

# Town of Great Valley Comprehensive Plan



Adopted December 10, 2007

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RESOLUTION AUTHORIZING ADOPTION OF THE  
COMPREHENSIVE PLAN FOR THE  
TOWN OF GREAT VALLEY  
December 10, 2007

WHEREAS, the Town Board of the Town of Great Valley established a Comprehensive Plan/Zoning Committee to prepare a Comprehensive Plan, and

WHEREAS, the Comprehensive Plan/Zoning Committee drafted a Comprehensive Plan, and

WHEREAS, the Comprehensive Plan/Zoning Committee held a public hearing on the draft Comprehensive Plan on October 24, 2007, and

WHEREAS, the Comprehensive Plan/Zoning Committee on October 24, 2007 recommended to the Town Board that the draft Comprehensive Plan should be adopted, and

WHEREAS, the Town Board held a public hearing on the draft Comprehensive Plan on November 12, 2007, and

WHEREAS, the Town Board referred the draft Comprehensive Plan to the Cattaraugus County Planning Board for its review and recommendation pursuant to Section 239-m of NYS General Municipal Law, and

WHEREAS, the Cattaraugus County Planning Board considered the referral at their meeting of November 29, 2007 and recommended approval with one advisory, which has been considered by the Town Board, and

WHEREAS, the Town Board has considered the potential environmental impacts of the adoption of the Comprehensive Plan and has made a SEQR determination that the project will not result in any large and important impacts and therefore is one which will not have a significant impact on the environment,

NOW THEREFORE BE IT RESOLVED that the Town Board does hereby adopt the Comprehensive Plan for the Town of Great Valley, which consists of the Plan text, the Comprehensive Plan Map, the Physical Features Map, the Aquifers and Protected Streams Map, the Slope Map, and the Existing Land Use Map.

# Town of Great Valley Comprehensive Plan

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## **List of Maps**

The following maps have been adopted as part of this Comprehensive Plan and are located in Appendix C of this document:

- Comprehensive Plan Map
- Physical Features Map
- Aquifers and Protected Streams Map
- Slope Map
- Existing Land Use Map

The following maps were prepared as part of the work to prepare the Comprehensive Plan and served as resource maps during that preparation. These maps are on file at the Town Clerk's Office:

- Base Map
- Soils Map
- Sewer District Map
- Water District Map

# **Chapter 1**

## **Introduction**

### **1.1 Authority**

This Comprehensive Plan for the Town of Great Valley is prepared pursuant to the authority granted to Towns in Section 272-a of New York State Town Law.

### **1.2 Regional Setting**

The Town of Great Valley is located in Cattaraugus County, New York, about 60 miles south of the City of Buffalo. The Town is bordered by the Town of Ellicottville to the north, the Town of Little Valley and Town of Salamanca to the west, the City of Salamanca to the southwest, the Town of Carrollton to the south and the Towns of Allegany and Humphrey to the east.

Great Valley is primarily rural in character. It contains two hamlets, Great Valley in the center of the town and Kill Buck in the southwestern part of the town. A portion of the Seneca Allegany reservation is located in the southwest corner of the town. Great Valley is located between two of the major economic engines of Cattaraugus County, the ski resorts in Ellicottville and the Seneca Allegany Casino in Salamanca.

### **1.3 Purpose of the Comprehensive Plan**

The Town of Great Valley is located in Cattaraugus County, New York, between two of the fastest growing communities in the County – the City of Salamanca and the Town of Ellicottville. Salamanca and Ellicottville both have adopted land use controls in the form of Comprehensive Plans, Zoning Ordinances and Subdivision Regulations. At the present time, the Town of Great Valley has a site plan review process, which provides the Town with the ability to regulate some aspects of new development. However, Great Valley does not have either a Comprehensive Plan or a Zoning Ordinance.

In response to the anticipated pressure for new development, the Town of Great Valley began a comprehensive planning process in 2006. The Town sent out a Community Survey in June 2006. Approximately 950 surveys were sent out, and 187 responses were received, a response rate of approximately 20 percent. The Town held a public meeting in September 2006 to discuss the results of the survey. The survey questionnaire and results are contained in Appendix A.

The purpose of this Comprehensive Plan is to promote and protect the health, safety and general welfare of the people of the Town of Great Valley, while taking into consideration the needs of the wider region of Cattaraugus County. The Comprehensive



Plan will provide a policy basis for making decisions about land use within the Town. The Comprehensive Plan is intended to promote the preservation of the rural and agricultural character of the community, while at the same time promoting orderly development in accordance with the goals and policies that are contained in this document. The Comprehensive Plan will also serve as the basis for the development of a Zoning Ordinance.

#### **1.4 Scope of this Document**

The Town of Great Valley is unusual in that a portion of the Seneca Nation of Indians lies in the southwestern part of the Town. In the 19<sup>th</sup> Century, the United States Congress created six Congressional villages within the reservation. One of these Congressional Villages lies within a portion of the Hamlet of Kill Buck, as shown on the Base Map.

The plans and policies in this document are intended to apply to all land within the Town of Great Valley, including lands in the Congressional Village that are not owned by the Seneca Nation. Lands which lie within the territory of the Seneca Nation outside of the Congressional Village and land within the Congressional Village that is owned by the Seneca Nation are exempt from the provisions of this Comprehensive Plan.

#### **1.5 Period Review**

In order to continue to be a useful policy document, it is important that the Comprehensive Plan should be reviewed periodically and revised as necessary to reflect changed conditions and community needs and objectives. This Plan is expected to be a usable document and policy guide for the next ten years. The Comprehensive Plan should be reviewed at ten year intervals.

