exempt amount represents 25% of the total assessment in the Town of Albion of \$268,904,012.

The assessed value of properties in the Village that was exempt from property taxes in 2011 was \$6,517,010 for property in the Town of Gaines and \$43,842,870 for property in the Town of Albion.

Both the Town and the Village of Albion have a significant amount of property that is exempt from property taxes. These properties include the NYS prisons, County offices and school facilities.

EXISTING STUDIES AND PLANS

MUNICIPAL CONSOLIDATION STUDY (2009)

The Village of Albion and Towns of Albion and Gaines conducted a Consolidation study in 2008 funded by a NYS Shared Municipal Services Incentive (SMSI) grant. A joint study committee was formed with representation from all three municipalities which was assisted by the Center for Governmental Research, a Rochester-based not-for-profit research and consulting organization.

The study committee examined the following three alternatives:

- 1) The sharing of specific services involving the Village and Town of Albion or all three municipalities
- 2) Dissolution of the Village and merger with the Town of Albion
- 3) Full consolidation of the Village and both Towns.

The study concluded that “....there are relatively few services that the municipalities can share on a “stand-alone” basis (i.e., through shared service agreements) and none would generate significant cost savings. Ultimately, based on the findings, shared services would not result in any appreciable cost savings. Accordingly, the study committee recommended the dissolution of the Village of Albion, but no action, to date, has been taken to implement this recommendation.

ISSUES AND OPPORTUNITIES

VILLAGE HALL RECORDS STORAGE SPACE

With the recent renovation of the Police Department, the Village’s records storage space was moved to the third floor of the Village Hall. Although lighting was installed, no other improvements were made. The area lacks heating and insulation which may be deleterious to the physical condition of the records.

FIRE DEPARTMENT STAFFING

Many volunteer fire departments serving rural communities have difficulty responding to fire calls due to declining membership. Although some such volunteer fire departments can boast a significant number of members, it is the *active* members that provide the service and often times the active core is substantially smaller than the membership rosters suggest. The limited number of active members was identified as a concern in the GRE Consolidation Study discussed in the *Existing Plans and Studies* section of this chapter. The ability of the Fire Department to continue to provide reliable fire service and quick response times is dependent on having a larger pool of active members. Although the Albion Fire Department records reflect 77 members, the actual number of active members who consistently respond to fire calls is substantially lower.

Another issue is the fact that often many volunteer firefighters are employed outside their home community and are absent from the community for a significant portion of each workday unable to respond to calls. This situation can, and at certain times does, prevent a volunteer fire department from responding to fire calls. This was a prevalent problem in Orleans County which the various fire departments have addressed within the past couple of years by entering into automatic mutual aid calls generally during the 6:00 a.m. to 6:00 p.m. time period. Under the provisions of automatic mutual aid, the primary fire department and the secondary back-up fire department are dispatched concurrently. In the case of the Albion Volunteer Fire Department, either the Barre Fire Department or the Carlton Fire Department are concurrently dispatched depending on the location of the call for service. In addition, most of the fire departments in Orleans County have worked out an additional mutual aid response protocol that involves the deployment of a Rapid Intervention Team from a third volunteer fire department that provides

manpower to the fire site available for undertaking resume measures should the need arise. The automated mutual aid protocol seems to be working well and has provided reliable fire protection in the Village and Town of Albion. If active membership continues to decline, then the ability of the Albion Volunteer Fire Department to provide reliable service could possibly become an issue.

AMBULANCE SERVICE

Insufficient Building Space – The ambulance house COVA currently lacks adequate space for the organizations needs. The building contains only two vehicle bays, so one of COVA's ambulances must be parked outdoors even during the winter... The building also lacks sufficient training space, office space and storage space to meet the organization's needs.

Limited Financial Resources – Although COVA has been able to operate self-sufficiently for many years, the organization has limited financial resources. The organization's revenue has been declining in recent years reflecting the decline in the local economy. Dwindling donations coupled with higher insurance deductibles, high unemployment and declining wages of households within the organization's service area have resulted lower revenues as many households served cannot afford to pay the deductibles or have no insurance coverage at all. As a result, the organization is barely able to cover its operating expenses and may have difficulty replacing its 2002 model ambulance which is now a decade old. COVA had to take its medical fly car out of service due to declining financial resources. Recently COVA has taken outreach measures to approach the municipal governments within its service area to ask them to consider the possibility of making financial contributions to ensure the continuation of high quality ambulance service and quick emergency response times.

TOOLS AND TECHNIQUES

INTERMUNICIPAL COOPERATION

New York State law enables municipal governments to work together through inter-municipal agreements to take advantage of economies of scale, to reduce or eliminate duplication and to utilize surplus facilities. There are two forms of inter-municipal agreements, i.e., a service agreement and a joint agreement. Under a service agreement, one municipality agrees to provide services to another municipality. Under a joint agreement the municipalities share the responsibility for providing a particular service or for constructing and operating a facility. Inter-municipal agreements enable municipalities to more efficiently provide services or operate facilities without an actual consolidation of the two municipalities.

GRANT PROGRAMS

The New York State Local Government Efficiency Program is generally an annual grant program that provides funding incentives for communities to work together to deliver services in a more effective manner.

The New York State Office of Parks, Recreation, and Historic Preservation offer a competitive grant program for municipalities to create parks and recreational opportunities as well as historic preservation activities. Grant applications are usually due in the spring or summer each year.

RECOMMENDED ACTIONS

1. Obtain funding and carry out the improvements to Bullard Park that are recommended in the concept plan.
2. Continue to maintain and improve existing parks in the Village of Albion.
3. Maintain cooperative funding for the maintenance and development of parks in the Village that are utilized by residents of the Town of Albion and other neighboring municipalities.
4. Cooperate and coordinate with neighboring municipalities, school districts and other entities in order to improve quality of services and/or reduce cost of services.

Bullard Park Conceptual Plan



HISTORIC RESOURCES



GOALS

- Encourage the preservation of historic structure and public education about Albion’s historic resources.
- Support tourism related to historic sites in Albion.

BACKGROUND

Neil Johnson has written a short history of Albion which provides a good background on Historic Resources in the area:

A Short History of Albion

By Neil Johnson, Albion Village Historian, January 1993

The Village of Albion, the county seat of Orleans County, is located on the old Erie Canal, (now the New York State Barge Canal), in the center of a rich farming region 12 miles south of Lake Ontario. It is between the large cities of Rochester on the Genesee River 30 miles to the east and Buffalo on Lake Erie 50 miles to the west. The population from 1830 to 1980 is given below:

1830...1300	1870...3322	1910...5016	1950...4850
1840...2000	1880...4000	1920...4683	1960...5182
1850...2251	1890...4586	1930...4878	1970...5122
1860...2970	1900...4477	1940...4660	1980...4897

During the Colonial period, most of New York west of the Hudson River was owned and occupied by the Iroquois Confederacy. After the Revolution this land was gradually bought from the Iroquois and settled. In 1798, the Holland Land Company bought the 6 million acres of land (excluding Indian reservations) west of the Genesee River and had it surveyed. The land office for this vast tract was established at Batavia in 1800. Settlement began immediately, with settlers clustering at river mouths, crossroads, and mill sites. In 1803, the Oak Orchard Road (now Route 98) was cut north from Batavia, following an old Indian trail through the Tonawanda Swamp north of Batavia, to the mouth of Oak Orchard Creek, which was projected as the main port for the Holland Purchase. The first settlement in what is now Orleans County was along the lake in 1803. In 1807, settlement began along the Ridge Road (now Route 104), an old beach line that provided a continuous dry trail from Rochester to the Niagara River. The hamlet of Gaines grew up at the intersection of the Ridge Road and the Oak Orchard Road. Gaines became the largest hamlet north of Batavia, acting as the market center for the surrounding farms, and was predicted to become the seat of the new county that would eventually be erected north of the Tonawanda Swamp.

Then, in 1817, the Erie Canal was begun to connect the Hudson River and Lake Erie. In 1821, the route of the canal west of the Genesee River was established and Nehemiah Ingersoll and two partners from the Batavia area brought 100 acres of the William Bradner farm on Oak Orchard Road at the proposed crossing of the Erie Canal and laid out the Village of Newport. The entire orientation of Western New York changed from the lakes, rivers, and roads to the Erie Canal, which

offered fast passenger service on the packet boats and cheap freight rates on the freighters. By the time the seat for the new county of Orleans was selected in 1825, the booming Village of Newport was selected over Gaines. The name was changed to Albion in February 1826. A brick court house and log jail were built in 1827 on land donated by Nehemiah Ingersoll. The village was incorporated on April 21, 1828.

The village grew rapidly in the 1830's. The Presbyterian Church was built in 1831, and the Methodist and Baptist churches in 1832. The first bank in Orleans County was incorporated in 1834. The county clerk's office was built in 1836 and a new jail in 1838. The Phipps Union Seminary for the education of girls opened in 1837, and an academy for the secondary education of boys opened in 1838. Albion remained the largest village in the county until 1900, when the industrialization of Medina began to take effect. Since Albion is the county seat, county government has been and still is a major business. It was also the political center of the county and the agricultural shipping point for central Orleans, with many warehouses and commission merchants. The main articles shipped from Albion were wheat, lumber, potash, and pork. In the 1840's Albion became known as a center for horses and livestock. About 1855, wheat lost its importance because of competition from the West, the wheat midge, and exhaustion of soil. Beans and fruit (especially apples) then became the main crops.

The Erie Canal was Albion's main transportation link until the railroad came in 1852, dooming the passenger packets. In the 1880's the railroad became the main freight carrier and crop storage and processing businesses (fruit evapories, grain and bean elevators, vinegar works, and cold storages) grew up along the railroad. Then, in 1903, The Burt Olney Canning Factory, specializing in tomatoes, peas, beans, and corn was constructed. This company eventually merged with General Foods during World War II, becoming Birdseye Snider (complete with a research laboratory for frozen foods), then Hunt Wesson. The Lipton plant was established in the Thomas J. Sweet Canning factory in 1942 to provide dried food for the military. These two plants became the main industries in Albion, which suffered when Hunt Wesson closed in 1970 and Liptons in 1980.

While agriculture and food processing have always been the main business of Orleans County, several industries have provided alternatives in Albion. At first Albion was relatively self-contained, producing many of the products consumed in the surrounding towns. There were foundries that specialized in stoves, carriage shops, cabinetmakers, and a wide variety of stores. In the 1860's the stove foundries went out of business (the Curtis Works, specializing in farm machinery, lasted until the 1890's).

Beginning in the 1820's, a band of Medina sandstone that occurred along the canal had been quarried for foundations, canal walls, and bridges. Beginning about 1860, quarrying gradually became a major industry in Albion, supplementing agriculture. At first the sandstone was mined by the local day labor, Irish and American. Then, in 1882, business boomed as the sandstone became very popular for paving blocks and curbs. This boom created a demand for labor that was met by importing English quarry workers, Polish laborers, and then Italian quarry workers. The quarry business collapsed in the 1920's under poor management, labor troubles, competition from Vermont granite, and the demand for smooth roads for cars that emphasized asphalt and concrete.

In 1894, the Western Refuge for Women was established at Albion. This school for delinquent girls has provided employment for many people over the years. The complex (now called Albion Correctional) has changed with the times and is now a 700-inmate medium security prison.

HISTORIC RESOURCES

Throughout the life of Albion, while local industries came and went, there has been a continual influx of people from the adjacent cities, who bought small farms or big old houses and commuted to work, and increasing numbers of Albionians who found work in the surrounding cities. There was a slump in local industry in 1980 when Lipton's closed, but the effect of increasing sub-urbanization and developing service industries soon became apparent. In 1987, the number of real estate agencies increased from two to five. A second prison, Orleans Correctional, opened in 1985. In 1987, Anchor Bank, a major lending institution, established their mortgage-processing center in part of the old Hunt Wesson plant. Other businesses are buying up and renovating the remaining empty buildings, and Albion is now well on its way to becoming a suburb with service industry.

HISTORIC RESOURCES

Two Historic Districts listed in the National Register for Historic Places are located in the Village of Albion (see Map 13). The Courthouse District includes the County Courthouse, County Clerk's Office, the Swan Library, several churches and notable residences in the downtown area. The Village Business District, so designated in 1994, includes storefronts and public buildings along North Main Street and Bank Street.

The Mt. Albion Cemetery, located on Route 31 east of the Village, is also listed in the National Register of Historic Places. Interesting features at the cemetery include the Soldiers' and Sailors' Monument and Observation Tower.

RESNAME	ADDRESS	State Register Date	National Register Date
Mt. Albion Cemetery	NY 31	6/23/1980	9/27/1976
North Main/Bank Streets Historic District		9/27/1994	11/30/1994
Orleans County Courthouse Historic District	Courthouse Sq. and environs	6/23/1980	8/31/1979
Tousley-Church (DAR) House	249 North Main Street	12/2/2001	2/5/2002
US Post Office--Albion	Main St.	11/17/1988	11/17/1988
Barlow, William V. N., House	223 S. Clinton St.	8/5/1983	9/8/1983

The Erie Canal is also designated as a historic resource.

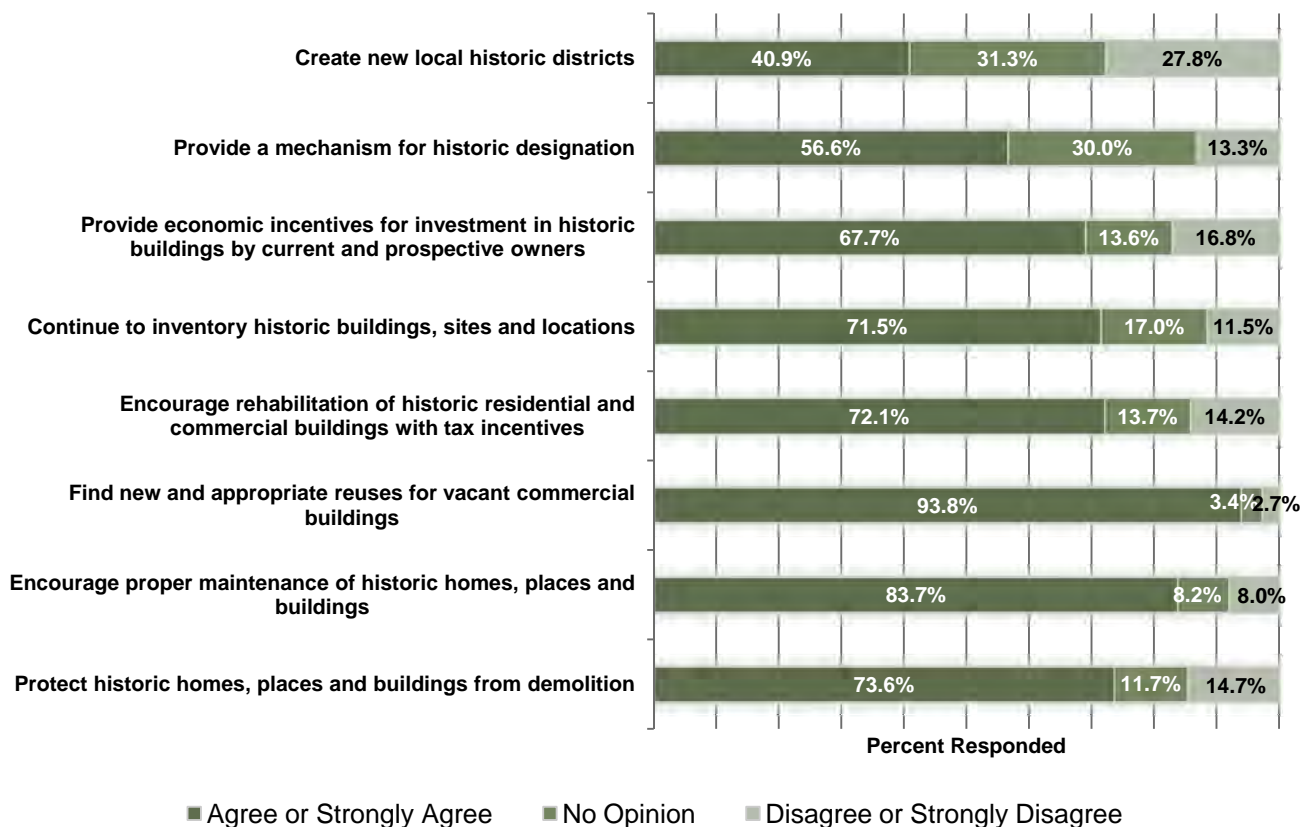
ISSUES AND OPPORTUNITIES

The Erie Canal and historic buildings are significant cultural resources in the community, particularly in the Village of Albion. The Canal area, and the historic Courthouse and Downtown Business Districts, make the Village of Albion an attractive place to visit. Tourists, County residents and officials, neighbors, and business patrons enjoy the historic charm of the downtown area. Revitalization efforts that focus on the Canal and the historic character of the downtown are critical to ensuring that downtown retains a unique identity.

RESIDENTS' SURVEY

The Residents Survey showed strong support for historic preservation activities, including protecting historic structures from demolition, encouraging proper maintenance and rehabilitation of historic structures, and documenting historic resources. Support for the creation of new local historic districts and designations were less strong.

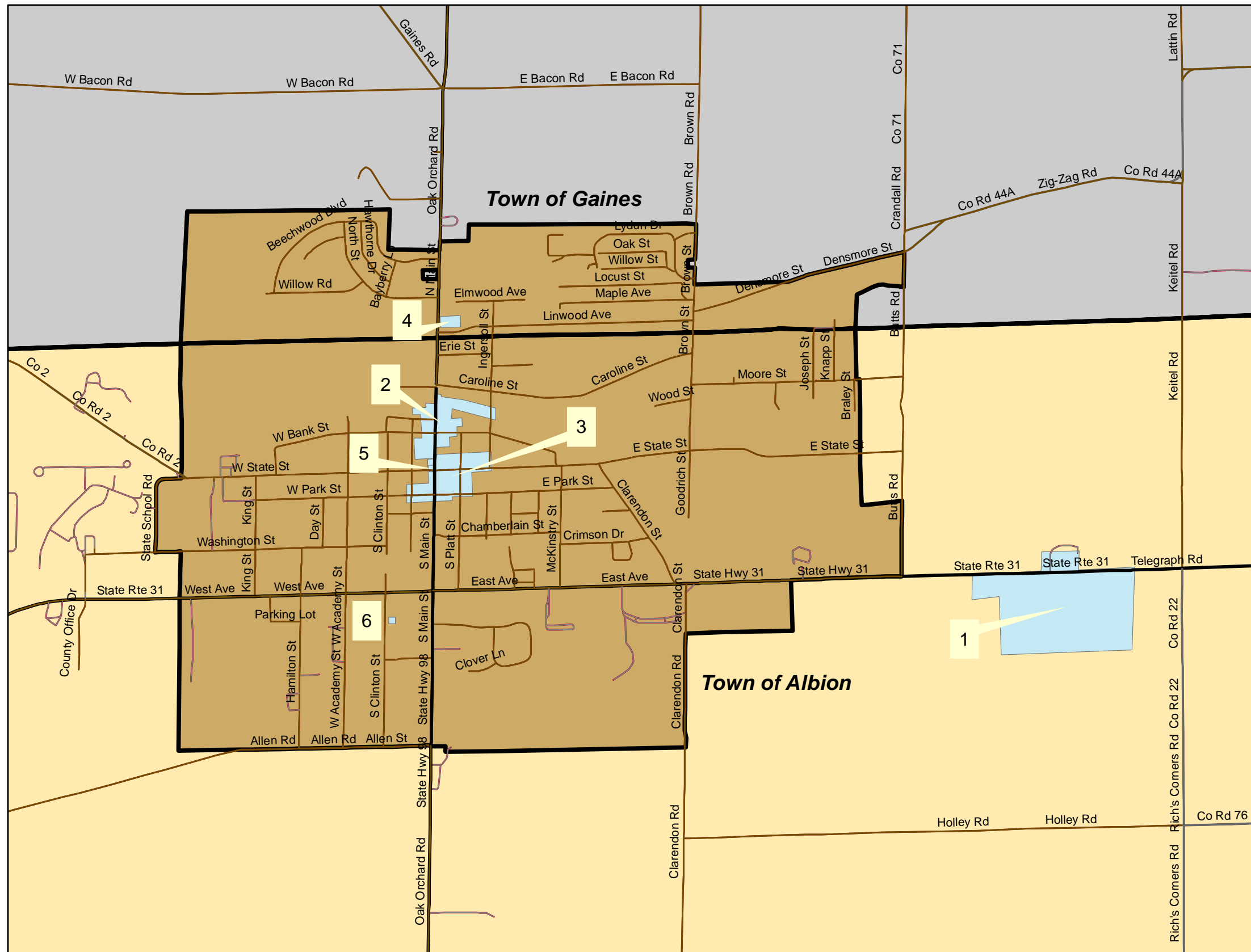
Survey Results, Historic Preservation



RECOMMENDED ACTIONS

1. Continue to support the Town Historian and the Historical Society in their efforts to maintain records of Albion's history and preserve historic resources.
2. Work with County tourism officials, local merchants, and other organizations to distribute literature on historic buildings and sites in Albion.
3. Link historic sites to the Canal with signs and designated trails or routes.

Historic Sites and Districts



Map Key	Resource Name
1	Mt. Albion Cemetery
2	North Main/Bank Streets Historic District
3	Orleans County Courthouse Historic District
4	Tousley-Church (DAR) House
5	US Post Office - Albion
6	Barlow, William V. N., House

 Historic Districts

0 750 1,500 3,000 Feet



SOURCE: NYS Office of Parks, Recreation & Historic Preservation from National Register of Historic Places records

NATURAL RESOURCES



GOALS

- Protect sensitive natural features such as flood plains, wetlands, wooded areas and steep slopes.

EXISTING CONDITIONS

WATERCOURSES AND DRAINAGE BASINS

The all of the streams in the Town and Village of Albion are part of the Lake Ontario drainage basin. The largest streams are West Branch Sandy Creek, which flows through the Village of Albion toward Lake Ontario, and Otter Creek and its tributaries, which are located in the western part of the Town. A segment of Marsh Creek originates in the north-central part of the Town and flows through the northwest corner of the Village of Albion. Tributaries to Oak Orchard Creek are located in the northwest corner of the Town. (See Map 14: Streams and Watersheds.)

The streams in the Town of Albion are classified “C” by the NYS Department of Environmental Conservation (DEC). This classification means that the water quality of these streams is not considered to be suitable to be used for drinking water, swimming or for fish habitat. The classification is based upon the concentration of Coliform bacteria, pH, dissolved solids and dissolved oxygen. As all of the streams in Albion are Class “C”, no permit is required from the DEC for activities along the bank or in the bed of these streams. DEC stream classifications include the following:

Class AA or A – Assigned to waters used as a source of drinking water

Class B – Assigned to waters best suited for swimming and other contact recreation, but not for drinking water

Class C – Assigned to waters supporting fisheries and suitable for non-contact activities

Class D – Lowest classification for waters in New York State

Flood Hazard zones and floodways are usually located along watercourses. (See Map 15: Wetlands and Flood Zones.) Those areas within the one hundred year flood boundary could be expected to be flooded once every hundred years, on average. The Town has adopted a local flood control ordinance that specifies, consistent with federal standards, the conditions under which development can occur in such areas. As a result, federal flood insurance is available to landowners within flood hazard zones.

FLOOD HAZARD AREAS

Land areas within the 100-year floodplain have been mapped by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). The "100 year flood" is estimated to be a flood with a 1% chance of occurring during any one year. Areas subject to flood hazards are shown on Map 15.

In the Town and Village of Albion, flood prone areas are located along the Erie Canal and the "widewaters", along Oak Orchard Creek and its tributary, and in a low-lying area in the southeast portion of the Town.

WETLANDS

Wetlands, such as swamps, marshes, or wet meadows where the ground water level is near or above the surface, provide several ecological benefits. They can store, like a sponge, large quantities of stormwater runoff, and provide unique habitats for a variety of plants and animals.

Both State and Federal laws and regulations are in effect to protect and preserve wetlands. New York State's Freshwater Wetlands Act directed the Department of Environmental Conservation (DEC) to map significant wetlands and prepare regulations restricting activities that would destroy or disturb the wetlands. New York State's Freshwater Wetlands Act and regulations protect all delineated wetlands of 12.4 acres or more in size, plus smaller wetlands of unusual importance. State regulations also restrict development within the adjacent one hundred foot buffer area that extends beyond the delineated limits of the State-regulated wetlands.

The U.S. Army Corps of Engineers (Corps) issues permits for activities in those wetlands subject to regulations under Section 404 of the Federal Clean Water Act. These wetlands must be identified based on their hydraulic, soil, and vegetative characteristics. A map prepared by the U.S. Fish and Wildlife Service, for the National Wetlands Inventory, serves as a preliminary identification of federally regulated wetlands.

The locations of wetlands mapped by State and Federal agencies are depicted in Map 15: Wetlands and Flood Zones. The exact boundaries of regulated wetlands must be verified in the field by a qualified individual.

TOPOGRAPHY

Generally, the topography of Albion is level to gently rolling. In most areas of the Town and Village, topography is not a limiting factor to potential development. The topographic map is reproduced as Map 16.

WOODLANDS

Woodlands are located throughout the Town. Existing wooded areas are located primarily along streams, and often coincide with wetland boundaries. Existing stands of trees are a benefit to air quality, shade and the aesthetic quality of the Town of Albion.

MINERAL RESOURCES

The NYS Mined Land Reclamation Law requires mine operators to obtain a permit from NYSDEC. The permit establishes operating standards and requires a plan for reclamation of the land once mining is complete. The law requires mine operators to post a bond in an amount sufficient to ensure that the land is reclaimed.

The NYS Department of Environmental Conservation, Division of Mineral Resources has issued a permit for the Pilon sandstone mine located on NYS Route 31 west of the Village and the Carr sand and gravel mine located on County House Road.

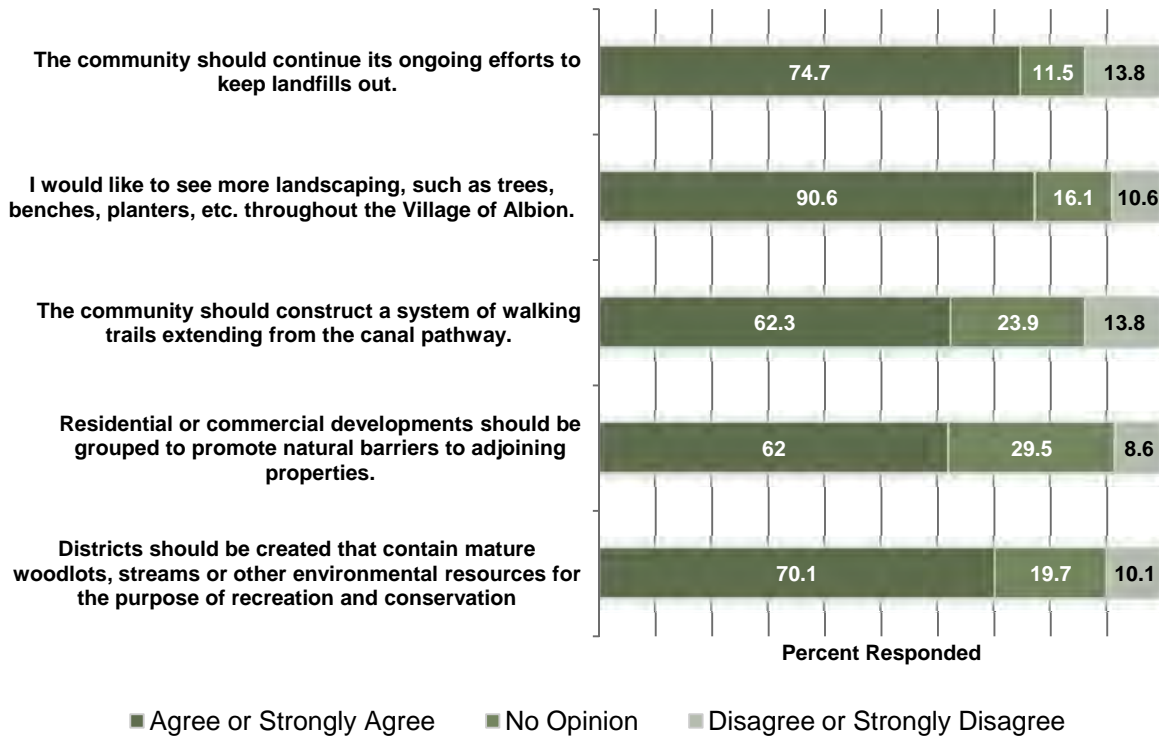
EXISTING PLANS, PROGRAMS AND REGULATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

All municipalities must follow the State Environmental Quality Review (SEQR) process before acting on any funding or development approval. The SEQR process provides a framework for governmental agencies to evaluate the potential impacts of their actions on the environment. Nearly all site plan, subdivision, variance, and rezoning applications are subject to review, as well as actions that involve the purchase of property or the change in use of buildings or land. By requiring the developers or municipalities that propose a project to document any potential environmental impacts, the regulations ensure that the potential impacts of an activity are considered before final approvals are granted.

RESIDENTS' SURVEY

Survey Results, Open Space and Environment



ISSUES AND OPPORTUNITIES

The natural resources within the Town and Village of Albion provide both opportunities and constraints toward the fulfillment of community goals. While wetlands and flood-prone areas are unsuitable for development, they perform valuable functions as they contribute to the ecological well-being of the area. Sand and gravel mines extract the natural resources, primarily for use in road construction.

SANDY CREEK DRAINAGE ISSUES

Areas of conflict include residential neighborhoods along Sandy Creek in the Village of Albion, where debris in the Creek causes occasional flooding. Village crews periodically clear the debris.

RECOMMENDED ACTIONS

1. Continue to consider the environmental impacts of actions proposed by government agencies.

Maps

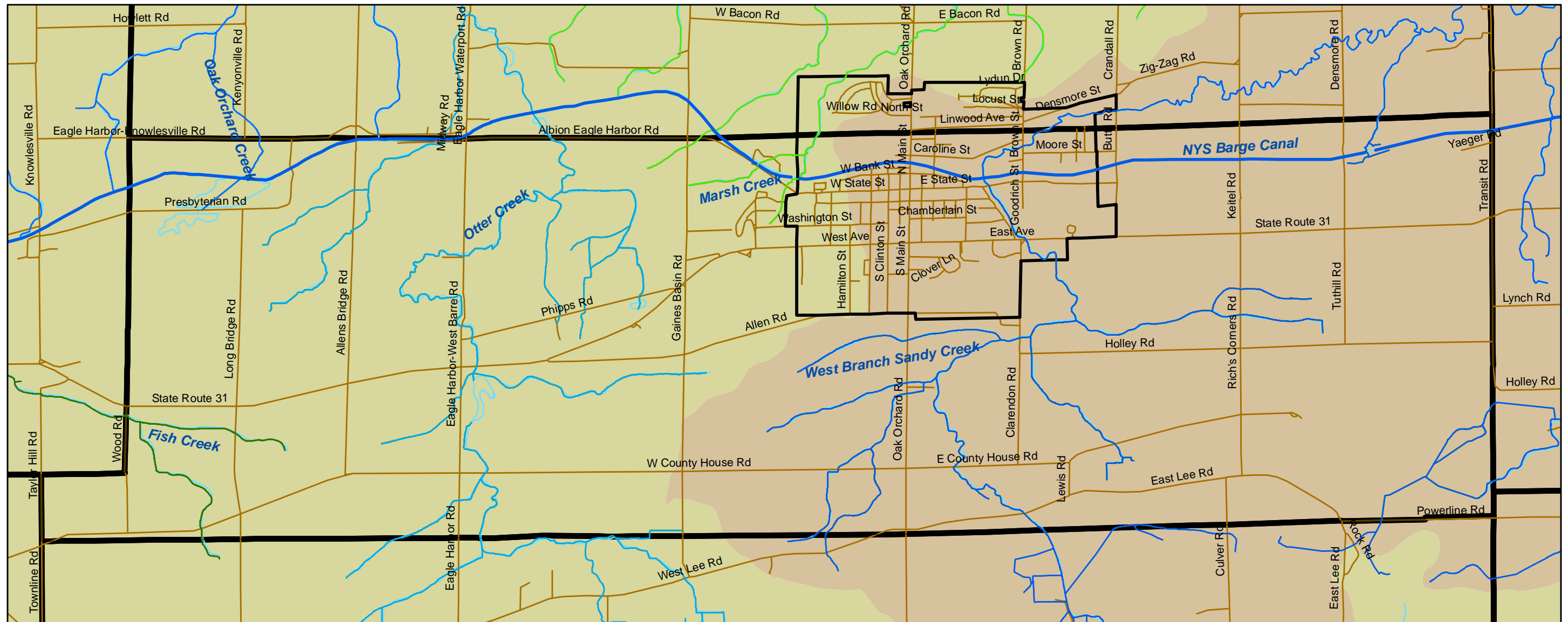
14. Streams and Watersheds

15. Wetlands and Flood Hazard Areas

16. Topography

Streams and Watersheds

December 2012

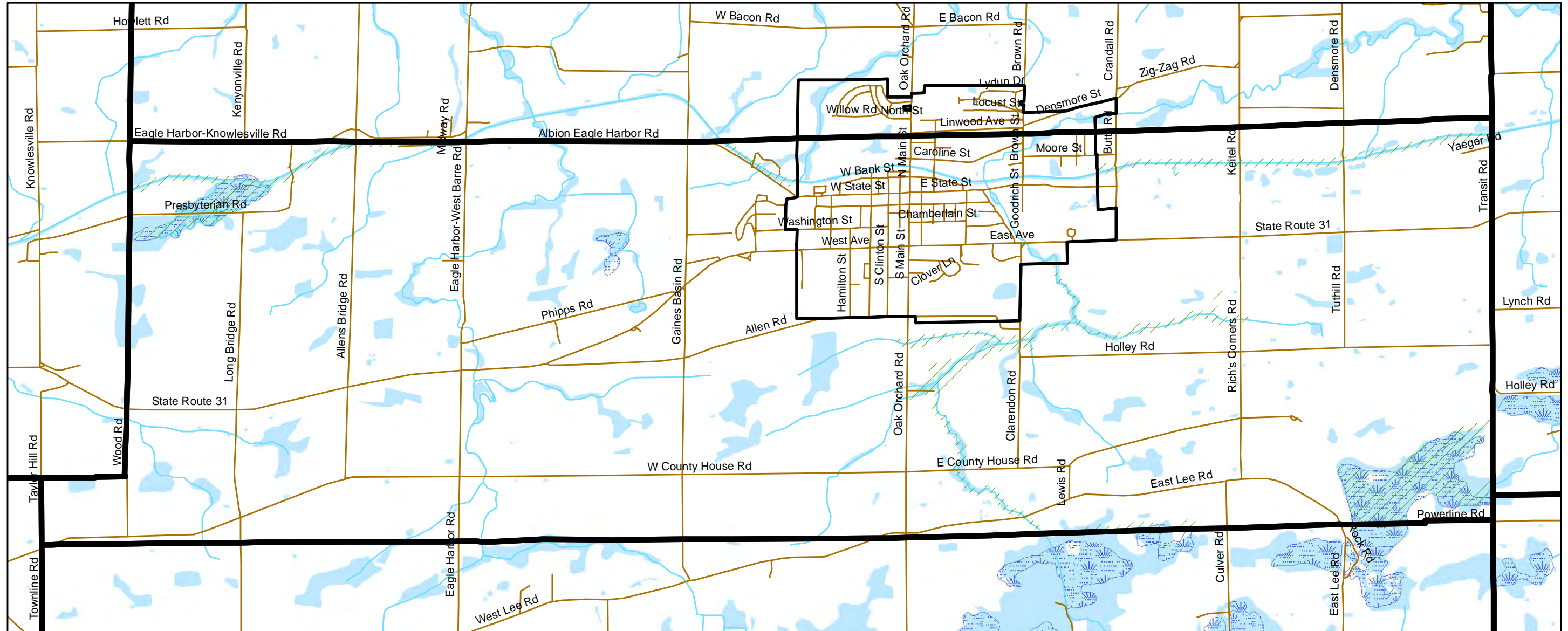






- | Streams and Tributaries | Watersheds |
|-------------------------|-------------------|
| NYS Barge Canal | Sandy Creek |
| West Branch Sandy Creek | Oak Orchard Creek |
| Otter Creek | |
| Marsh Creek | |
| Fish Creek | |
| Oak Orchard Creek | |

Albion streams flow toward Lake Ontario and are part of the "Lake Ontario and Minor Tributaries Watershed"



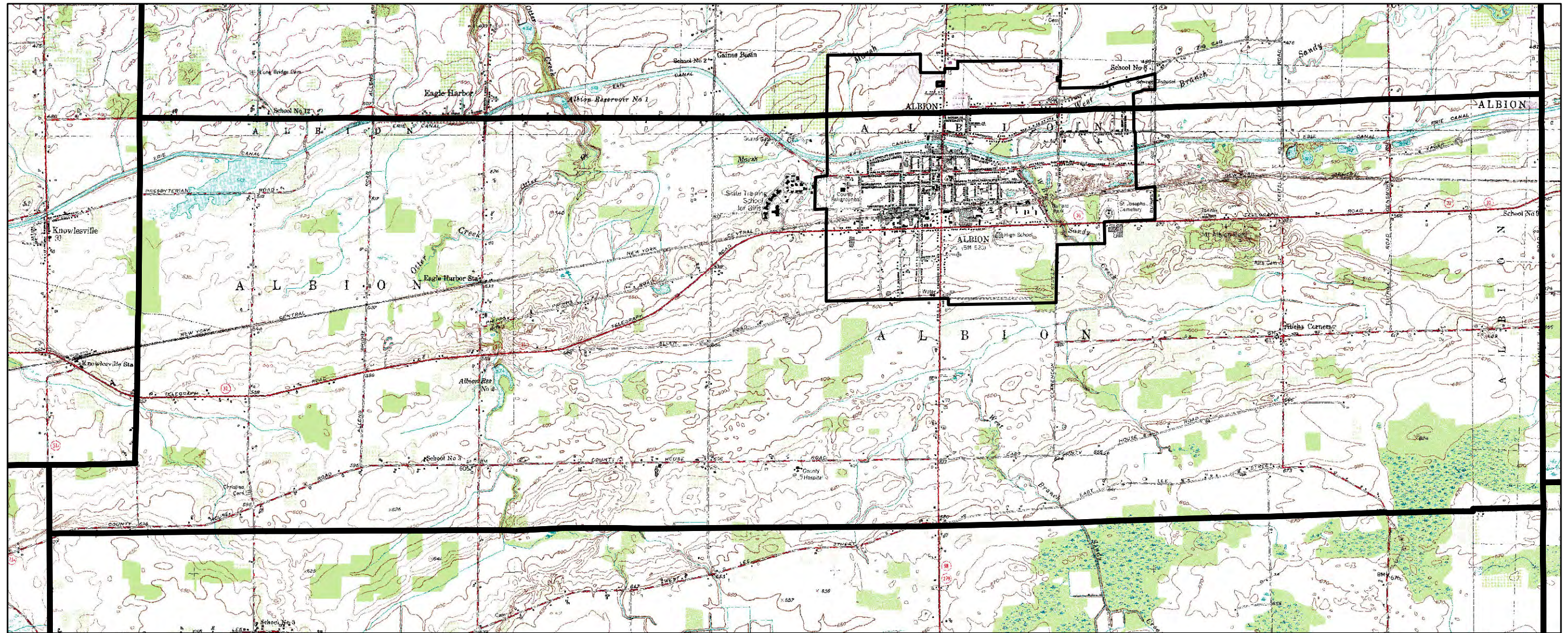
Wetlands and Flood Zones



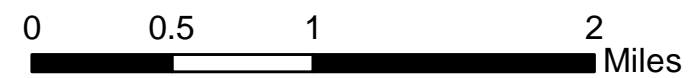
-  Flood Hazard Zone
-  Streams
-  NYS DEC Wetlands
-  Federal Wetlands



Topography



SOURCE: USGS Topographic Maps
Excerpts from the Albion, Kent, Knowlsville and Ashwood Quadrangles



IMPLEMENTATION STRATEGY

* GOALS AND RECOMMENDED ACTIONS IN REVIEW *



LAND USE OVERVIEW

GOALS

- Encourage business and industrial development in designated areas in the Village downtown, East and West Avenues, the industrial park and along Route 31 west of the village
- Maintain land use regulations that support a high quality of life in residential neighborhoods
- Maintain the predominantly rural and agricultural character of the Town.
- Accommodate new residential development that is compatible with maintaining the Town's rural character.

RECOMMENDED ACTIONS

- Modify zoning district map as conditions and demand warrant, consistent with the Future Land Use Map.
- Maintain the prohibition against landfills and other waste disposal facilities in the Town of Albion as stated in Chapter 87 of the Town Code.
- Consider appropriate regulations to prevent or minimize potential impacts from gas drilling, including impacts on roads, water quality and community character.

HOUSING AND RESIDENTIAL NEIGHBORHOODS

GOALS

- Maintain and improve of the condition of housing stock and the quality of life in residential neighborhoods.

RECOMMENDED ACTIONS

Town and Village

1. Obtain grant funding to assist owners of housing to remedy code violations, make necessary repairs and bring homes to a standard condition.

2. Encourage energy saving mechanisms in new or rehabilitated housing units to help offset high costs of energy and degradation of the natural environment.
3. Work with Orleans County, Pathstone, Orleans Community Action and other entities to disseminate information to homeowners about programs that provide financial assistance to homeowners for housing rehabilitation.
4. Adopt land use strategies to manage the location and design of new housing and future development.
5. Continue to enforce existing zoning and property maintenance regulations.

Village

6. Encourage landlords and Village residents to communicate with Village police regarding concerns and potential issues.
7. Continue to cultivate and support Neighborhood Watch groups.
8. Encourage neighborhood organizations to carry out beautification and other activities to promote a sense of pride in Village neighborhoods.
9. Provide incentives for the de-conversion of 2- and 3-family dwellings into single family residences.
10. Work with the Orleans County Treasurer to improve the process for foreclosing properties. Encourage Orleans County to conduct an inspection prior to the sale and to provide information to potential buyers about the cost of rehabilitation in order to avoid serial foreclosure sales on the same property.
11. Work with Orleans County Department of Social Services to ensure that Section 8 housing is properly maintained and to provide information to renters about their responsibilities.
12. Obtain funding to support demolition of structures that cannot be economically rehabilitated.

Town

13. Designate areas for new residential development in locations that do not conflict with agriculture.

DOWNTOWN AND ECONOMIC DEVELOPMENT

GOALS

- Redevelop Downtown Albion through building renovations, streetscape improvements, regulatory modifications and business attraction;
- Identify and pursue opportunities for additional industrial development in the Town outside the Village;
- Focus economic development attraction and retention on targeted industries;
- Construct strategic infrastructure improvements to promote business development; and
- Establish programs for underutilized sites.

RECOMMENDED ACTIONS

Downtown Development

1. **Continue the building renovation program** initiated with New York Main Street funding. Focus renovation efforts on buildings that meet the following criteria:
 - Historic Properties;
 - Properties with Code or Safety issues;
 - Projects that generate jobs and/or significant investment;
 - Projects that have a positive visual impact; and
 - Inclusion of a residential element
2. **Make the existing streetscape more pedestrian friendly and safe:**
 - Provide pedestrian level street lighting on existing poles or shorten existing poles to at least 18 ft but preferably shorter;
 - Install bump outs at N. Main and Bank;
 - Install trees and other landscaping along N. Main and Bank.
3. **Perform a Code Audit** to amend sections of the Village of Albion Zoning Code so they are aligned with the objectives of AMSA:
 - Signs
 - Awnings
 - Bulk requirements
 - Building Design and Placement (for existing and potential infill buildings).

4. **Modify Historic Preservation Ordinance** to make it more flexible for building review. This may involve evaluating the benefits of having Certified Local Government status which generally provides minimal benefits.
5. **Create a waterfront development plan** to address opportunities relating to the Village and Town's location along the Erie Canal.
6. Put an emphasis on **enforcement of traffic laws** in downtown including aggressive speed enforcement.
7. **Revise the Village Parking enforcement** program:
 - Reduce time limits for on-street parking to 1 hour;
 - Establish select short term (15 minute) on street parking spaces for businesses that need rapid turnover;
 - Initiate a balanced parking enforcement program – 1st ticket is a warning; second includes a small fine; fine is increased for each occurrence.
8. **Redevelop underutilized public and private lots** behind 131 N. Main along the Canal for a tourist related business (small inn, restaurant, etc.) to begin the process of revitalizing the canal tourism industry.
9. **Install small boater access points** (ladders or other methods) to allow small boaters on the canal to disembark and utilize Downtown Albion services.
10. **Improve downtown and canal gateways:**
 - Downtown welcome signs at N. Main and the Canal, N. Main and Park; along the canal near N. Main
 - Install or maintain landscaping at gateways.

Economic Development

11. **Focus economic development attraction and retention efforts on targeted industries :**
 - Food Processing
 - Merchant Wholesalers
 - Credit Intermediation
12. **Consider establishing a Business Park on Route 98 south** in the Town. Access to the Thruway for distribution and need for large tracts to accommodate targeted food processing or wholesale businesses is better suited to Route 98 than the Albion Business Park on Route 31.

13. **Install water and sewer infrastructure on Oak Orchard south of Allen Road** to support business development including a new business park.
14. Maintain (or continue to maintain) an updated list of:
 - Available for rent and for sale properties with site profiles (zoning, value, building information, etc.).
 - Priority capital improvement projects (to be ready for grant opportunities)
 - Priority economic development projects (to be prepared for grant opportunities)
15. **Coordinate economic development with the Orleans County Economic Development Center** by providing the agency with priority economic development and capital improvement projects as well as periodic scheduled meetings to maintain communication.
16. **Establish an “Underutilized Sites” Redevelopment Program** to evaluate impediments and opportunities to redevelop underutilized sites in the Village:
 - Assess any contamination issues;
 - Evaluate property assembly opportunities;
 - Review zoning to insure alignment with future uses; and
 - Consider any access and infrastructure issues.
17. Work with the OCEDA to identify and pursue additional opportunities for industrial and other business development projects in suitable sites in the Town.

Infrastructure

18. Install water and sewer infrastructure on Oak Orchard south of Allen.
19. Make the existing downtown streetscape more pedestrian friendly.
20. Evaluate and implement opportunities to upgrade the streetscape on West State Street.
21. Work with the Canal Corp. to install small boater access points on the Canal near downtown.
22. Upgrade downtown gateway landscaping.

AGRICULTURE AND FARMLAND

GOALS

- Discourage new subdivisions in areas that are predominantly agricultural.
- Manage the extension of infrastructure as appropriate to support and protect agricultural operations.
- Avoid and/or mitigate conflicts between farmers and non-farm neighbors.
- Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.
- Encourage new residential development to be sited and designed in a “farm-friendly” manner.
- Encourage farmland owners to utilize available tax relief programs.
- Maintain partnerships with governmental and not-for-profit agricultural support agencies.
- Encourage the permanent protection of high quality farmland.

RECOMMENDED ACTIONS

Designate certain areas for predominantly agricultural use.

1. Revise Town zoning regulations to delineate predominantly agricultural areas and enact regulations that would limit the development of new residential subdivisions to a small number of lots that are consistent with the area’s rural and agricultural character.

Encourage landowners to participate in tax relief programs.

2. Encourage the Town Assessor to inform farmland landowners about tax relief programs that they may be eligible for, including information about deadlines for applying.

Encourage the permanent protection of high quality farmland.

3. Provide information to landowners who may choose to donate conservation easements to a land trust, potentially as part of estate planning

Avoid and/or mitigate conflicts between farmers and non-farm neighbors.

4. Adopt a local Right to Farm Law that incorporates a system to mediate conflicts that may arise between farmers and non-farming landowners

Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.

5. Provide information to residents about farm practices.

Manage the extension of infrastructure as appropriate to support and protect agricultural operations.

6. Adopt lateral restrictions to limit residential hookups to productive agricultural land while the land is within a designated County Agricultural District.
7. Support drainage projects undertaken at the State, County, and local level that would benefit the farming industry and the quality of the environment.

Where new residential development must be located in agricultural areas, ensure that new house lots are sited and designed in a “farm-friendly” manner.

8. Incorporate guidelines into subdivision regulations that help the Planning Board and the landowner/ developer to site new house lots in a way that minimizes the potential for conflict with farming.
9. Promote sales of local farm products. Work with Cooperative Extension and other agencies to promote farm markets and roadside stands.
10. Work with Orleans County to facilitate grants and loans for expansion of agriculture-related businesses. Such grants must be tied to job creation.
11. Encourage the development of agricultural-related businesses.
12. Work with County and State agencies to encourage retain and/or attract processors. Seek new markets, such as for biofuel.

Maintain partnerships with governmental and not-for-profit agricultural support agencies.

13. Maintain communications with Orleans County agencies, Farm Bureau and other organizations about programs to assist and support farmers and farm-related businesses in the Town.
14. Encourage Orleans County to prepare a County Agricultural & Farmland Protection Plan with funding from the NYS Department of Agriculture & Markets.

TRANSPORTATION AND INFRASTRUCTURE

GOALS

- Maintain existing town and Village infrastructure in a cost effective manner.
- Continue inter-municipal cooperation and sharing of equipment with other jurisdictions.

Village of Albion

1. Continue to upgrade and make improvements to the Albion Joint Municipal Industrial Pollution Control Facility in accord with phased improvements recommended in the Evaluation Report and Capital Improvement Plan for the Village of Albion JMIPCF prepared by Chatfield Engineers.
2. Begin and continue to upgrade and make improvements to the Village's water filtration plant and water distribution system in accord with the phased improvements recommended in the Capital Improvement Evaluation for the Village of Albion Water Treatment Plant and Distribution System prepared by Chatfield Engineers which includes the improvements required by the Orleans County Department of Health.
3. Rank the list of streets subject to storm water ponding in order of priority and repair and/or replace deficient and/or deteriorated storm sewers and/or construct storm sewers along streets where none now exist according to their position in the priority listing as available funding permits. The repair and/or installation of storm sewers should be coordinated with street reconstruction projects where drainage is problematic (see recommendation 4 below.)
4. Develop a capital improvement plan for the reconstruction of Village streets and coordinate street reconstruction with storm sewer reconstruction to ensure efficient use of public funds and the longevity of the streets.
5. Continue the Village's sidewalk repair and replacement program with the Village providing the labor to repair or replace the sidewalks and with the property owner paying for the cost of the materials needed to make such repairs or to replace walkways.
6. Work with the NYS Department of Transportation to ensure that the Brown Street bridge over the Erie Canal is replaced or repaired and re-opened to traffic in a reasonable amount of time.

Town of Albion

6. Continue to pursue funding for the proposed Town of Albion Sewer District No. 3; establish the Sewer District and construct the wastewater collection system when funding is obtained.
7. Continue to maintain Town roads in good condition.
8. Continue to maintain Town roadway drainage ditches in good operating condition.
9. Continue to maintain the Town's water distribution system in good operating condition.
10. Continue to maintain the Town's wastewater collection system in good operating condition.

GOVERNMENT AND COMMUNITY FACILITIES

RECOMMENDED ACTIONS

1. Obtain funding and carry out the improvements to Bullard Park that are recommended in the concept plan.
2. Continue to maintain and improve existing parks in the Village of Albion.
3. Maintain cooperative funding for the maintenance and development of parks in the Village that are utilized by residents of the Town of Albion and other neighboring municipalities.
4. Cooperate and coordinate with neighboring municipalities, school districts and other entities in order to improve quality of services and/or reduce cost of services.

HISTORIC RESOURCES

GOALS

- Encourage the preservation of historic structure and public education about Albion's historic resources.
- Support tourism related to historic sites in Albion.

RECOMMENDED ACTIONS

1. Continue to support the Town Historian and the Historical Society in their efforts to maintain records of Albion's history and preserve historic resources.
2. Work with County tourism officials, local merchants, and other organizations to distribute literature on historic buildings and sites in Albion.
3. Link historic sites to the Canal with signs and designated trails or routes.

NATURAL RESOURCES

GOALS

- Protect sensitive natural features such as flood plains, wetlands, wooded areas and steep slopes.

RECOMMENDED ACTIONS

1. Continue to consider the environmental impacts of actions proposed by government agencies.

IMPLEMENTATION STRATEGY – SUMMARY OF RECOMMENDED ACTIONS

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
LAND USE							
1. Modify zoning district maps as conditions and demand warrant.	X		X	Town/ Village Boards	Planning Board	TBD for consulting and legal services	Village of Albion; Town of Albion
2. Maintain the prohibition against landfills and other waste disposal facilities in the Town of Albion as stated in Chapter 87 of the Town Code.	X		X	Town/ Village Boards	Planning Board	None	
3. Consider appropriate regulations to prevent or minimize potential impacts from gas drilling, including impacts on roads, water quality and community character	X			Town/ Village Boards	Planning Board	TBD for consulting and legal services	Village of Albion; Town of Albion
HOUSING AND RESIDENTIAL DEVELOPMENT							
1. Obtain grant funding to assist owner occupied housing rehabilitation.	X			Town/ Village Boards	Pathstone; Orleans Community Development	TBD for grant application / implementation	Village of Albion; Town of Albion
2. Encourage energy saving mechanisms in new or rehabilitated housing units.			X	Code Enforcement Officers	Pathstone; Community Action of Orleans County	Minimal for promoting existing programs; TBD to obtain funding for new programs	Village of Albion; Town of Albion; State grants
3. Work with Orleans County, Pathstone, Orleans Community Action and other entities to disseminate information to homeowners about housing rehabilitation programs.			X	Code Enforcement Officers; Town and Village Clerks	Pathstone; Community Action of Orleans County	Minimal	NA

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
4. Adopt land use strategies to manage future development.			X	Town/ Village Board	Planning Boards	TBD for consulting and legal services	Village of Albion; Town of Albion
5. Continue to enforce existing zoning and property maintenance regulations.			X	Code Enforcement Officers	Town/ Village Board	Cost for enforcement staff	Village of Albion; Town of Albion
6. Encourage landlords and Village residents to communicate with Village police regarding concerns and potential issues.			X	Village Police Department	Village Board	Minimal	NA
7. Continue to cultivate and support Neighborhood Watch groups.	X			Village Police Department	Village Board	Minimal	NA
8. Encourage neighborhood organizations to carry out beautification and other activities to promote a sense of pride in Village neighborhoods.			X	Village Board	Community/ Neighborhood organizations	Minimal	NA
9. Provide incentives for the de-conversion of 2- and 3-family dwellings into single family residences.		X		Village Board	Pathstone; Community Action of Orleans County	TBD	CDBG Program; NYS housing grant programs
10. Work with the Orleans County Treasurer to improve the process for foreclosing properties.	X			Village Board	Orleans County Treasurer	Minimal	NA
11. Work with Orleans County Department of Social Services to ensure that Section 8 housing is properly maintained.			X	Code Enforcement Officer	Orleans County Department of Social Services	Minimal	NA
12. Obtain funding to support demolition of			X	Village Board; Code	Pathstone; Community Action of	TBD	CDBG Program; NYS housing

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
structures that cannot be economically rehabilitated.				Enforcement Officer	Orleans County		grant programs
13. Designate areas for new residential development in locations that do not conflict with agriculture.	X			Town Board	Planning Board	TBD for consulting and legal services	Village of Albion; Town of Albion

DOWNTOWN AND ECONOMIC DEVELOPMENT

DOWNTOWN DEVELOPMENT

1. Continue the building renovation program initiated with New York Main Street funding.	X			Albion Main Street Alliance (AMSA)	Village	Currently Funded	Funded
2. Make the existing streetscape more pedestrian friendly and safe: <ul style="list-style-type: none"> a. Provide pedestrian level street lighting on existing poles; b. Install bump outs at N. Main and Bank; c. Install trees and other landscaping along N. Main and Bank. 		X		Village of Albion	AMSA; NYS Department of Transportation (NYSDOT)	Engineering Feasibility Study Required	New York Main Street; NYSDOT TIP, TEP; LWRP EPF; Member Item
3. Perform a Code Audit to amend sections of the Village of Albion Zoning Code with consideration of the objectives of AMSA regarding: <ul style="list-style-type: none"> • Signs • Awnings • Bulk requirements • Building Design and Placement 	X			Village of Albion	Village Code Officer; Village Board; AMSA; (Advisory)	\$5,000	Village of Albion

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
4. Modify the Historic Preservation Ordinance to make it more flexible for building review.	X			Village of Albion	Village Historic Preservation Commission (HPC)	\$2,500	Village of Albion
5. Create a waterfront development plan to address opportunities relating to the Village's location along the Erie Canal.	X			Village of Albion	Village Board; AMSA	\$45,000	NYS Department of State LWRP; Village of Albion
6. Put an emphasis on enforcement of traffic laws in downtown including aggressive speed enforcement.	X			Village of Albion	Albion Police Department	None	
7. Revise the Village Parking enforcement program (see text for description).	X			Village of Albion	Albion Police Department	None	
8. Redevelop underutilized public and private lots behind 131 N. Main along the Canal for a tourist related business (small inn, restaurant, etc.) to begin the process of revitalizing the canal tourism industry.		X		Village of Albion; Private Owners	Orleans Economic Development Agency (EDA)	Pre-Development: \$10,000 Development: TBD by Project	NYS CDBG Economic Develop. funding; NYS ESDC / Regional Develop. Council; LWRP EPF funding.
9. Install small boater access points (ladders or other methods) to allow boaters on the canal to disembark and utilize Downtown Albion services.		X		Village of Albion; NYS Canal Corp.	AMSA	\$25,000	EPF; LWRP EPF
10. Improve downtown and canal gateways: <ul style="list-style-type: none"> Downtown welcome signs at N. Main and the Canal, N. Main and Park; along the canal near N. Main 	X			Village of Albion	AMSA	\$10,000	Village of Albion;

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
<ul style="list-style-type: none"> Install or maintain landscaping at gateways. 					NYSDOT; NYS Canal Corp.		LWRP EPF; NY Main Street
ECONOMIC DEVELOPMENT							
1. Focus economic development attraction and retention efforts on targeted industries: <ul style="list-style-type: none"> Food Processing Merchant Wholesalers Credit Intermediation 			X	Village of Albion; Town of Albion	Orleans EDA; NYS ESDC	None	
2. Consider establishing a Business Park on Route 98 south in the Town.		X		Town of Albion	Orleans EDA; NYS ESDC; NYSDEC; Village of Albion	TBD by Engineering Feasibility Study	NYS CDBG Technical Assistance; Orleans EDA; NYS ESDC Regional Council
3. Install water and sewer infrastructure on Oak Orchard south of Allen Road to support business development including a new business park.		X		Town of Albion	Orleans EDA; Orleans County; NYSDOT	TBD by Engineering Feasibility Study	NYS CDBG Economic Development funding
4. Maintain (or continue to maintain) an updated list of: <ul style="list-style-type: none"> Available for rent and for sale properties with site profiles. Priority capital improvement projects Priority economic development projects. 			X	Village of Albion; Town of Albion	Orleans EDA	None	
5. Coordinate economic development with the Orleans County Economic Development Agency			X	Village of Albion; Town of Albion	Orleans EDA	None	

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
6. Establish an “Underutilized Sites” Redevelopment Program to evaluate impediments and opportunities to redevelop underutilized sites in the Village.	X			Village of Albion	Orleans EDA	\$75,000	NYS BOA Program
7. Work with the OCEDA to identify and pursue additional opportunities for industrial and other business development projects in suitable sites in the Town			X	Town of Albion	Orleans EDA	None	
INFRASTRUCTURE TO SUPPORT ECONOMIC DEVELOPMENT							
1. Install water and sewer infrastructure on Oak Orchard south of Allen.		X		Town of Albion	Orleans EDA	TBD by Engineering Feasibility Study	CDBG, CWSRF, DWSRF, RD-RUS & Clean Water Quality Programs
2. Make the existing downtown streetscape more pedestrian friendly.		X		Village of Albion	AMSA NYSDOT	TBD by Engineering Feasibility Study	NY Main Street; NYSDOT; LWRP EPF
3. Evaluate and implement opportunities to upgrade the streetscape on West State Street.		X		Village of Albion	NYSDOT	TBD by Engineering Feasibility Study	NYSDOT
4. Work with the Canal Corp. to install small boater access points on the Canal near downtown.		X		Village of Albion NYS Canal Corp	AMSA	TBD	EPF Program
5. Upgrade downtown gateway landscaping, signage	X			Village Board	AMSA	\$10,000	Village of Albion

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
					NYSDOT		New York Main Street
AGRICULTURE AND FARMLAND							
1. Revise the Town's zoning regulations to delineate areas that are predominantly farmland and strictly limit new residential development in these areas.	X			Town Board	Town Planning Board	TBD for consulting and legal services	Town of Albion
2. Encourage the Town Assessor to inform farmland landowners about tax relief programs that they may be eligible for, including information about deadlines for applying.			X	Town Assessor	Town Clerk	None	NA
3. Provide information to landowners who may choose to donate conservation easements to a land trust, potentially as part of estate planning			X	Town Clerk	Orleans County Agricultural & Farmland Protection Board	None	NA
4. Continue to apply the Town's Right to Farm Law which incorporates a system to mediate conflicts that may arise between farmers and non-farming landowners	X			Town Board	Town Planning Board	TBD for consulting and legal services	Town of Albion
5. Provide information to residents about farm practices.			X	Town Clerk	Town Planning Board ; Orleans County Cooperative Extension	None	NA
6. Adopt lateral restrictions to limit residential hookups to productive agricultural land while the land is within a designated County Agricultural District.			X	Town Board	Town Planning Board	None	NA
7. Support drainage projects undertaken at the State, County, and local level that would benefit the farming industry and the quality of the environment.			X	Town Board	Orleans County Agricultural & Farmland Protection	Minimal	NA

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
					Board		
8. Incorporate guidelines into subdivision regulations that help the Planning Board and the landowner/ developer to site new house lots in a way that minimizes the potential for conflict with farming.	X			Town Planning Board	Town Board	TBD for consulting and legal services	Town of Albion
9. Promote sales of local farm products. Work with Cooperative Extension and other agencies to promote farm markets and roadside stands.			X	Town Planning Board	Orleans County Agricultural & Farmland Protection Board	Minimal	NA
10. Work with Orleans County to facilitate grants and loans for expansion of agriculture-related businesses.			X	Town Board	Town Planning Board	Minimal	NA
11. Encourage the development of agricultural-related businesses.			X	Town Board	Town Planning Board	Minimal	NA
12. Work with County and State agencies to encourage retain and/or attract processors. Seek new markets, such as for biofuel.			X	Town Board	Town Planning Board	Minimal	NA
13. Maintain communications with Orleans County agencies, Farm Bureau and other organizations about programs to assist and support farmers and farm-related businesses in the Town			X	Town Planning Board	Orleans County Agricultural & Farmland Protection Board	None	NA
14. Encourage Orleans County to prepare a County Agricultural & Farmland Protection Plan with funding from the NYS Department of Agriculture & Markets.	X			Town Board	Town Planning Board	None	NA
TRANSPORTATION AND INFRASTRUCTURE							
VILLAGE OF ALBION							
1. Continue to upgrade and make improvements to the Albion Joint Municipal Industrial Pollution Control Facility.			X	Village Board		\$5,036,607	CDBG, CWSRF & RD-RUS, and Water Quality Improvement

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
							Programs
2. Begin and continue to upgrade and make improvements to the Village's water filtration plant and water distribution system.			X	Village Board		\$2,910,450	CDBG, DWSRF & RD-RUS Programs
3. Rank the list of streets subject to storm water ponding and coordinate with street reconstruction projects where drainage is problematic.			X	Village Board	DPW Superintendent and Village Engineer	TBD	
4. Develop a capital improvement plan for the reconstruction of Village streets and coordinate street reconstruction with storm sewer reconstruction.	X		X	Village Board	DPW Superintendent	TBD	CDBG Program
5. Continue the Village's sidewalk repair and replacement program.			X	Village Board	DPW Superintendent	TBD	Safe Routes to School Program
6. Work with the NYS Department of Transportation to ensure that the Brown Street bridge over the Erie Canal is replaced or repaired and re-opened to traffic in a reasonable amount of time.	X			Village Board	DPW Superintendent	None	
TOWN OF ALBION							
1. Continue to pursue funding for the proposed Town of Albion Sewer District No. 3; establish the Sewer District and construct the wastewater collection system when funding is obtained			X	Town Board		\$1,082,000	CDBG, CWSRF & RD-RUS, and Water Quality Improvement Programs
2. Continue to maintain Town roads in good condition			X	Town Board	Highway Superintendent	TBD	
3. Continue to maintain Town roadway drainage ditches in good operating condition.			X	Town Board	Highway Superintendent	TBD	

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
4. Continue to maintain the Town's water distribution system in good operating condition.			X	Town Board	Water Superintendent	TBD	
5. Continue to maintain the Town's wastewater collection system in good operating condition.			X	Town Board	Highway Superintendent	TBD	

GOVERNMENT AND COMMUNITY FACILITIES

1. Obtain funding and carry out the improvements to Bullard Park that are recommended in the concept plan.		X		Village Board	Town Board	TBD	EPF Program
2. Continue to maintain and improve existing parks in the Village of Albion.			X	Village Board	DPW Superintendent	TBD	EPF Program
3. Maintain cooperative funding for the maintenance and development of parks in the Village that are utilized by residents of the Town of Albion and other neighboring municipalities.			X	Village and Town Boards		TBD	
4. Cooperate, coordinate and collaborate with neighboring municipalities, school districts and other entities in order to improve quality of services and/or reduce cost of services.		X	X	Town and Village Boards	School District and adjoining Town Boards	TBD	
5. Consider providing financial support to the Central Orleans Volunteer Ambulance (COVA) Service to ensure continued quick emergency response times and the availability of advanced life support service.		X		Village and Town Boards	Barre and Gaines Town Boards	TBD	

HISTORIC RESOURCES

1. Continue to support the Town Historian and the Historical Society in their efforts to maintain records of Albion's history and preserve historic resources.	X			Town and Village Boards	Historical Society; County Historian	None	Town of Albion; Village of Albion
2. Work with County tourism officials, local merchants, and other organizations to distribute literature on historic buildings and sites in Albion.	X			Village Board; Main Street Alliance	Orleans County Department of Planning & Tourism	None	NA

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties	Estimated Cost	Potential Funding Sources
	0-3 years	3-7 years					
3. Link historic sites to the Canal with signs and designated trails or routes.	X			Main Street Alliance	Village Board	TBD	EPF Program
NATURAL RESOURCES							
1. Continue to consider the environmental impacts of actions proposed by government agencies	X			All municipal boards		TBD	Costs borne by developers for large projects

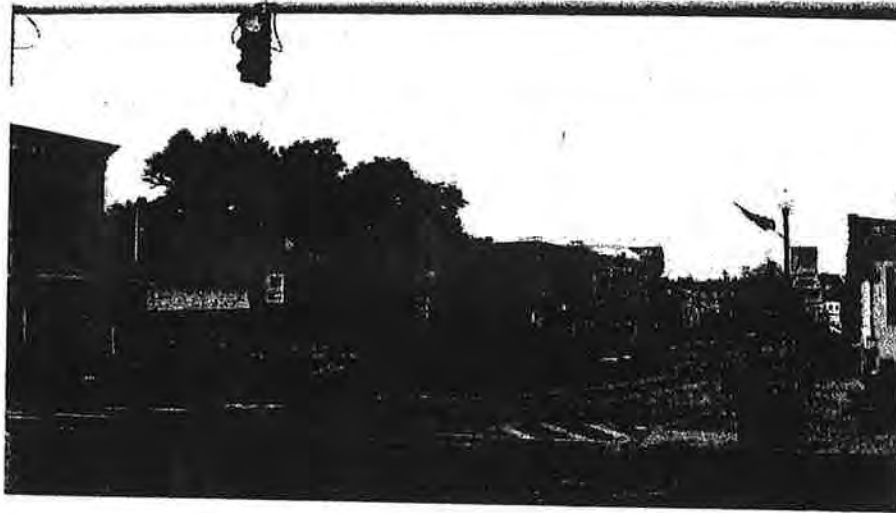
List of Appendices

- A. Residents Survey Results
- B. Planned Unit Development - Sample Regulations
- C. Target Industries Data
- D. Sample Agricultural Zoning Regulations - Town of Seneca

Appendix A

Residents Survey Results

ALBION SURVEY



Village and Town of Albion

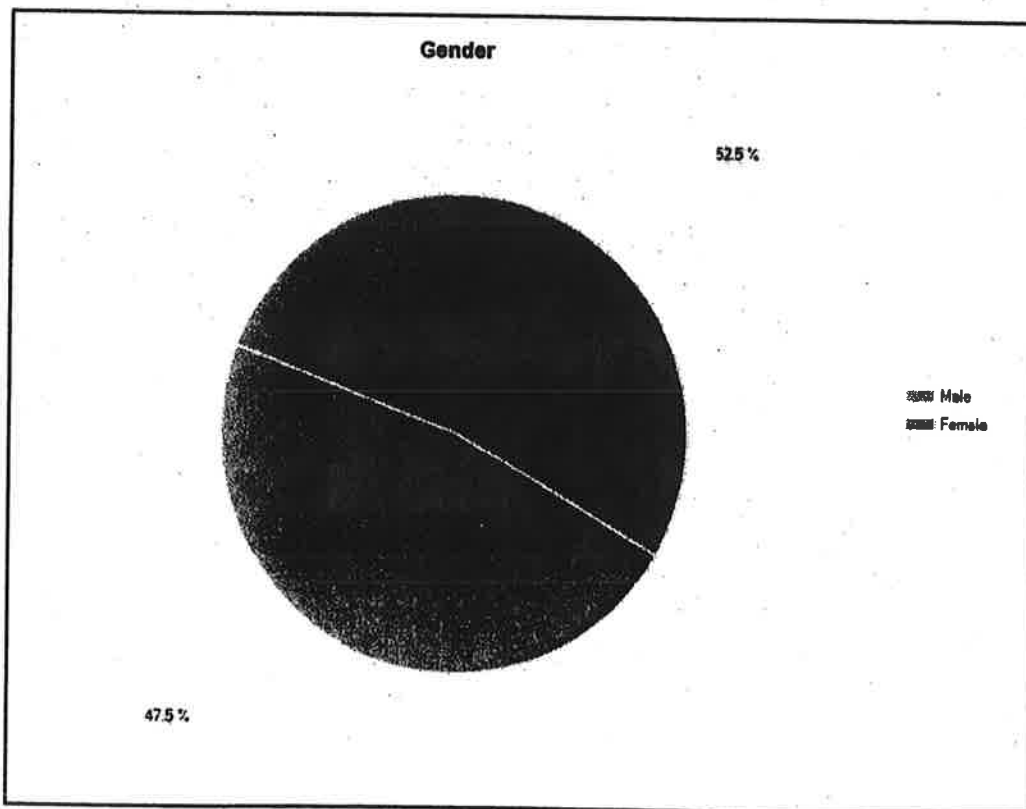
- Administered May 2010
- Clifford Thom Sr. Committee Chairperson
- Volunteer Members of the Comprehensive Plan and Survey Team:
 - Steve Watkins, Steve Corrigan, Dan Gleason, John Andrews, Dean Theodorakos, Fred Miller, Ron Vendetti, Dan Strong, Katelin Olson, Judy Koehler, Jerome Pawlak

Gender

Male response —(212) 47.5 %

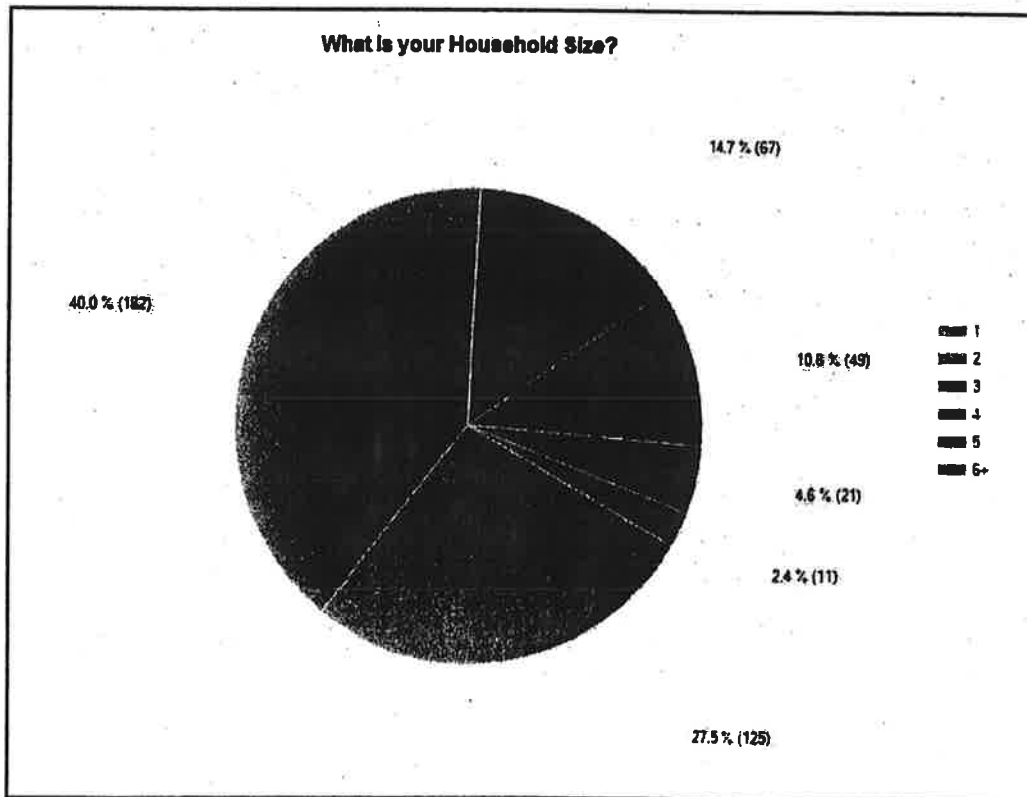
Female response —(234) 52.5 %

Occasionally, some surveys put both genders down instead of doing two surveys. These were input as one survey.



What is your household size?

- 1 – 27.5 %
- 2 – 40.0 %
- 3 – 14.7 %
- 4 – 10.8 %
- 5 – 4.6 %
- 6 and up – 2.4 %



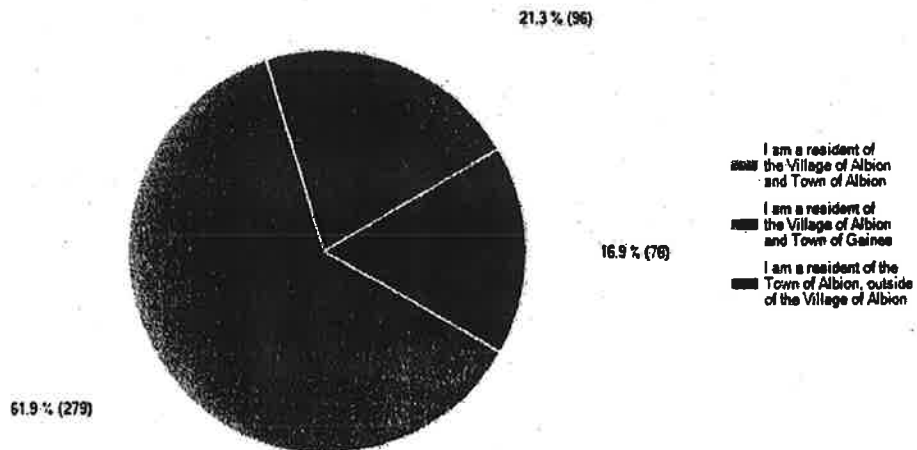
Resident of...

I am a resident of the Village of Albion and Town of Albion – (279) 61.9 %

I am a resident of the Village of Albion and Town of Gaines – (96) 21.2 %

I am a resident of the Town of Albion, outside the Village of Albion – (76) 16.9 %

Please mark the statement which applies to you:



Businesses conducted out of home in my area are a problem because of traffic, noise, unsightliness or other reasons.

- **Strongly Disagree: 29.6 %**
- Disagree: 24.8 %
- **No Opinion: 33.9 %**
- Agree: 7.1 %
- Strongly Agree: 4.6 %

439 people answered this question

Industrial development should be encouraged in the Village and the Town of Albion.

- Strongly Disagree: 3.6 %
- Disagree: 5.0 %
- No Opinion: 6.3 %
- Agree: 31.3 %
- **Strongly Agree: 53.8 %**

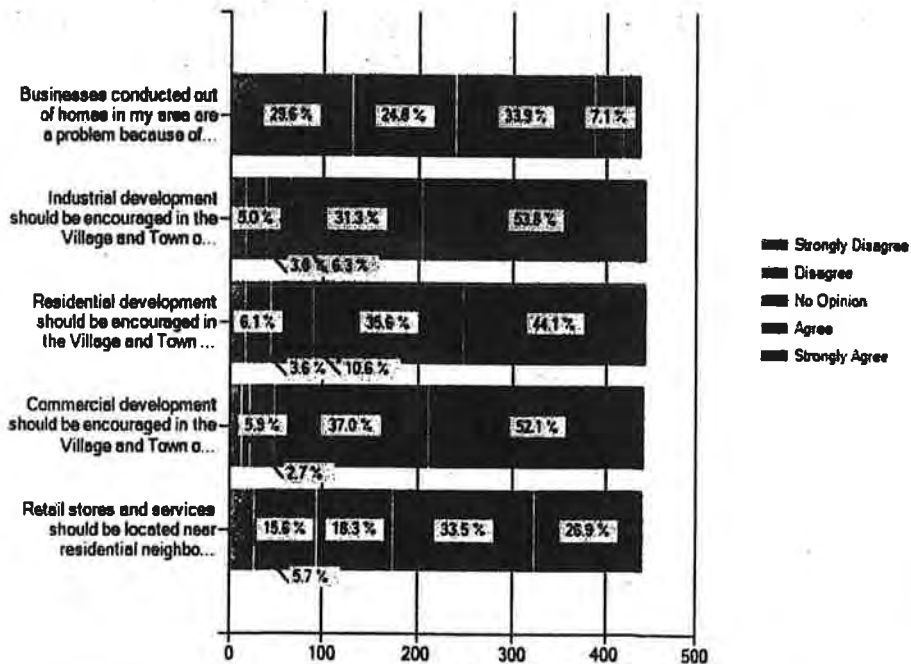
444 people answered this question

Retail stores and services should be located near residential neighborhoods.

- Strongly Disagree: 5.7 %
- Disagree: 15.6 %
- No Opinion: 18.3 %
- **Agree: 33.5 %**
- **Strongly Agree: 26.9 %**

442 people answered this question

Please Check the response that best represents your opinion of the following statements:



The Village and Town of Albion should limit industrial development to existing industrial areas.

- Strongly Disagree: 14.3 %
- Disagree: 24.4 %
- No Opinion: 19.2 %
- **Agree: 24.6 %**
- Strongly Agree: 17.4 %

426 people answered this question

The Village and Town of Albion should limit commercial development to existing commercial areas

- Strongly Disagree: 12.4 %
- **Disagree: 32.0 %**
- No Opinion: 15.0 %
- Agree: 25.1 %
- Strongly Agree: 15.4 %

434 people answered this question

Keeping separate Town and Village governments, services, and offices is important to me.

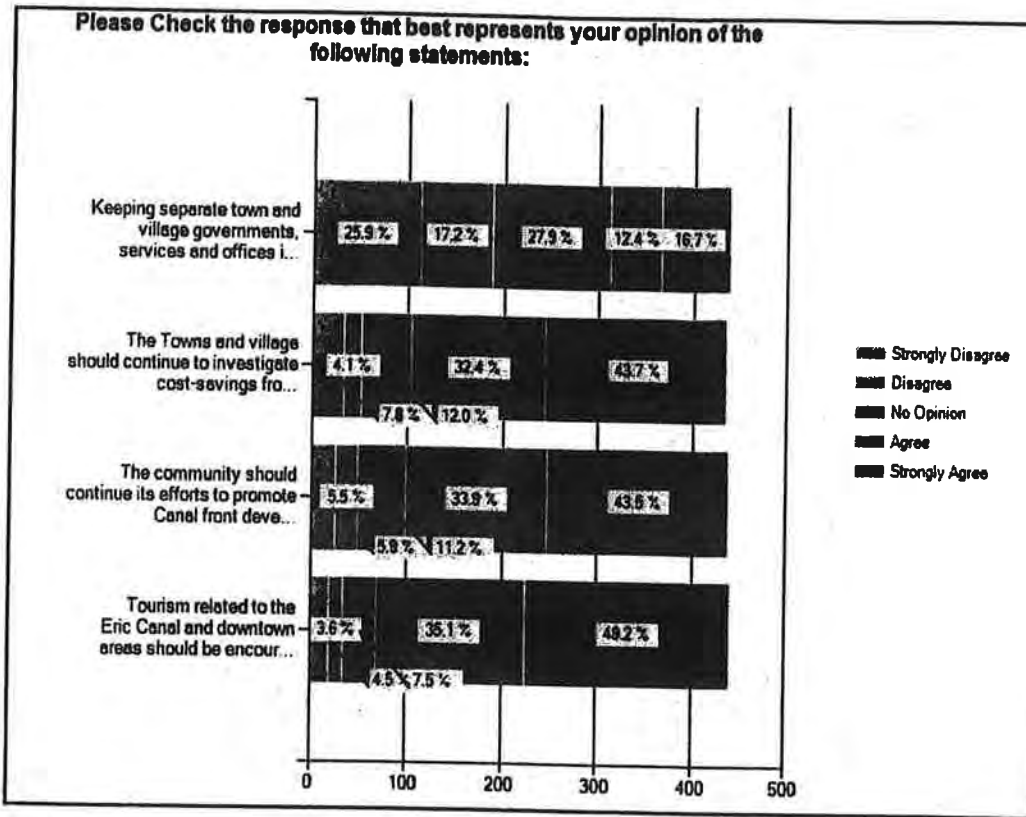
- **Strongly Disagree: 25.9 %**
- Disagree: 17.2 %
- **No Opinion: 27.9 %**
- Agree: 12.4 %
- Strongly Agree: 16.7 %

437 people answered this question

The Town and Village should continue to investigate cost-savings from consolidation of governments, offices, and services.

- Strongly Disagree: 7.8 %
- Disagree: 4.1 %
- No Opinion: 12.0 %
- Agree: 32.4 %
- **Strongly Agree: 43.7 %**

426 people answered this question



Historic Preservation

The Town and Village of Albion have an abundance of historical structures. Over the next decade, the Town and Village of Albion should...

find new and appropriate reuses for vacant commercial buildings.

- Strongly Disagree: 1.6 %
- Disagree: 1.1 %
- No Opinion: 3.4 %
- Agree: 30.1 %
- **Strongly Agree: 63.7 %**

438 people answered this question

encourage rehabilitation of historic residential and commercial buildings with tax incentives.

- Strongly Disagree: 6.4 %
- Disagree: 7.8 %
- No Opinion: 13.7 %
- Agree: 35.7 %
- **Strongly Agree: 36.4 %**

437 people answered this question

create new local historic districts.

- Strongly Disagree: 16.1 %
- Disagree: 11.7 %
- **No Opinion: 31.3 %**
- Agree: 20.9 %
- Strongly Agree: 20.0 %

435 people answered this question

provide economic incentives for investment in historic buildings by current and prospective owners.

- Strongly Disagree: 7.6 %
- Disagree: 9.2 %
- No Opinion: 13.6 %
- **Agree: 39.8 %**
- Strongly Agree: 29.9 %

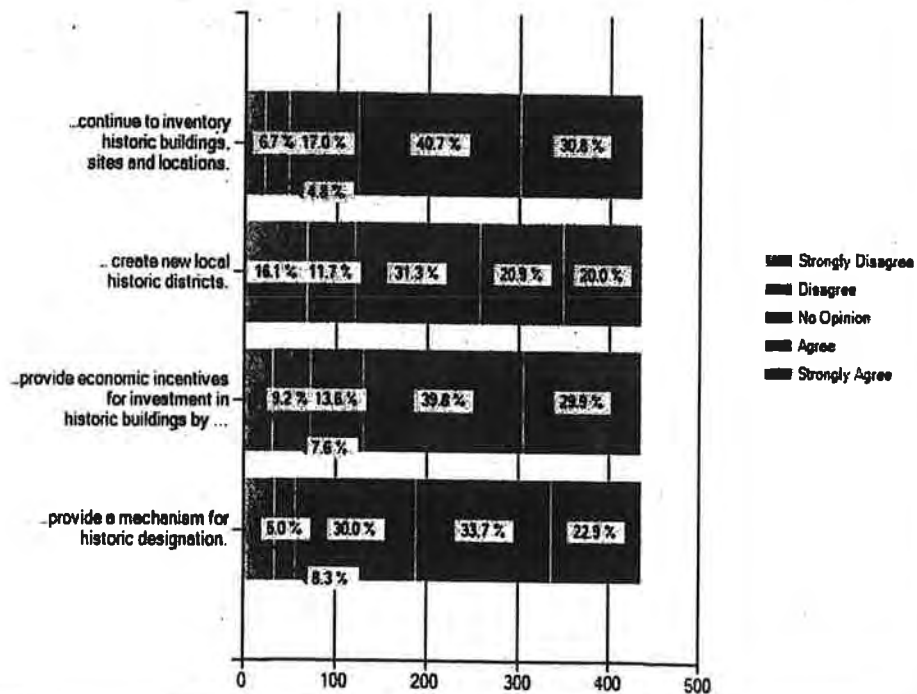
435 people answered this question

provide a mechanism for historic designation.

- Strongly Disagree: 8.3 %
- Disagree: 5.0 %
- No Opinion: 30.0 %
- **Agree: 33.7 %**
- Strongly Agree: 22.9 %

436 people answered this question

The Town and Village of Albion have an abundance of historic structures.
Over the next decade, the Town and Village of Albion should...



**expand the summer village
park program.**

- Strongly Disagree: 3.4 %
- Disagree: 7.3 %
- No Opinion: 22.6 %
- Agree: 29.7 %
- **Strongly Agree: 37.0 %**

438 people answered this question

**continue to improve existing
recreation facilities.**

- Strongly Disagree: 1.6 %
- Disagree: 2.1 %
- No Opinion: 8 %
- Agree: 42.6 %
- **Strongly Agree: 45.8 %**

437 people answered this question

**improve street and road
signage (street names, etc...)**

- Strongly Disagree: 2.5 %
- Disagree: 10.0 %
- No Opinion: 18 %
- Agree: 33.1 %
- **Strongly Agree: 36.3 %**

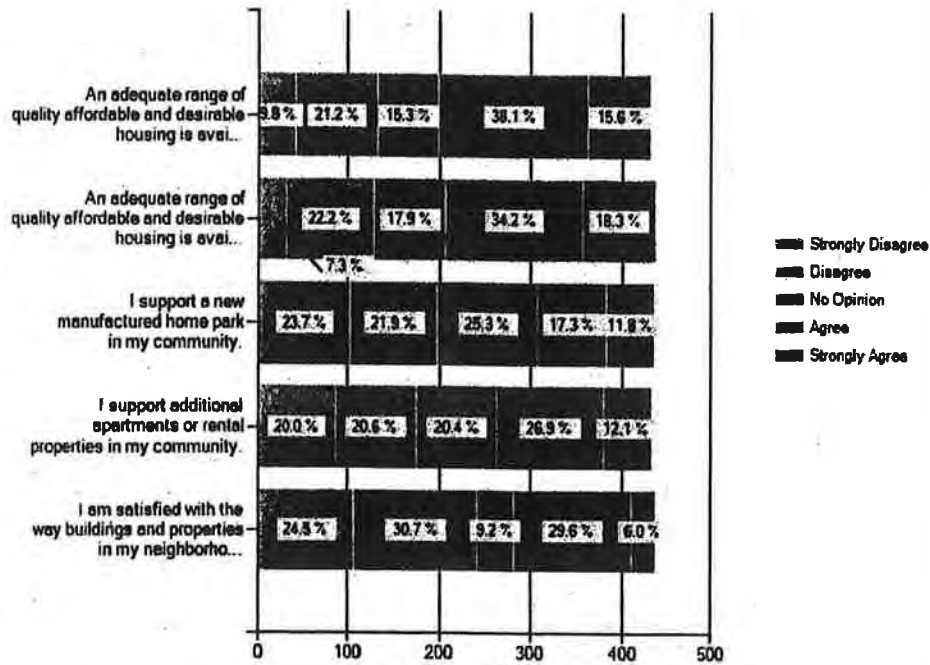
438 people answered this question

**improve services signage
(directions to restaurants,
restrooms, etc...)**

- Strongly Disagree: 3.9 %
- Disagree: 12.1 %
- No Opinion: 22.4 %
- **Agree: 33.4 %**
- **Strongly Agree: 28.1 %**

439 people answered this question

Please Check the response that best represents your opinion of the following statements:



Existing local laws adequately regulate development in my neighborhood.

- Strongly Disagree: 8.4 %
- Disagree: 18.4 %
- **No Opinion: 39.8 %**
- Agree: 27.0 %
- Strongly Agree: 6.5 %

430 people answered this question

Housing and Zoning

**An adequate range of quality
affordable and desirable
housing is available to
accommodate all income
levels.**

- Strongly Disagree: 9.8 %
 - Disagree: 21.2 %
 - No Opinion: 15.3 %
 - **Agree: 38.1 %**
 - Strongly Agree: 15.6 %
- 430 people answered this question

An adequate range of quality affordable and desirable housing is available to accommodate seniors.

- Strongly Disagree: 7.3 %
- Disagree: 22.2 %
- No Opinion: 17.9 %
- **Agree: 34.2 %**
- **Strongly Agree: 18.3 %**

52%

436 people answered this question

I support a new manufactured home park in my community.

- Strongly Disagree: 23.7 %
- Disagree: 21.9 %
- **No Opinion: 25.3 %**
- Agree: 17.3 %
- Strongly Agree: 11.8 %

434 people answered this question

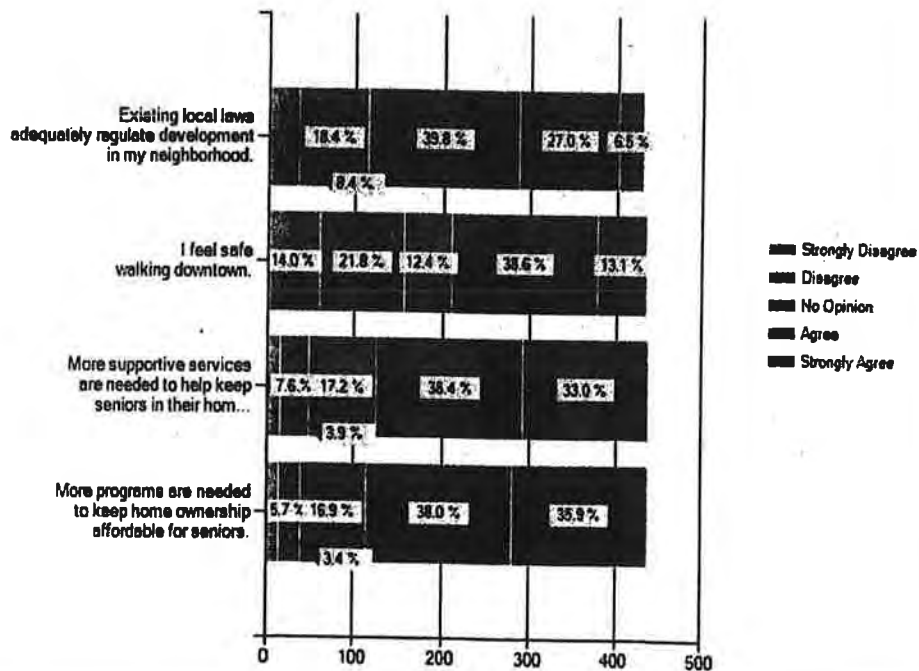
More programs are needed to keep home ownership affordable for seniors.

- Strongly Disagree: 3.4 %
- Disagree: 5.7 %
- No Opinion: 16.9 %
- **Agree: 38.0 %**
- Strongly Agree: 35.9 %

74%

437 people answered this question

Please Check the response that best represents your opinion of the following statements:



It is important that farming and agricultural businesses continue to be strong in our community.

- Strongly Disagree: 1.6 %
- Disagree: 3.4 %
- No Opinion: 5.3 %
- Agree: 36.6 %
- **Strongly Agree: 53.1 %**

437 people answered this question

The loss of crops due to poor drainage is a community-wide concern.

- Strongly Disagree: 3.7 %
- Disagree: 9.5 %
- **No Opinion: 35.6 %**
- Agree: 21.8 %
- Strongly Agree: 29.4 %

432 people answered this question

**An adequate range of quality
affordable and desirable
housing is available for
seasonal agricultural
workers.**

- Strongly Disagree: 7.1 %
- Disagree: 15.6 %
- **No Opinion: 46.7 %**
- Agree: 20.0 %
- Strongly Agree: 10.6 %

437 people answered this question

**My community should offer
more events that bring
farmers and residents
together.**

- Strongly Disagree: 1.1 %
- Disagree: 4.4 %
- No Opinion: 30.7 %
- **Agree: 37.6 %**
- Strongly Agree: 26.1 %

436 people answered this question

Districts should be created that contain mature woodlots, streams or other environmental resources for the purpose of recreation and conservation.

- Strongly Disagree: 2.5 %
 - Disagree: 7.6 %
 - No Opinion: 19.7 %
 - **Agree: 37.8 %**
 - Strongly Agree: 32.3 %
- 436 people answered this question

Residential or commercial developments should be grouped to promote natural barriers to adjoining properties.

- Strongly Disagree: 2.1 %
- Disagree: 6.5 %
- No Opinion: 29.5 %
- **Agree: 39.6 %**
- Strongly Agree: 22.4 %

434 people answered this question

I would like to see more landscaping, such as trees, benches, planters, etc... throughout the Village of Albion.

- Strongly Disagree: 3.9 %
- Disagree: 6.7 %
- No Opinion: 16.1 %
- Agree: 36.9 %
- **Strongly Agree: 53.7 %**

436 people answered this question

The community should continue its ongoing efforts to keep landfills out.

- Strongly Disagree: 6.2 %
- Disagree: 7.6 %
- No Opinion: 11.5 %
- Agree: 21 %
- **Strongly Agree: 53.7 %**

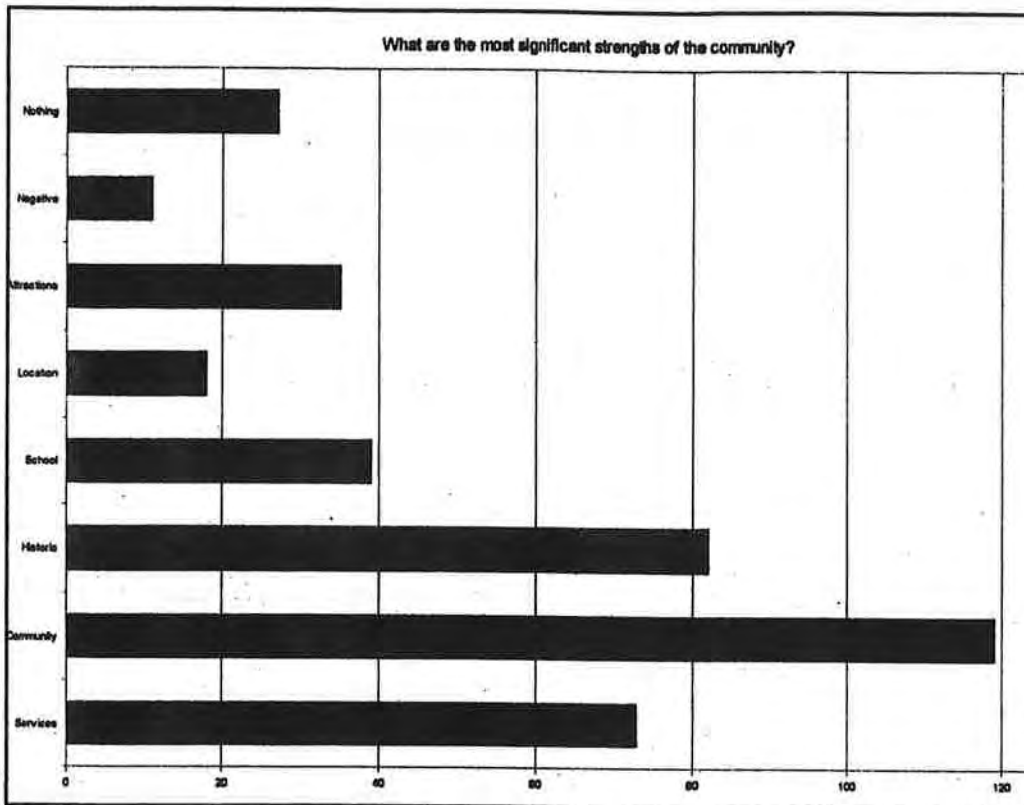
436 people answered this question

#1 What three words or phrases best describe your vision for the future of the Village and Town of Albion?

245 phrases contained something about an All American Town, Clean, Growing...

84 phrases contained something about safe and friendly.....

70 phrases contained something about unsafe, unfriendly, drugs, faltering....



Services were stated by 73 as a significant strength in our community?

- Police departments
- Correctional facilities
- Volunteer fire fighters
- COVA
- Nursing home
- Volunteer services



39 mentioned school system as a strength

- School system
- Good schools
- Well-run educational institutions
- Gary Simboli's musicals!



11 responses were negative in nature

- **Not all residents are friendly**
- **I don't know of any**
- **Nothing to keep graduates here!**
- **I'm not sure**
- **I do not see any**
- **Need to show support to The Purple Eagles during homecoming week**

27 Responses did not have an opinion?

- **People either left this question blank or just put in the words "none" or "nothing"**

Thank you for allowing us to analyze your survey!

Appendix B

Planned Unit Development
Sample Regulations

Appendix B

Sample Regulations

PLANNED UNIT DEVELOPMENT DISTRICT

Section 1.1 Intent

The _____ hereby finds and determines that when coordinated with the municipal comprehensive plan, planned unit development (PUD) can be an effective tool for guiding development in ways that support community goals and objectives. Planned unit development provides a mean by which different land uses within an area covered by a single development plan may be combined to achieve compatibility among such uses. Unattainable with traditional municipal zoning techniques, planned unit development provides flexibility in the regulation of land use development in order to:

- (1) Encourage innovation in land use variety and design, in the layout and type of new structures and in their integration of new structures.
- (2) Enhance efficiency in the use of land, natural resources, energy, community services and utilities.
- (3) Encourage open space preservation and protection of natural resources, historic sites and structures.
- (4) Facilitate the provision of housing and improved residential environments.
- (5) Enhance the ability of municipalities to promote business and employment opportunities.

Section 1.2 Objectives.

In order to carry out the intent of this section, a Planned Unit Development shall achieve the following objectives:

- (1) A maximum choice in the types of environment, occupancy tenure (e.g., individual ownership, condominium leasing), types of housing and sizes and community facilities available to existing and potential residents.
- (2) More usable open space and recreation areas, including the linkage of open space areas.
- (3) More convenience in location of industrial, commercial and service areas.
- (4) The preservation of trees, outstanding natural topographic and geologic features and prevention of soil erosion.
- (5) A creative use of land and related physical development which allows an orderly transition of land.
- (6) An efficient and sustainable use of land resulting in smaller networks of utilities and services, and thereby lower housing costs.
- (7) A development pattern in harmony with the objectives of the Comprehensive Plan.
- (8) A more desirable environment than would be possible through the strict application of other Articles of this Chapter.

Section 1.3 General Requirements

- (1) Ownership. The tract of land for a project may be owned, leased or controlled either by a single person or corporation, or by a group of individuals or corporations. An application must be filed by the owner or jointly by owners of all property included in a project. In the case of multiple ownership, the approved plan shall be binding on all owners.
- (2) The maximum density permitted in any new PUD or any amendment to an existing PUD shall not exceed 120% of the maximum density permitted for the site by the current Comprehensive Plan or by the zoning that was in effect for the site immediately prior to the adoption of the original PUD, whichever is lower.

Section 1.4 Considerations

In determining whether exceptions to district standards should be allowed, particularly as regards the intensity of land use, the _____ shall consider the following factors:

- (1) The need for the proposed land use in the proposed location.
- (2) The availability and adequacy of water service.
- (3) The availability and adequacy of sewer service.
- (4) The availability and adequacy of transportation systems, including the impact on the road network.
- (5) The pedestrian circulation and open space in relation to structures.
- (6) The character of the neighborhood in which the PUD is being proposed, including the safeguards provided to minimize possible detrimental effects of the proposed use on adjacent properties and the neighborhood in general.
- (7) The height and bulk of buildings and their relation to other structures in the vicinity.
- (8) Potential impacts on local government services.
- (9) Potential impacts on environmental resources including wetlands, surface water, flood plains, and plant and wildlife communities.
- (10) The general ability of the land to support the development, including such factors as slope, depth to bedrock, depth to water table and soil type.
- (11) Other factors as may be deemed appropriate by the _____.

Section 1.5 Common Property in the Planned Unit Development

Common property in a Planned Unit Development is a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the owners and occupants of the individual building sites. Common property shall be allowed within a PUD. The ownership of such common property may be public or private. When common property exists in private ownership, satisfactory arrangements must be made for the improvement, operation and maintenance of such common property and facilities, including private streets, drives, services, and parking areas and recreational and open space areas.

Section 1.6 Applications and Zoning Approvals

Whenever any Planned Unit Development is proposed, before any permit for the erection of a permanent building in such planned unit development shall be granted and before any subdivision plat of any part thereof may be filed in the office of the Cattaraugus County Clerk, the developer or his authorized agent shall apply for and secure approval of such planned unit development in accordance with the following procedures:

1.6.1. Application for Approval

1.6.1.1. In order to allow the _____ and the developer to reach an understanding on basic design requirements prior to detailed design investment, the developer shall submit an application of his proposal to the _____. The _____, at its next regularly scheduled meeting, may, if it determines that the proposal merits review, refer the application to the Planning Board for review and recommendation. The date of Planning Board receipt of the application shall be the next regular meetings of the Planning Board. If the _____ determines that the proposal does not merit review because it does not meet the objectives of this Article, it shall not refer the application to the Planning Board and no further action on the application shall be taken. The application shall include a sketch plan drawn to scale, though it need not be to the precision of a finished engineering drawing and it shall clearly show the following information:

- (a) The location of the various uses and their areas.
- (b) The general outlines of the interior roadways system and all existing right-of-way and easements, whether public or private.
- (c) Delineation of the various residential areas, indicating for each such area its general extent, size and composition in terms of total number of dwelling units, approximate percentage allocation by dwelling unit type (i.e., single family detached, duplex, townhouse, garden apartments, high-rise) and general description of the intended market structure (i.e., luxury, middle-income, moderate income, elderly units, family units, etc.), plus a calculation of the residential density in dwelling units per gross acre (total area including interior roadways) for such area, and a calculation of total permeable area.
- (d) The interior open space system. Only usable land shall be considered for such purposes.
- (e) The overall drainage system.
- (f) If grades exceed 3% or portions of the site have a moderate to high susceptibility to erosion or a moderate to high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than 5 feet of elevation, along with an overlay outlining the above susceptible soil areas, if any.

If grades are less than 3%, the topographic map may be at 10 foot contour intervals.

(g) Principal ties to the community at large with respect to transportation, water supply and sewage disposal.

(h) General description of the provisions of other community facilities, such as schools, fire protection services and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated.

(i) A location map showing uses and ownership of abutting lands.

(j) A long form environmental assessment form.

(k) Evidence of how the developer's particular mix of land uses meets existing community demands.

(l) A general statement as to how common open space is to be owned and maintained.

(m) If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the sketch plan of this section shall show the intended total project.

(n) How the plan is in conformance with the Comprehensive Plan.

(o) Evidence of the applicant's physical and financial competence to carry out the plan and his awareness of the scope of such a project.

1.6.1.2. Planning Board Public Hearing. After receipt of all required information, as determined by the Planning Board, the Planning Board shall hold a public hearing in accordance with the hearing requirements of Article 9 of this ordinance and shall render either a favorable or an unfavorable report to the _____ within 62 days of the closing of the public hearing.

1.6.1.3 Plan Review. In reviewing the sketch plan the Planning Board may call upon the County Planning Department and any other public or private agencies or consultants that the Board feels are necessary to provide a sound review of the proposal.

1.6.1.4 Public Hearing. A favorable report shall include a recommendation to the _____ that a public hearing be held for the purpose of considering planned unit development districting. It shall be based on the findings in 1.6.1.5 and 1.6.1.6 below, which shall be included as part of this report.

1.6.1.5. Meets Planned Unit Development Objectives. That the proposal meets the intent and objectives of planned unit development, as expressed in this Article.

(a) That the proposal meets all the general requirements in this Article.

(b) That the proposal is conceptually sound in that it meets a community need and it conforms to accepted design principals in the proposed functional roadway system, land use configuration, open space system, drainage system and scale of the elements, both absolutely and to one another.

1.6.1.6. Adequate Services. That there are adequate services and utilities available or proposed to be made available in the construction of the development.

(a) An unfavorable report shall state clearly the reasons therefore, and if appropriate, point out to the applicant what might be necessary in order to receive a favorable report. The applicant may, within 10 days after receiving an unfavorable report, file an application for planned unit development districting with the _____. The _____ may then determine, on its own initiative, whether or not it wished to call a public hearing.

(b) The Chairman of the Planning Board shall certify when all of the necessary application material has been presented, and the Planning Board shall submit its report within 60 days of such certification. If no report has been rendered after 60 days, the applicant may proceed as if an unfavorable report were given to him.

1.6.2. Application for Planned Unit Development District

1.6.2.1 Upon receipt of a favorable report from the Planning Board or upon its own determination subsequent to an appeal from an unfavorable report, the _____ shall set a date for and conduct a public hearing for the purpose of considering planned unit development districting for the applicant's plan, in accordance with the procedures established by the _____ for holding meetings, said public hearing to be conducted within 62 days of the receipt of the favorable report or the decision on appeal from an unfavorable report.

1.6.2.2 The _____ shall refer the application to the Cattaraugus County Planning Board for its analysis and recommendations, and the _____ shall also refer the application to such other agencies or consultants it deems appropriate.

1.6.2.3 Within 30 days following receipt of the report from the County Planning Board, the _____ shall render its decision on the application.

1.6.3 Zoning for Planned Unit Development

If the _____ grants the planned unit development districting, the Zoning Map shall be so noted. The _____ may, if it feels it necessary in order to fully protect the public health, safety and welfare of the community, attach to its zoning resolution any additional conditions or requirements for the applicant to meet. Such requirements may include, but are not confined to, visual and acoustical screening, land use mixes, order of construction and/or occupancy, circulation systems, both vehicular and pedestrian, availability of sites within

the area for necessary public services such as schools, firehouses, and libraries, protection of natural and/or historic sites and other physical or social demands. The _____ shall state at this time its findings with respect to the land use intensity or dwelling intensity as called for in this Article.

1.6.4 Site Plan and Subdivision Approvals

Subsequent to obtaining any rezoning under this article, individual project elements shall be subject to site plan or subdivision approvals, as applicable. The procedure for such approvals shall be as specified in Article 9 of this ordinance for site plan approvals and in the _____ Subdivision Regulations for subdivision approvals.

1.7 Changes in Plan

If in the site plan review process it becomes apparent that certain elements of the sketch plan, as it has been approved by the _____, are unfeasible and in need of significant modification, the applicant shall then present solutions to the Planning Board of the PUD site plan in accordance with the above procedures. The Planning Board shall then determine whether or not the modified plan is still in keeping with the intent of the local law creating the PUD. If a negative decision is reached, the site plan shall be considered disapproved. The applicant may then produce another site plan in accordance with the approved PUD plan. If an affirmative decision is reached, the Planning Board shall so notify the _____ stating all of the particulars of the matter and its reason for feeling the project should be continued as modified. Preliminary site plan approval may then be given only with the consent of the _____. This includes changes in the uses themselves, significant changes in the location, size, or height of structures, any significant rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, changes in the road network, and all other changes to the approved final development plan deemed significant by the Code Enforcement Officer.

1.8 No Construction Until Requirements Met

No building permits shall be issued for construction within a Planned Unit Development District until improvements are installed or financial security is posted in accordance with the performance guarantee procedures of Article 9 of this ordinance and/or the _____ Subdivision Regulations. Construction may also not occur until such other requirements and conditions as established by the _____ and Planning Board have been met.

1.9 Expiration

If the PUD site plan approval involves a subdivision, then all conditions and time requirements as set forth in the _____ Subdivision Regulations relating to requirements and dates for completing all approval contingencies shall be met. If the PUD site plan approval does not involve a subdivision, then all conditions and time requirements as set forth in Article 9 of the Zoning Ordinance relating to requirements and dates for completing all approval contingencies shall be met.

Appendix C

Target Industries Data



Career Guide to Industries, 2010-11 Edition

Food Manufacturing

- [Nature of the Industry](#)
- [Working Conditions](#)
- [Employment](#)
- [Occupations in the Industry](#)
- [Training and Advancement](#)
- [Outlook](#)
- [Earnings](#)
- [Sources of Additional Information](#)

Significant Points

- Food manufacturing has one of the highest incidences of injury and illness among all industries; seafood product preparation and packaging and dairy product manufacturing have the highest incidence of injury and illness among all food manufacturing industries.
- Production workers account for 54 percent of all jobs.
- Most production jobs require little formal education or training; many can be learned in a few days.
- Unlike many other industries, food manufacturing is not highly sensitive to economic conditions.

Nature of the Industry

Goods and services. Workers in the food manufacturing industry link farmers and other agricultural producers with consumers. They do this by processing raw fruits, vegetables, grains, meats, and dairy products into finished goods ready for the grocer or wholesaler to sell to households, restaurants, or institutional food services.

Food manufacturing workers perform tasks as varied as the many foods we eat. For example, they slaughter, dress, and cut meat or poultry; process milk, cheese, and other dairy products; can and preserve fruits, vegetables, and frozen specialties; manufacture flour, cereal, pet foods, and other grain mill products; make bread, cookies, cakes, and other bakery products; manufacture sugar and candy and other confectionery products; process shortening, margarine, and other fats and oils; and prepare packaged seafood, coffee, potato and corn chips, and peanut butter. Although this list is long, it is not exhaustive. Food manufacturing workers also play a part in delivering numerous other food products to our tables.

Quality control and quality assurance are vital to this industry. The U.S. Department of Agriculture's (USDA) Food Safety and Inspection Service branch oversees all aspects of food manufacturing. In addition, other food safety programs have been adopted as issues of chemical and bacterial contamination and new food-borne pathogens remain a public health concern. For example, a food safety program called Hazard Analysis and Critical Control Point focuses on identifying hazards and preventing them from contaminating food in early stages of meat processing by applying science-based controls to the testing of food products—from their raw materials to the finished products. The program relies on individual processing plants developing and implementing safety measures along with a system to intercept potential contamination points, which is then subject to USDA inspections.

Industry organization. About 34 percent of all food manufacturing workers are employed in the animal slaughtering and processing and another 19 percent work in bakeries and tortilla manufacturing (table 1). Seafood product preparation and packaging accounts for only 3 percent of all jobs, making it the smallest industry group in the food manufacturing subsector.

Table 1. Percent distribution of employment and establishments in food manufacturing by detailed industry sector, 2008

Industry segment	Employment	Establishments
Total	100.0	100.0
Animal slaughtering and processing	34.5	14.3
Bakeries and tortilla manufacturing	18.7	40.0
Fruit and vegetable preserving and special food manufacturing	11.9	6.6
Dairy product manufacturing	8.8	6.2
Sugar and confectionary product manufacturing	4.8	7.1
Grain and oilseed milling	4.2	3.3
Animal food manufacturing	3.5	7.0
Seafood product preparation and packaging	2.5	3.0
Other food manufacturing	11.0	12.5

SOURCE: BLS Quarterly Census of Employment and Wages, 2008

Working Conditions

Hours. The average production employee in food manufacturing worked 40.5 hours a week in 2008, compared with 40.8 hours a week for all manufacturing workers and 33.6 hours a week for workers in all private industries. Relatively few workers in manufacturing work part time or are on variable schedules. However, some food manufacturing operations also maintain a retail presence and employ a somewhat higher share of part-time workers.

Work environment. Many production jobs in food manufacturing involve repetitive, physically demanding work. Food manufacturing workers are highly susceptible to repetitive-strain injuries to their hands, wrists, and elbows. This type of injury is especially common in meat- and poultry-processing plants. Production workers often stand for long periods and may be required to lift heavy objects or use cutting, slicing, grinding, and other dangerous tools and machines. To deal with difficult working conditions and comply with safety regulations, companies have initiated ergonomic programs to cut down on work-related accidents and injuries.

In 2007, rates of work-related injury or illness for full-time food manufacturing workers were higher than the rates for all of manufacturing and for the private sector as a whole. Injury rates, however, varied significantly among specific food manufacturing industries—ranging from rate lower than the manufacturing average for workers in bakery and tortilla manufacturing to higher rates in seafood product preparation and packaging and in dairy manufacturing, which were among the highest rates for all private industries.

In an effort to reduce occupational hazards, many food manufacturing plants have redesigned equipment, increased the use of job rotation, allowed longer or more frequent breaks, and implemented extensive training programs in safe work practices. Furthermore, meat and poultry plants must comply with a wide array of Occupational Safety and Health Administration (OSHA) regulations ensuring a safer work environment. Although injury rates remain high, safety training seminars and workshops have reduced those rates. Some workers wear protective hats or masks, gloves, aprons, and boots. In many companies, uniforms and protective clothing are changed daily for reasons of sanitation.

Because of the considerable mechanization in the industry, most food manufacturing plants are noisy, with limited opportunities for interaction among workers. In some highly automated plants, "hands-on" manual work has been replaced by computers and factory automation, resulting in less waste and higher productivity. Although much of the basic production—such as trimming, chopping, and sorting—will remain labor intensive for many years to come, automation is increasingly being applied to various functions, including inventory management, product movement, and quality control issues such as packing and inspection.

Working conditions also depend on the type of food being processed. For example, some bakery employees work at night or on weekends and spend much of their shifts near ovens that can be uncomfortably hot. In contrast, workers in dairies and meat-processing plants typically work daylight hours and may experience cold and damp conditions. Some plants, such as those producing processed fruits and vegetables, operate on a seasonal basis, so workers are not guaranteed steady, year-round employment and occasionally travel from region to region seeking work. These plants are increasingly rare, however, as the industry continues to diversify and manufacturing plants produce alternative foods during otherwise inactive periods.

Employment

In 2008, the food manufacturing industry provided 1.5 million jobs. In 2008, about 28,400 establishments manufactured food, with 89 percent employing fewer than 100 workers. Nevertheless, establishments employing 500 or more workers accounted for 36 percent of all jobs.

The employment distribution in this industry varies widely. Animal slaughtering and processing employs the largest proportion of workers. Economic changes in livestock farming and slaughtering plants have changed the industry. Increasingly, fewer farms are producing the vast majority of livestock in the United States—although they are larger farms generally. Similarly, there are now fewer, but much larger, meat-processing plants, owned by fewer companies—a development that has tended to concentrate employment in a few locations.

Food manufacturing workers are found in all States, although some sectors of the industry are concentrated in certain parts of the country. For example, in 2007, Arkansas, Georgia, North Carolina, and Texas employed about 29 percent of all workers in animal slaughtering and processing, representing a shift in employment from Northern States to Southern States and from beef and pork processing to poultry processing. That same year, California and Wisconsin employed 25 percent of all dairy manufacturing workers; California accounted for 19 percent of fruit and vegetable canning, pickling, and drying workers.

Occupations in the Industry

The food manufacturing industry employs many different types of workers. More than half, or 54 percent, are production workers, including skilled precision workers and less skilled machine operators and laborers (table 2). Production jobs require manual dexterity, good hand-eye coordination, and, in some sectors of the industry, strength.

Red-meat production is the most labor-intensive food-processing operation. Animals are not uniform in size, and *slaughterers and meatpackers* must slaughter, skin, eviscerate, and cut each carcass into large pieces. They usually do this work by hand, using large, suspended power saws. Increasingly, most food manufacturing plants today require slaughterers and meat packers to further process the large parts by cleaning, salting, and cutting them into tenders and chucks to make them readily available for retail use. Such prepackaged meat products are increasingly preferred by retailers and grocers as they can be easily displayed and sold without the need of a butcher. *Meat, poultry, and fish cutters and trimmers* use handtools to break down the large primary cuts into smaller sizes for shipment to wholesalers and retailers. Such ready-to-cook meat products are increasingly prepared at processing plants where preparation may now entail filleting; cutting into bite-sized pieces or tenders; preparing and adding vegetables; and applying sauces and flavorings, marinades, or breading. These workers use knives and other handtools for these processes.

Bakers mix and bake ingredients according to recipes to produce breads, cakes, pastries, and other goods. Bakers produce goods in large quantities, using mixing machines, ovens, and other equipment.

Many food manufacturing workers use their hands or small handtools to do their jobs. *Cannery workers* perform a variety of routine tasks—such as sorting, grading, washing, trimming, peeling, or slicing—in the canning, freezing, or packaging of food products. *Hand food decorators* apply artistic touches to prepared foods. *Candy molders and marzipan shapers* form sweets into fancy shapes by hand.

As the food manufacturing industry increases the automation of production tasks, a growing number of workers are operating machines. For example, *food batchmakers* operate equipment that mixes, blends, or cooks ingredients used in manufacturing various foods, such as cheese, candy, honey, and tomato sauce. *Dairy processing equipment operators* process milk, cream, cheese, and other dairy products. *Cutting and slicing machine operators* slice bacon, bread, cheese, and other foods. *Mixing and blending machine operators* produce dough, batter, fruit juices, or spices. *Crushing and grinding machine operators* turn raw grains into cereals, flour, and other milled-grain products, and they produce oils from nuts or seeds. *Extruding and forming machine operators* produce molded food and candy, and *casing finishers and stuffers* make sausage links and similar products. *Bottle packers and bottle fillers* operate machines that fill bottles and jars with preserves, pickles, and other foodstuffs.

Food cooking machine operators and tenders steam, deep-fry, boil, or pressure-cook meats, grains, sugar, cheese, or vegetables. *Food and tobacco roasting, baking, and drying machine operators and tenders* operate equipment that roasts grains, nuts, or coffee beans and tend ovens, kilns, dryers, and other equipment that removes moisture from macaroni, coffee beans, cocoa, and grain. *Baking equipment operators* tend ovens that bake bread, pastries, and other products. Some foods—ice cream, frozen specialties, and meat, for example—are placed in freezers or refrigerators by *cooling and freezing equipment operators*. Other workers tend machines and equipment that clean

and wash food or food-processing equipment. Machine operators also clean and maintain machines and check the weight or volume of foods. Maintaining sanitation standards and complying with other health and safety regulations is a major part of food manufacturing workers' jobs. Failure to avoid contaminating food or equipment could lead to closing a plant and destroying any food that may have become tainted.

Many other workers are needed to keep food manufacturing plants and equipment in good working order. *Industrial machinery mechanics* repair and maintain production machines and equipment. *Maintenance repairers* perform routine maintenance on machinery, such as changing and lubricating parts. Specialized mechanics include *heating, air-conditioning, and refrigeration mechanics, farm equipment mechanics, and diesel engine specialists*.

Still other workers directly oversee the quality of the work and of final products. *Supervisors* direct the activities of production workers. *Graders and sorters* of agricultural products, *production inspectors*, and *quality control technicians* evaluate foodstuffs before, during, or after processing.

Food may spoil if not packaged properly and delivered promptly, so packaging and transportation employees play a vital role in the industry. Among these are *freight, stock, and material movers*, who manually move materials; *hand packers and packagers*, who pack bottles and other items as they come off the production line; and *machine feeders and offbearers*, who feed materials into machines and remove goods from the end of the production line. *Industrial truck and tractor operators* drive gasoline or electric-powered vehicles equipped with forklifts, elevated platforms, or trailer hitches to move goods around a storage facility. *Truck drivers* transport and deliver livestock, materials, or merchandise and may load and unload trucks. *Driver/sales workers* drive company vehicles over established routes to deliver and sell goods, such as bakery items, beverages, and vending-machine products.

The food manufacturing industry also employs a variety of managerial and professional workers. Managers include *top executives*, who make policy decisions; *industrial production managers*, who organize, direct, and control the operation of the manufacturing plant; and *advertising, marketing, promotions, public relations, and sales managers*, who direct advertising, sales promotion, and community relations programs.

Engineers, scientists, and technicians are becoming increasingly important as the food manufacturing industry implements new automation and food safety processes. These workers include *industrial engineers*, who plan equipment layout and workflow in manufacturing plants, emphasizing efficiency and safety. Also, *mechanical engineers* plan, design, and oversee the installation of tools, equipment, and machines. *Chemists* perform tests to develop new products and maintain the quality of existing products. *Computer programmers* and *systems analysts* develop computer systems and programs to support management and scientific research. *Food scientists and technologists* work in research laboratories or on production lines to develop new products, test current ones, and control food quality, including minimizing food-borne pathogens.

Finally, many sales workers, including *sales representatives, wholesale and manufacturing*, are needed to sell the manufactured goods to wholesale and retail establishments. *Bookkeeping, accounting, and auditing clerks* and *procurement clerks* keep track of the food products going into and out of the plant. *Janitors and cleaners* keep buildings clean and orderly.

Table 2. Employment of wage and salary workers in food manufacturing, 2008 and projected change, 2008-2018.
(Employment in thousands)

Occupation	Employment, 2008		Percent Change, 2008-18
	Number	Percent	
All occupations	1,484.8	100.0	-0.1
Management, business, and financial occupations	65.0	4.4	-2.6
Service occupations	57.1	3.9	-4.8
Sales and related occupations	52.1	3.5	-2.1
Office and administrative support occupations	104.1	7.0	-6.4
Installation, maintenance, and repair occupations	86.6	5.8	4.1
Industrial machinery installation, repair, and maintenance workers	72.5	4.9	5.2
Production occupations	800.3	53.9	2.3
First-line supervisors/managers of production and operating workers	46.4	3.1	-0.8

Occupation	Employment, 2008		Percent Change, 2008-18
	Number	Percent	
Team assemblers	31.0	2.1	-0.7
Bakers	50.0	3.4	-1.8
Butchers and meat cutters	14.1	1.0	4.3
Meat, poultry, and fish cutters and trimmers	129.4	8.7	5.7
Slaughterers and meat packers	92.9	6.3	4.3
Food batchmakers	79.8	5.4	7.0
Food cooking machine operators and tenders	26.7	1.8	-0.8
Crushing, grinding, polishing, mixing, and blending workers	33.2	2.2	12.5
Inspectors, testers, sorters, samplers, and weighers	27.1	1.8	-2.8
Packaging and filling machine operators and tenders	104.5	7.0	-3.0
Helpers--Production workers	57.4	3.9	-2.1
Transportation and material moving occupations	266.0	17.9	-4.6
Driver/sales workers and truck drivers	50.6	3.4	-2.4
Industrial truck and tractor operators	39.2	2.6	-2.4
Cleaners of vehicles and equipment	19.5	1.3	-0.5
Laborers and freight, stock, and material movers, hand	60.2	4.1	-4.0
Packers and packagers, hand	64.2	4.3	-7.5

NOTE: Columns may not add to total due to omission of occupations with small employment.
SOURCE: BLS National Employment Matrix, 2008-18.

Training and Advancement

Most production jobs in food manufacturing require little formal education. Graduation from high school is preferred, but not always required. In general, inexperienced workers start as helpers to experienced workers and learn skills on the job. Many of these entry-level jobs can be learned in a few days. Typical jobs include operating a bread-slicing machine, washing fruits and vegetables before processing begins, hauling carcasses, and packing bottles as they come off the production line. Even though it may not take long to learn to operate a piece of equipment, employees may need several years of experience before they are able to keep the equipment running smoothly, efficiently, and safely.

Some food manufacturing workers need specialized training and education. Inspectors and quality control workers, for example, are trained in food safety and usually need a certificate to be employed in a food manufacturing plant. Often, USDA-appointed plant inspectors have a bachelor's degree in agricultural or food science. Formal educational requirements for managers in food manufacturing plants range from 2-year degrees to master's degrees. Those who hold research positions, such as food scientists, usually need a master's or doctoral degree; research chefs typically have years of professional cooking experience.

In addition to participating in specialized training, a growing number of workers receive broader training to perform a number of jobs. The need for flexibility in more automated workplaces has meant that many food manufacturing workers are learning new tasks and being trained to work effectively in teams. Some specialized training is provided for bakers and some other positions.

Advancement may come in the form of higher earnings or more responsibility. Helpers usually progress to jobs as machine operators, but the speed of this progression can vary considerably. Some workers who perform exceptionally well on the production line, or those with special training and experience, may advance to supervisory positions. Plant size and the existence of formal promotion tracks may influence advancement opportunities.

Requirements for other jobs are similar to requirements for the same types of jobs in other industries. Employers usually hire high school graduates for secretarial and other clerical work. Graduates of 2-year associate degree or other postsecondary programs often are sought for science technician and related positions. College graduates or highly experienced workers are preferred for middle-management or professional jobs in personnel, accounting, marketing, or sales.

Outlook

Employment change. Overall wage and salary employment in food manufacturing is expected to experience no change over the 2008-18 period, compared with 11 percent employment growth projected for the entire economy. Despite the rising demand for manufactured food products by a growing population, automation and increasing productivity are limiting employment growth in most industry segments. Nevertheless, numerous job openings will arise within food manufacturing, as experienced workers transfer to other industries or retire or leave the labor force for other reasons.

Fierce competition has led food manufacturing plants to invest in technologically advanced machinery to become more productive. The new machines have been applied to tasks as varied as packaging, inspection, and inventory control, but the processing of animal products remains a labor-intensive activity that is resistant to automation efforts. As a result, employment will decrease for some machine operators, such as packaging and filling machine operators and tenders, while employment growth is expected for industrial engineers and industrial machinery mechanics, who are responsible for the design or repair and maintenance of new equipment. Computers also are being widely implemented throughout the industry, streamlining administrative functions, but also requiring that all workers, including production workers, develop technical skills and a comfort level in reading and understanding digital readouts and instructions. This will result in decreased employment for administrative support workers, such as order clerks, but increasing the demand for production workers, such as food batchmakers who have excellent technical skills.

Food manufacturing firms will be able to use this new automation to better meet the changing demands of a growing and increasingly diverse population. As convenience becomes more important, consumers increasingly demand highly processed foods such as pre-marinated pork loins, peeled and cut carrots, microwaveable soups, or ready-to-cook dinners. Such a shift in consumption will contribute to the demand for food manufacturing workers and will lead to the development of thousands of new processed foods. Domestic producers also will attempt to market these goods abroad as the volume of international trade continues to grow. The increasing size and diversity of the American population has driven demand for a greater variety of foods, including more ethnic foods. The combination of expanding export markets and shifting and increasing domestic consumption will help employment among food processing occupations to rise over the next decade and will lead to significant changes throughout the food manufacturing industry.

Job growth will vary by occupation but will be concentrated among production occupations—the largest group of workers in the industry. Because many of the cutting, chopping, and eviscerating tasks performed by these workers have proven difficult to automate, employment among handworkers will rise along with the growing demand for food products. Handworking occupations include slaughterers and meat packers and meat, poultry, and fish cutters and trimmers, whose employment will rise as the consumption of meat, poultry, and fish climbs and as more processing, in the form of case-ready products, takes place at the manufacturing level. Other production workers, such as food batchmakers, also will benefit from an increasing population and increased demand for more convenient, prepackaged foods.

Job prospects. Unlike many other industries, food manufacturing is not as sensitive to economic conditions as other industries. Even during periods of recession, the demand for food is likely to remain relatively stable and the demand for processed food may even increase. While factors such as animal diseases, currency fluctuations, adverse weather, and changing trade agreements often affect short-term availability of various food products, long-term availability will remain steady.

Earnings

Industry earnings. Production workers in food manufacturing averaged \$14.00 an hour, compared with \$18.08 per hour for all workers in private industry in 2008. (See table 3.) Weekly earnings among food manufacturing workers were lower than average, at \$567 compared with \$608 for all workers in private industry. Weekly earnings ranged from \$501 in animal slaughtering and processing plants to \$813 in grain and oilseed milling plants.

Table 3. Average earnings of production or nonsupervisory workers in food manufacturing by industry segment, 2008

Industry segment	Hourly	Weekly
Total, private industry	\$18.08	\$608
Food manufacturing	14.00	567

Industry segment	Hourly	Weekly
Grain and oilseed milling	18.70	813
Dairy products	17.91	759
Sugar and confectionery products	16.28	642
Animal food	15.21	650
Other food products	14.40	595
Fruit and vegetable preserving and specialty	14.21	579
Bakeries and tortilla manufacturing	13.40	509
Seafood product preparation and packaging	12.92	515
Animal slaughtering and processing	12.34	501

SOURCE: BLS Current Employment Statistics, 2008.

Wages in selected occupations in food manufacturing appear in table 4.

Table 4. Median hourly wages of the largest occupations in food manufacturing, May 2008

Occupation	Food manufacturing	All industries
First-line supervisors/managers of production and operating workers	\$22.33	\$24.25
Industrial truck and tractor operators	13.94	13.98
Packaging and filling machine operators and tenders	12.31	11.73
Food batchmakers	12.06	11.62
Bakers	11.44	11.20
Laborers and freight, stock, and material movers, hand	11.15	10.89
Slaughterers and meat packers	11.08	11.07
Helpers--production workers	10.61	10.48
Meat, poultry, and fish cutters and trimmers	10.51	10.49
Packers and packagers, hand	10.12	9.16

SOURCE: BLS Occupational Employment Statistics, May 2008.

Benefits and union membership. In 2008, 17 percent of workers in the food manufacturing industry belonged to a union or were covered by a union contract, compared with 14 percent of all workers in the private sector. Prominent unions in the industry include the United Food and Commercial Workers; the International Brotherhood of Teamsters; and the Bakery, Confectionery, Tobacco Workers, and Grain Millers International Union.

Sources of Additional Information

Disclaimer:

Links to non-BLS Internet sites are provided for your convenience and do not constitute an endorsement.

For information on job opportunities in food manufacturing, contact individual manufacturers, locals of the unions listed in the section on earnings, and State employment service offices.

For information on various levels of certification as a baker, contact:

- Retail Bakers of America, 8400 Westpark Dr., McLean, VA, 22102

Detailed information on many occupations in food manufacturing, including the following, appears in the 2010-11 *Occupational Outlook Handbook*.

- [Food processing occupations](#)

- [Industrial machinery mechanics and millwrights](#)
- [Industrial production managers](#)
- [Inspectors, testers, sorters, samplers, and weighers](#)
- [Material moving occupations](#)
- [Truck drivers and driver/sales workers](#)

NAICS Coverage

NAICS [311](#)

Note:

The data presented in this statement follow the industry coverage of these NAICS codes. Text references may not strictly follow NAICS industry definitions.

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U.S. Bureau of Labor Statistics | Office of Occupational Statistics and Employment Projections, PSB Suite 2135, 2 Massachusetts Avenue, NE Washington, DC 20212-0001

www.bls.gov/oco/CG | Telephone: 1-202-691-5700 | [Contact CGI](#)



Career Guide to Industries, 2010-11 Edition

Wholesale Trade

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- [Working Conditions](#)
- [Employment](#)
- [Occupations in the Industry](#)
- [Training and Advancement](#)
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- [Earnings](#)
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Significant Points

- Most workplaces are small, employing fewer than 20 workers.
- Office and administrative support, sales, and transportation and material moving occupations make up 71 percent of employment in wholesale trade.
- Although some jobs require a college degree, a high school education is sufficient for many jobs.
- Consolidation and new technology should slow employment growth in some occupations, but many new jobs will be created in other occupations.

Nature of the Industry

When consumers purchase goods, they usually buy them from a retail establishment, such as a supermarket, department store, gas station, or Internet site. When businesses, government agencies, or institutions, such as universities or hospitals, need to purchase goods, they normally buy them from wholesale trade establishments. Retail establishments purchase goods for resale to consumers, but other establishments purchase equipment, motor vehicles, office supplies, or any other items for their own use.

Goods and services. The size and scope of firms in the wholesale trade industry vary greatly. Wholesale trade firms sell any and every type of good. Customers of wholesale trade firms buy goods for use in making other products, as in the case of a bicycle manufacturer that purchases steel tubing, wire cables, and paint. Customers also may purchase items for use in the course of daily operations, as when a corporation buys office furniture, paper clips, or computers. Other customers purchase a wide variety of goods for resale to the public, as does a department store that purchases socks, flatware, or televisions. Wholesalers may offer only a few items for sale, perhaps all made by one manufacturer, or only a narrow range of goods, such as very specialized machine tools. Others may offer thousands of items produced by hundreds of different manufacturers, such as all the supplies necessary to open a new store, including shelving, light fixtures, wallpaper, floor coverings, signs, cash registers, accounting ledgers, and perhaps even some merchandise for resale.

Wholesale trade firms are essential to the economy. They simplify flows of products, payments, and information by acting as intermediaries between the manufacturer and the final customer. They may store goods that neither manufacturers nor retailers can store until consumers require them. In so doing, they fill several roles in the economy. They provide businesses, institutions, and governments a convenient nearby source of goods made by many different manufacturers, which allows them to devote minimal time and resources to transactions. For manufacturers, wholesalers provide a national network of a manageable number of distributors of their goods that allow their products to reach a large number of users. In addition, wholesalers help manufacturers by taking on some marketing, new customer sales contact, order processing, customer service, and technical support work that manufacturers otherwise would have to perform.

Besides selling and moving goods to their customers, some wholesalers may provide other services. These extra service options include the financing of purchases, customer service and technical support, product marketing

services such as advertising and promotion, technical or logistical advice, and installation and repair services. After customers buy equipment, such as cash registers, copiers, computer workstations, or various types of industrial machinery, they may need assistance integrating the products into the customer's workplace. Wholesale trade firms often employ workers to visit customers, install or repair equipment, train users, troubleshoot problems, or provide expertise on how to use the equipment most efficiently.

Industry organization. There are two main types of wholesalers: Merchant wholesalers and wholesale electronic markets and agents and brokers. *Merchant wholesalers* generally take title to the goods that they sell; in other words, they buy and sell goods on their own account. The merchant wholesale segment also includes the individual sales offices and sales branches (but not retail stores) of manufacturing and mining enterprises apart from their plants or mines that market their products.

Merchant wholesalers deal in either durable or nondurable goods. Durable goods are new or used items that generally have a normal life expectancy of 3 years or more. Establishments in this part of wholesale trade are engaged in wholesaling goods, such as motor vehicles, furniture, construction materials, machinery and equipment (including household appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Nondurable goods are items that generally have a normal life expectancy of less than 3 years. Establishments in this part of wholesale trade are engaged in wholesaling goods, such as paper and paper products, chemicals and chemical products, drugs, textiles and textile products, apparel, footwear, groceries, farm products, petroleum and petroleum products, alcoholic beverages, books, magazines, newspapers, flowers and nursery stock, and tobacco products.

Firms in the *wholesale electronic markets and agents and brokers* segment arrange for the sale of goods owned by others, generally on a fee or commission basis. They act on behalf of the buyers and sellers of goods, but generally do not take ownership of the goods. This sector includes agents and brokers as well as business-to-business electronic markets that use electronic means, such as the Internet or Electronic Data Interchange (EDI), to facilitate wholesale trade.

Only firms that sell their wares to businesses, institutions, and governments are considered part of wholesale trade. As a marketing ploy, many retailers that sell mostly to the general public present themselves as wholesalers. For example, "wholesale" price clubs, factory outlets, and other organizations are retail establishments, even though they sell their goods to the public at "wholesale" prices.

Recent developments. Radio frequency identification (RFID) technology is being used more frequently by larger wholesale distributors with warehouses. RFID tags coupled with a satellite and receiver system allow wholesalers to keep track of the goods they have in stock and through transit to ensure delivery. RFID technology has the potential to streamline the inventory and ordering processes, eliminating the need for manual barcode scans and reducing counting and packing errors. However, not all wholesalers will implement this technology as it may not be cost-effective for some smaller firms or clients.

Many larger independent wholesale distribution companies have also started "private-labeling" their goods—contracting with the manufacturer to put their name on the label instead of the manufacturers.

Working Conditions

Hours. Most workers in wholesale trade worked at least 40 hours a week in 2008, and about 19 percent worked 50 or more hours a week. Many put in long shifts, particularly during peak times. Other workers, such as produce wholesalers, work unusual hours. Produce wholesalers must be on the job before dawn to receive shipments of vegetables and fruits, and they must be ready to begin delivering goods to local grocers in the early morning.

Work environment. Working conditions and physical demands of wholesale trade jobs vary greatly. Moving stock and heavy equipment can be strenuous, but freight, stock, and material movers may make use of forklifts in large warehouses. Workers in some automated warehouses use computer-controlled storage and retrieval systems that further reduce labor requirements. Employees in refrigerated meat warehouses work in a cold environment and those in chemical warehouses often wear protective clothing to avoid harm from toxic chemicals. Outside sales workers are away from the office for much of the workday and may spend a considerable amount of time traveling. On the other hand, most management, administrative support, and marketing staff work in offices.

Overall, work in wholesale trade is relatively safe. However, wholesale trade workers who dealt with lumber and construction materials; groceries; and beer, wine, and distilled beverages experienced injury and illness rates that were higher than the national average.

Employment

Wholesale trade had about 6 million wage and salary jobs in 2008. About 90 percent of the establishments in the industry were small, employing fewer than 20 workers, and they had about 35 percent of the industry's jobs. Although some large firms employ many workers, wholesale trade is characterized by a large number of relatively small establishments when compared with other industries. Wholesale trade jobs are spread throughout the country.

Occupations in the Industry

Many occupations are involved in wholesale trade, but not all are represented in every type of wholesale trade firm. Merchant wholesalers are by far the largest segment of the industry. The activities of these wholesale trade firms commonly center on storing, selling, and transporting goods. As a result, the three largest occupational groups in the industry are office and administrative support workers, many of whom work in inventory management; sales and related workers; and workers in transportation and material moving occupations, most of whom are truck drivers and material movers. In 2008, 71 percent of wholesale trade workers were concentrated in these three groups (table 1).

Office and administrative support occupations. Many types of administrative support workers are needed to control inventory. *Shipping, receiving, and traffic clerks* check the contents of shipments, verifying condition, quantity, and sometimes shipping costs. They may use computer terminals or barcode scanners and, in small firms, may pack and unpack goods. *Order clerks* handle order requests from customers, or from the firm's regional branch offices in the case of a large, decentralized wholesaler. These workers take and process orders, and route them to the warehouse for packing and shipment. Often, they must be able to answer customer inquiries about products and monitor inventory levels or record sales for the accounting department. *Stock clerks and order fillers* code or price goods and store them in the appropriate warehouse sections. When they receive a customer order, they retrieve the appropriate type and quantity of goods from the warehouse. In some cases, they also may perform tasks similar to those performed by shipping and receiving clerks.

Sales and related occupations. Generally, workers in sales and related occupations try to interest customers in purchasing a wholesale firm's goods and assist them in buying the goods. Most sales and related jobs in wholesale trade are for sales representatives. There are three primary types of sales people in wholesale firms: inside sales workers, outside sales workers, and sales worker supervisors.

Sales representatives may work in either inside sales or outside sales. Inside sales workers generally work in sales offices taking sales orders from customers. They also increasingly perform duties such as problem solving, solicitation of new and existing customers, and handling complaints. Outside sales workers are generally considered to be more highly skilled. They travel to places of business—whether manufacturers, retailers, or institutions—to maintain contact with current customers or to attract new ones. They make presentations to buyers and management or may demonstrate items to production supervisors. In addition to selling products, sales workers also offer services to existing clients such as installation, repair, and maintenance. Sales representatives may be known as manufacturers' representatives or agents in some wholesale trade firms.

Sales worker supervisors monitor and coordinate the work of the sales staff and often do outside sales work themselves. *Counter clerks* wait on customers who come to the firm to make a purchase.

Transportation and material moving occupations. Transportation and material moving workers move goods around the warehouse, pack and load goods for shipment, and transport goods to buyers. *Laborers and freight, stock, and material movers* manually move goods to or from storage and help to load delivery trucks. *Hand packers and packagers* also prepare items for shipment. *Industrial truck and tractor operators* use forklifts and tractors with trailers to transport goods within the warehouse, to outdoor storage facilities, or to trucks for loading. *Truck drivers* transport goods between the wholesaler and the purchaser or between distant warehouses. *Driver/sales workers* deliver goods to customers, unload goods, set up retail displays, and take orders for future deliveries. These workers must be knowledgeable about the products they are delivering and are responsible for maintaining customer confidence and keeping clients well-stocked. Sometimes these workers visit prospective clients in hopes of generating new business.

Management, business, and financial operations occupations. Management and business and financial operations workers direct the operations of wholesale trade firms. *First-line supervisors* oversee warehouse workers—such as clerks, material movers, and truck drivers—and see that standards of efficiency are maintained. *General and operations managers* and *chief executives* supervise workers and ensure that operations meet the standards and

goals set by top management. Managers with ownership interest in smaller firms often also have some sales responsibilities.

To provide manufactured goods to businesses, governments, or institutional customers, merchant wholesalers employ large numbers of *wholesale buyers* and *purchasing managers*. Wholesale buyers purchase goods from manufacturers for resale, based on price and what they think customers want. Purchasing managers coordinate the activities of buyers and determine when to purchase what types and quantities of goods.

Installation, maintenance, and repair occupations. Many wholesalers do not just sell goods to other businesses; they may also install and service these goods. Some *installation, maintenance, and repair workers* set up, service, and repair these goods. Others maintain vehicles and other equipment.

Table 1. Employment of wage and salary workers in wholesale trade, 2008 and projected change, 2008-2018.
(Employment in thousands)

Occupation	Employment, 2008		Percent Change, 2008-18
	Number	Percent	
All occupations	5,963.9	100.0	4.3
Management, business, and financial occupations	569.3	9.6	3.7
General and operations managers	140.6	2.4	-6.5
Sales managers	64.4	1.1	17.9
Wholesale and retail buyers, except farm products	55.2	0.9	0.3
Accountants and auditors	58.8	1.0	8.8
Professional and related occupations	343.2	5.8	4.2
Computer specialists	173.4	2.9	-1.2
Sales and related occupations	1,599.5	26.8	8.2
First-line supervisors/managers of non-retail sales workers	101.1	1.7	7.0
Sales representatives, wholesale and manufacturing, technical and scientific products	253.2	4.3	9.0
Sales representatives, wholesale and manufacturing, except technical and scientific products	956.5	16.0	9.4
Office and administrative support occupations	1,410.6	23.7	2.5
First-line supervisors/managers of office and administrative support workers	75.8	1.3	5.1
Bookkeeping, accounting, and auditing clerks	150.7	2.5	4.4
Order clerks	78.9	1.3	-27.3
Shipping, receiving, and traffic clerks	168.5	2.8	-6.2
Stock clerks and order fillers	202.3	3.4	9.2
Secretaries and administrative assistants	155.1	2.6	-0.1
Office clerks, general	175.0	2.9	6.2
Installation, maintenance, and repair occupations	386.6	6.5	4.4
Vehicle and mobile equipment mechanics, installers, and repairers	126.3	2.1	5.7
Production occupations	318.6	5.3	4.6
Team assemblers	75.9	1.3	7.1
Transportation and material moving occupations	1,224.2	20.5	1.9
Driver/sales workers and truck drivers	509.0	8.5	8.1
Laborers and freight, stock, and material movers, hand	403.1	6.8	-5.0

NOTE: Columns may not add to total due to omission of occupations with small employment.

SOURCE: BLS National Employment Matrix, 2008-18.

Training and Advancement

Although many jobs in wholesale trade require only a high school diploma, employers increasingly prefer at least some postsecondary education for their sales team and management positions. All entry-level workers typically receive on-the-job training—for example, in the operation of inventory management databases, online purchasing systems, or electronic data interchange systems. Workers must keep informed of new selling techniques, management methodologies, and information systems because the industry is constantly being changed by technological advances and market forces. In addition, technological advances are affecting the skill requirements for occupations across the entire industry—from warehouse workers to truck drivers to managers. As a result, numerous firms devote significant resources to worker training.

Advancement opportunities may depend on the occupation. As the wholesale trade industry continues to evolve in the coming years, advancement opportunities will be more limited. With the increasing use of the Internet and other electronic means of communication, as well as changing sales techniques, managers are faced with mounting demands, making it more difficult to promote workers with less education from within the firm. However, consolidation among wholesale trade firms has resulted in larger companies with more advancement opportunities for those with the appropriate skills.

Office and administrative support occupations. Many office and administrative positions currently do not require education beyond a high school degree. However, any additional education or previous experience is considered an asset by many employers. Advancement opportunities for these occupations may be more limited. Workers may eventually become an office or administrative supervisor or perform different tasks within the office. Some workers may move into an inside sales or customer service position after spending some time with the company.

Sales and related occupations. Many sales and related workers enter the industry with some form of postsecondary training, although some have only a high school diploma. Employers prefer candidates with an associate or bachelor's degree in business, marketing, industrial distribution, or a related field. Additionally, many employers seek applicants with prior sales experience. Depending on the type of product being sold or distributed, some technical expertise may also be an asset.

There are a growing number of industrial distribution programs at community colleges and universities, providing students with the business and technical training that employers find desirable. All sales workers should expect to take classes and seminars periodically to learn new skills as the industry adapts to new technology and business practices.

Some sales personnel may advance inside the company, through promotion to supervisor or to outside sales. *Sales representatives* may also decide to advance by starting their own sales company, commonly called a manufacturers' representative company. The owners of these companies, along with their sales personnel, may obtain certifications such as the Certified Professional Manufacturers' Representative (CPMR) certification or the Certified Sales Professional (CSP) certification from the Manufacturers' Representatives Educational Research Foundation.

Transportation and material moving occupations. Workers involved in transportation or material moving do not necessarily need education beyond a high school diploma. For some occupations, such as *truck drivers* and *driver/sales workers*, having a driver's license or a State Commercial Driver's License (CDL) may be essential. Drivers of medium and heavy trucks need a CDL.

Those starting in warehouses may have some room for advancement. For example, they may be trained for jobs as *industrial truck and tractor operators*. Others become familiar with the products and procedures of the firm while working in the warehouse or stock room and may be promoted to counter sales or even to inside sales positions. Some may be trained to install, service, and repair the products sold by the firm. Eventually, some workers may advance to outside sales positions or possibly to managerial positions, though this is less frequent than in the past.

Management, business, and financial operations occupations. Because of technological advances and changing job responsibilities, wholesale employers are increasingly hiring candidates with some postsecondary education for many management, business, and financial operations occupations. For upper-level and senior management positions, many employers look for candidates with a bachelor's degree or higher, along with some previous managerial experience.

Depending on what level an employee enters a company, there are various advancement opportunities. For example, *first-line supervisors* may move up to senior level management or receive more responsibilities. Currently, several large firms in the industry have formal management training programs that train college graduates for management positions, and the number of these programs will probably grow.

Installation, maintenance, and repair occupations. Although there are no formal education requirements for these occupations, firms usually hire workers with maintenance and repair experience or mechanically inclined individuals who can be trained on the job.

Like transportation and material moving workers, installation, maintenance, and repair occupations may have some room for advancement. This may include promotion to a sales position or to becoming a first-line supervisor. Many firms also have opportunities for on-the-job or offsite training for workers to acquire more skills in their profession.

Outlook

Employment in wholesale trade will increase slowly as consolidation into fewer and larger firms occurs, eliminating the jobs of redundant workers, while new technology allows operations to become more efficient. Employment will decline in some occupations but new jobs will be created in others.

Employment change. Over the 2008–2018 period, wage and salary employment in wholesale trade is projected to grow by 4 percent, compared to 11 percent growth for all industries combined. Consolidation and the spread of new technology are the main reasons for slow employment growth. Employment in the industry still depends primarily on overall levels of consumption of goods, which should grow with the economy. Growth will vary, however, depending on the products and sectors of the economy with which individual wholesale trade firms are involved. For example, because of the Nation's aging population, growth is expected to be higher than average for wholesale trade firms that distribute pharmaceuticals and medical devices.

The Internet, e-commerce, radio frequency identification systems (RFID), and electronic data interchange (EDI) have allowed wholesalers and their customers to better gather price data, track inventory and deliveries, obtain product information, and market products. Increased automation of recordkeeping, ordering, routing, billing, and processing, and the ability of clients to perform self-service in the ordering process, will result in slower growth or declines for office and administrative support occupations, particularly those directly involved in the ordering and recordkeeping process such as shipping, receiving, and traffic clerks and order clerks.

With these new technologies making it easier for firms to bypass the wholesaler altogether and order directly from the manufacturer or supplier, wholesale firms are putting greater emphasis on customer service to distinguish themselves from these other suppliers. Wholesale firms are offering more services such as installation, maintenance, assembly, and repair work and creating many jobs for workers to perform these functions. As more customers gather information and complete orders through the Internet, more customer service workers and inside sales workers will also be needed to answer questions or meet the demands of clients in a more immediate fashion than outside sales workers are able to.

Consolidation of wholesale trade firms into fewer and larger companies will contribute to relatively slow employment growth in the future. There is strong competition among wholesale distribution companies, manufacturers' representative companies, and logistics companies for business from manufacturers. Cost pressures are likely to continue to force wholesale distributors to merge with other firms or to acquire smaller firms. The consolidation of wholesale trade into fewer, larger firms will make some staff redundant and reduce demand for some workers, especially office and administrative support workers. However, due to the diverse needs and size of clients there will continue to be demand for smaller regional and independent wholesalers in the future.

Job prospects. Although job growth in wholesale trade will be slow, a large number of job openings will arise as people retire or leave the occupation for other reasons. Job prospects are still expected to be good for some occupations.

Growth in electronic distribution channels will create favorable job prospects for computer specialists in the wholesale trade industry. Wholesalers' presence in e-commerce and the uses of electronic data interchanges (EDI) will require more computer specialists to develop, maintain, and update these systems. Computer specialists will also be needed to install and develop radio frequency identification (RFID) systems for those firms that adopt it, and to troubleshoot any problems these systems encounter.

There will also be some opportunities for self-employment, with some managers and sales workers starting their own manufacturers' representative companies. For example, brokers match buyers with sellers and never actually own goods, so individuals with the proper connections can establish their own agency with only a small investment—perhaps even working out of their home.

Earnings

Industry earnings. Nonsupervisory wage and salary workers in wholesale trade averaged \$770 a week in 2008, higher than the average of \$608 a week for all industries. Earnings varied greatly among specialties in wholesale trade. For example, in the area with the highest earnings—commercial equipment—workers averaged \$925 a week; but in the area with the lowest earnings—farm-product raw materials—workers made \$525 a week. Wages in selected occupations in wholesale trade appear in table 2.

Table 2. Median hourly wages of the largest occupations in wholesale trade, May 2008

Occupation	Merchant wholesalers, durable goods	Merchant wholesalers, nondurable goods	Wholesale electronic markets and agents and brokers	All industries
Sales representatives, wholesale and manufacturing, technical and scientific products	\$30.93	\$34.35	\$37.11	\$33.75
Sales representatives, wholesale and manufacturing, except technical and scientific products	23.70	23.17	27.45	24.68
Truck drivers, heavy and tractor-trailer	16.48	18.18	17.57	17.92
Customer service representatives	16.23	15.20	16.09	14.36
Bookkeeping, accounting, and auditing clerks	16.01	15.60	16.44	15.63
Shipping, receiving, and traffic clerks	13.57	13.31	13.50	13.30
Office clerks, general	12.61	11.86	11.41	12.17
Truck drivers, light or delivery services	12.51	13.43	13.09	13.27
Stock clerks and order fillers	12.08	11.92	11.81	10.00
Laborers and freight, stock, and material movers, hand	11.60	11.43	11.36	10.89

SOURCE: BLS Occupational Employment Statistics, May 2008.

Part of the earnings of some workers is based on performance, especially in the case of outside sales workers, who frequently receive commissions on their sales. Although many sales workers receive a base salary in addition to a commission, some receive compensation based solely on sales revenue. Performance-based compensation may become more common among other occupations as wholesaling firms attempt to offer more competitive compensation packages.

Benefits and union membership. Like earnings, benefits vary widely from firm to firm. Some small firms offer few benefits. Larger firms may offer common benefits such as life insurance, health insurance, and a pension. Senior level management may receive additional benefits, such as bonuses and a company car. Only about 6 percent of workers in the wholesale trade industry were union members or were covered by union contracts in 2008, compared with about 14 percent of the entire workforce.

Sources of Additional Information

Disclaimer:

Links to non-BLS Internet sites are provided for your convenience and do not constitute an endorsement.

For information about job opportunities in wholesale trade, contact local firms.

For general information on the wholesale trade industry, contact:

- National Association of Wholesaler-Distributors, 1325 G St. NW., Suite 1000, Washington, DC 20005.
Internet: <http://www.naw.org>

Information on careers for manufacturers' representatives and agents is available from:

- Manufacturers' Agents National Association, 16 A Journey, Suite 200, Aliso Viejo, CA 92656. Internet: <http://www.manaonline.org>
- Manufacturers' Representatives Educational Research Foundation, 8329 Cole St., Arvada, CO 80005. Internet: <http://www.mrref.org>

Information on many key occupations in wholesale trade may be found in the 2010–11 edition of the *Occupational Outlook Handbook*:

- [Bookkeeping, accounting, and auditing clerks](#)
- [Computer, automated teller, and office machine repairers](#)
- [Order clerks](#)
- [Purchasing managers, buyers, and purchasing agents](#)
- [Sales engineers](#)
- [Sales representatives, wholesale and manufacturing](#)
- [Shipping, receiving, and traffic clerks](#)
- [Stock clerks and order fillers](#)
- [Truck drivers and driver/sales workers](#)

NAICS Coverage

NAICS [42](#)

Note:

The data presented in this statement follow the industry coverage of these NAICS codes. Text references may not strictly follow NAICS industry definitions.

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Industries at a Glance

Credit Intermediation and Related Activities: NAICS 522

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About the Credit Intermediation and Related Activities subsector

The credit intermediation and related activities subsector is part of the [finance and insurance](#) sector.

Industries in the Credit Intermediation and Related Activities subsector group establishments that (1) lend funds raised from depositors; (2) lend funds raised from credit market borrowing; or (3) facilitate the lending of funds or issuance of credit by engaging in such activities as mortgage and loan brokerage, clearinghouse and reserve services, and check cashing services.

North American Industry Classification System



The credit intermediation and related activities subsector consists of these industry groups:

- Depository Credit Intermediation: NAICS 5221
- Nondepository Credit Intermediation: NAICS 5222
- Activities Related to Credit Intermediation: NAICS 5223

Workforce Statistics

This section provides information relating to employment in credit intermediation and related activities. These data are obtained from employer or establishment surveys. The following tables present an overview of the industry including the number of jobs, mass layoffs, data for occupations common to the industry, and projections of occupational employment change.




Employment and Layoffs

Data series	Back data	Oct. 2011	Nov. 2011	Dec. 2011	Jan. 2012
Employment (in thousands)					
Employment, all employees (seasonally adjusted)		2,552.2	2,563.4	(P) 2,568.8	(P) 2,563.6
Employment, production and nonsupervisory employees		1,874.4	1,886.0	(P) 1,894.5	
Layoffs					

Data series	Back data	Oct. 2011	Nov. 2011	Dec. 2011	Jan. 2012
Mass layoff events		17	12	8	14
Initial claimants for unemployment benefits		1,380	1,320	585	1,137
Footnotes (P) Preliminary					

(Source: [Current Employment Statistics](#), [Mass Layoff Statistics](#))

Extended Mass Layoffs

Data series	Back data	1st quarter 2011	2nd quarter 2011	3rd quarter 2011	4th quarter 2011
Extended mass layoff events		28	42	(P) 27	(P) 22
Separations		3,422	7,090	(P) 5,238	(P) 4,525
Initial claimants		6,468	9,551	(P) 7,461	(P) 3,979
Footnotes (P) Preliminary					

(Source: [Mass Layoff Statistics](#))

Employment by Occupation

Data series	Employment, 2010
Customer service representatives	195,420
Financial managers	90,250
Loan interviewers and clerks	149,940
Loan officers	249,230
Tellers	536,380

(Source: [Occupational Employment Statistics](#))

Projections



For projected (future) employment estimates, see the [National Employment Matrix](#), which includes employment estimates by industry and occupation for credit intermediation and related activities.

(Source: [Office of Occupational Statistics and Employment Projections](#))



Earnings and Hours

This section presents data on employee earnings and weekly hours. The latest industry averages of hourly earnings and weekly hours are shown. In addition, recent hourly and annual earnings are shown for occupations commonly found in credit intermediation and related activities. This section also contains information on the average cost of benefits paid by employers, as well as recent rates of change in wages and total compensation.

Earnings and Hours of All Employees

Data series	Back data	Sep. 2011	Oct. 2011	Nov. 2011	Dec. 2011
Average hourly earnings		\$25.06	\$25.39	\$25.37	(P) \$25.44
Average weekly hours		38.4	39.7	38.4	(P) 38.1
Footnotes (P) Preliminary					


(Source: [Current Employment Statistics](#))**Earnings and Hours of Production and Nonsupervisory Employees**

Data series	Back data	Sep. 2011	Oct. 2011	Nov. 2011	Dec. 2011
Average hourly earnings		\$18.54	\$18.59	\$18.78	(P) \$19.00
Average weekly hours		36.6	37.9	36.5	(P) 36.5
Footnotes (P) Preliminary					

(Source: [Current Employment Statistics](#))**Earnings by Occupation**






Data series	Wages, 2010			
	Hourly		Annual	
	Median	Mean	Median	Mean
Customer service representatives	\$14.53	\$15.30	\$30,220	\$31,820
Financial managers	\$40.71	\$48.28	\$84,670	\$100,420
Loan interviewers and clerks	\$16.17	\$16.79	\$33,630	\$34,930
Loan officers	\$26.72	\$31.38	\$55,580	\$65,260
Tellers	\$11.57	\$11.98	\$24,060	\$24,920

(Source: [Occupational Employment Statistics](#))**Employer Compensation Costs**

Data series	Back data	1st quarter 2011	2nd quarter 2011	3rd quarter 2011	4th quarter 2011
12-month percent change					
Total compensation		3.6%	3.6%	3.8%	2.4%
Wages and salaries		4.1%	2.9%	3.2%	1.4%

(Source: [Compensation Cost Trends](#))

Data series	Back data	3rd quarter 2011	
		Compensation component (\$ per hour worked)	Percent of total compensation
Compensation costs			

Data series	Back data	3rd quarter 2011	
		Compensation component (\$ per hour worked)	Percent of total compensation
Total compensation		35.67	100.0
Wages and salaries		23.84	66.8
Total benefits		11.83	33.2
Insurance		3.32	9.3
Retirement		1.72	4.8

(Source: [Compensation Cost Trends](#))

Work-related Fatalities, Injuries, and Illnesses

This section presents data for the industry on the number of workplace fatalities and the rates of workplace injuries and illnesses per 100 full-time workers in credit intermediation and related activities. An injury or illness is considered to be work-related if an event or exposure in the work environment either caused or contributed to the resulting condition or significantly aggravated a pre-existing condition.





Data series	2007	2008	2009	2010
Fatalities				
Number of fatalities	24	14	18	(P) 12
Rate of injury and illness cases per 100 full-time workers				
Total recordable cases	1.0	1.1	1.0	0.9
Cases involving days away from work, job restriction, or transfer	0.4	0.4	0.2	0.3
Cases involving days away from work	0.3	0.3	0.2	0.2
Cases involving days of job transfer or restriction	0.1	0.1	0.1	0.1
Footnotes (P) Preliminary				

(Source: [Injuries, Illnesses, and Fatalities](#))

Workplace Trends

This section presents data on the number of establishments in credit intermediation and related activities.

Establishments

Data series	Back data	3rd quarter 2010	4th quarter 2010	1st quarter 2011	2nd quarter 2011
Number of establishments					
Private industry		183,595	182,587	(P) 180,977	(P) 180,852
Local government		20	20	(P) 21	(P) 21
State government		22	22	(P) 22	(P) 23
Federal government		741	743	(P) 738	(P) 732
Footnotes (P) Preliminary					

(Source: [Quarterly Census of Employment and Wages](#))

Other BLS Resources

Career Guide to Industries

See [banking](#) in the [Career Guide to Industries](#).

Data extracted on: March 07, 2012

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Appendix D

Sample Agricultural Zoning Regulations

Town of Seneca

Article IV. AG - Agricultural Zoning District

§ 9.0 Purpose

The AG Agricultural Zoning District is intended to preserve existing agricultural lands in the Town and protect the rural character of the area that reinforces the special quality of life enjoyed by residents in Seneca. Agriculture provides the visual benefits of open space and is an important part of the Seneca economy. The creation of the Agricultural Zoning District illustrates the Town's commitment to farming as a preferred use in these districts and shall protect existing agricultural areas from suburban and urban development, encourage the continuation of agriculture, reduce land conflicts and preserve open space and natural resources.

§ 10.0 Permitted Uses

The following uses are permitted in the AG District:

- A. Boarding of animals;
- B. Farms and farm related buildings used for the storage of products or equipment located on the same parcel as the principal use;
- C. Forestry, lumbering and reforestation;
- D. Game farms, fish hatcheries and fishing reserves;
- E. Manure lagoon;
- F. Migrant labor housing for up to one family that could include manufactured homes;
- G. Municipal buildings;
- H. Nurseries, lawn/landscape services, orchards, greenhouses, vineyards;
- I. Produce stands, including only movable or temporary structures for the sale of agricultural products grown principally by the operator during the harvest season;
- J. One subdivided lot with one single-family dwelling on a lot a minimum of five (5) acres as outlined in the Town of Seneca Subdivision Ordinance;
- K. Wildlife sanctuaries, woodland preserves, arboretums.

§ 11.0 Limited Uses

The following are limited permitted uses in the AG District:

- A. Two or more single-family detached dwellings on separate lots not exceeding the density outlined in this Section.
- B. Private garages, as associated with the farm dwelling;
- C. Other customary residential structures, including but not limited to private swimming pools, storage buildings, domestic pet shelters and fireplaces as associated with a farm dwelling.

§ 12.0 Accessory Uses

The following are the accessory uses, building and structures permitted in the AG District provided that such accessory uses and buildings shall not be constructed until the main building has been constructed:

- A. Decks located in the side or rear yard;
- B. Detention and retention ponds;
- C. Fences, walls and hedges subject to the provisions of Article XII – Requirements Applying to All Districts;
- D. Home occupations, low intensity;
- E. Horses or livestock, for personal use, provided there is compliance with the following standards and conditions outlined in Article XI – Additional Requirements for Specified Uses;
- F. Off-street parking for residents and guests of the principal use;
- G. Not more than one (1) commercial vehicle not associated with a Home Business;
- H. No more than 2 (two) accessory storage buildings are allowed on any residential lot;
- I. Not more than one (1) each of the following when licensed and not fully screened or within an enclosed building: camp trailers, recreational vehicles, utility trailers, motor homes or boat trailers owned by the occupant of the premises for personal use;
- J. Private athletic facility, including, but not limited to swimming pools or tennis courts, not operated for gain and not operated by a not-for-profit organization;
- K. Private family swimming pools are regulated in Article XI – Additional Requirements for Specified Uses;
- L. Satellite television receiving antennas subject to the provisions of Article XI – Additional Requirements for Specified Uses;
- M. Signs subject to the provisions of Article XII Requirements Applying to All Districts;
- N. Storage buildings, private detached garages, carports, pool houses, gazebos, patio covers;
- O. Terraces and patios;
- P. Other uses and structures that are customarily incidental and clearly subordinate to permitted uses or uses that require site plan review or special permits.

§ 13.0 Permitted Uses Subject To Site Plan Review

The following uses are allowed subject to site plan review as outlined in Article XIV - Procedures:

- A. Adult family daycare homes;
- B. Bed & breakfast establishments;
- C. Family and group family daycare homes;
- D. Home occupations, high intensity;
- E. Migrant labor housing for more than one family that could include manufactured homes;
- F. Parks;
- G. Permanent farm stands;
- H. Places of worship;
- I. Private airfields, landing strips or related facilities;
- J. Public and semipublic uses and buildings;
- K. Wineries.

§ 14.0 Special Permitted Uses

The following are special permitted uses subject to the conditions outlined in Article XIV - Procedures:

- A. Animal hospitals or kennels;
- B. Butcher/meat shops;
- C. Camping grounds;
- D. Essential services;
- E. Excavation Operations;
- F. Home Business;
- G. Site Fill that Changes the Existing Elevation;
- H. Stables or riding academies where animals are rented or leased;
- I. Wind Energy Conversion Systems.

§ 15.0 Lot, Area And Yard Requirements

The following lot, area and yard requirements apply to the AG District.

- A. Lot Frontage Requirements
 - (1) All Uses
 - (a) Minimum Lot Frontage – one hundred fifty (150) feet
- B. Lot Area Requirements
 - (1) Farm Uses
 - (a) Minimum Lot Area – ten (10) acres
 - (b) Maximum Building Coverage – ten (10) percent
 - (c) Maximum Lot Coverage – twenty five (25) percent
 - (2) Residential Uses
 - (a) Minimum Lot Area – 45,000 square feet
 - (b) Maximum Building Coverage – ten (10) percent
 - (c) Maximum Lot Coverage – twenty five (25) percent
 - (d) Maximum Density
 - (i) 1 unit if under 50 acres
 - (ii) 1 unit per 50 acres if over 50 acres

C. Yard Requirements

(1) Farm Uses

(a) Front Yards

(i) Minimum Front Yard Setback – one hundred (100) feet

(b) Side Yards

(i) Minimum Side Yard Setback – forty (40) feet on each side

(c) Rear Yard

(i) Minimum Rear Yard Setback – fifteen (15) feet unless adjacent to a residential use when the rear yard setback shall be eighty (80) feet

(2) Residential Uses

(a) Front Yards

(i) Minimum Front Yard Setback – Principal and Detached Accessory – eighty (80) feet

(b) Side Yards

(i) Minimum Side Yard Setback – Principal - thirty (30) feet on each side

(ii) Minimum Side Yard Setback – Detached Accessory – fifteen (15) feet

(c) Rear Yard

(i) Minimum Rear Yard Setback – Principal - thirty (30) feet

(ii) Minimum Rear Yard Setback – Detached Accessory – fifteen (15) feet

D. Corner Lots

Both yards abutting streets shall be considered front yards and shall follow the regulations of this Article; all side and rear yards shall follow the regulations of this Article.

§ 16.0 Bulk Requirements

The following requirements apply to buildings constructed in the AG District.

- A. Building Heights
 - (1) All Uses
 - (a) Maximum Building Height -- Residential – thirty five (35) feet
 - (b) Maximum Building Height – Detached Residential Accessory – twenty five (25) feet
 - (c) Maximum Building Height – Other Farm Structures – one hundred (100) feet
- B. Floor Area
 - (1) All Uses
 - (a) Minimum Floor Area – one thousand (1,000) square feet

§ 17.0 Personal Wireless Telecommunications Facilities (PWTF)

Personal wireless telecommunication facilities in the AG District shall be regulated as outlined in § 90.0 Personal Wireless Telecommunication Facilities.

§ 18.0 Additional Regulations

See Article XII Requirements Applying to All Districts for additional regulations that apply to the AG District.