## **Chapter 2**

### **Existing Land Use**

#### **2.1 Introduction**

In order to develop an appropriate plan for future development of the Town of Great Valley, an understanding of the current development patterns is essential. The use of land does change and evolve over time, and an appreciation of this changing pattern of development is helpful in framing a plan for future development. The Land Use Map was developed to provide a baseline of current land uses in the Town.

The Land Use Map presents the existing land use for each tax map parcel in the Town. As a starting point, the land use assessment codes, which are assigned by the Town's Assessor, were used to show preliminary land uses for each parcel. However, the assessment codes are used for tax purposes, and this does not always represent the land use of the property from a planning perspective. For example, for the purpose of assessment, mobile home parks are considered to be commercial land uses, but for planning purposes these should be considered as residential properties. Therefore, the assessment codes were checked through a windshield survey. Land uses were checked by driving every public road in the Town and verifying the land use of the parcel, as viewable from public rights-of-way. In addition, a map provided by the Cattaraugus County Real Property Office, which superimposes property lines over aerial photographs, was used to verify land uses not easily visible from public streets.

The Land Use Map is based on tax map parcels, so in order to create the map it is assumed that each parcel has only one land use. However, there are numerous parcels that have more than one land use. The most common example is a farm, which often contains both an agricultural use and a residential use. For purposes of the current land use analysis, these parcels are considered to be agricultural, even when they contain a house. Also, some very large parcels contain just one house, and the rest of the parcel is vacant; these parcels are considered to be residential, even though most of the parcel is vacant. There are also quite a few parcels that contain both residential uses and various types of commercial uses. Based on the intensity of the commercial use, these were considered to be either commercial or residential, on a case-by-case basis.

Part of the Allegany Reservation of the Seneca Nation is located in the Town of Great Valley. Land uses on lands within the Allegany Reservation are not included in this land use survey, except for the area of the Allegany Reservation that is located in the Hamlet of Kill Buck.

Since land usage is dynamic and ever-changing, the analysis in this Comprehensive Plan is a snapshot of the development pattern in the Town at a single point in time. The Land Use Map shows the land use pattern in the Town as of January 2007. This chapter provides a summary and analysis of the development patterns shown on that map.

## 2.2 Summary of Land Uses

Table 2.1 contains a summary of the existing land uses in the Town of Great Valley.

**Table 2-1: Existing Land Use  
Town of Great Valley, January 2007**

<b>Type of Land Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Rank</b>
Single family Residential	7,809	24.7	2
Mobile/Manufactured Home Parks	166	0.5	10
Agriculture	6581	20.8	3
Commercial forest (privately owned)	8159	25.8	1
Public forest	4426	14.0	4
Public and Institutional	222	0.7	8
Commercial	167	0.5	10
Commercial Recreation	582	1.8	6
Industrial/mining	289	0.9	7
Utilities/Railroad	191	0.6	9
Vacant	2980	9.4	5
<b>Total</b>	<b>31,572 *</b>	<b>100 %</b>	<b>--</b>

\* Includes land within the Congressional Village, but excludes other lands of the Seneca Nation reservation.

*Source: Allegany Planning Services and Mark D. Alianello, P.E., Consulting Engineer*

### **A. Land Use Patterns**

At the beginning of 2007 Great Valley remains a primarily rural community. Most of the land in Great Valley is devoted to either agriculture and/or forestry, although there is a significant amount of residential development, mostly on large lots.

More intensive development, including most of the commercial development and single family homes on smaller lots, tends to be located along the river valleys. The major roadways in the Town also follow these river valleys.

A substantial number of lots in Great Valley contain more than one land use. In some cases there are more than one home or mobile home on a lot. There are also quite a few instances of business activities being carried out in homes.

## **B. Hamlets**

There are two hamlets in the Town of Great Valley, Great Valley and Kill Buck. Both of these hamlets are characterized by a mixture of residential, commercial and governmental land uses.

***Hamlet of Great Valley:*** The Hamlet of Great Valley is located in the approximate center of the Town, at the intersection of two regional roadways, US Route 219 and Route 98. Great Valley has the largest concentration of commercial establishments in the Town. These are primarily local-serving businesses, and include a gas station, grocery store, automobile repair, hardware and lumber store, and several restaurants.

Interspersed among the commercial establishments are single family homes. There are also two manufactured home parks, Duckville Park and Green Valley Estates.

The Great Valley Town Hall and the Town's highway barn are located along Route 219. This parcel also includes an underused Town Park and a gravel mine. The Great Valley Volunteer Fire Department and the Great Valley Post Office are located on Depot Street.

***Hamlet of Kill Buck:*** The hamlet of Kill Buck is centered around the intersection of County Road 49 (Kill Buck Road) and NYS Route 417, although it spreads along Route 417 to the area around and including Hardscrabble Road. About half of Kill Buck is located on the Allegany Reservation.

Kill Buck has fewer businesses than Great Valley Center. Most of the land is devoted to single family homes on small lots. A large manufactured home park is located on Hardscrabble Road and smaller mobile home parks are located on the south side of Route 417.

Kill Buck also contains the Kill Buck Volunteer Fire Company, on County Road 49, and the Kill Buck Post Office, off Route 417. Kill Buck cemetery is located on Route 417.

## **2.3 Residential Land Uses**

The Town of Great Valley contains a wide variety of housing types. The single family residential land use category includes single family residences, whether seasonal or year-round homes, and manufactured (mobile) homes on individual lots. This category also includes the townhouses (single family attached homes) located in that part of SnoPine Village that is in the Town of Great Valley. As shown on Table 2-1, single family residents comprise about one-fourth of the land area in the Town, and ranks second in types of land uses.

Single family homes are located throughout Great Valley. Outside of the hamlet areas, these homes tend to be located on large lots. There are several suburban-style

subdivisions on moderate sized lots. These subdivisions include those centered around Creekview Road, Fairview Road and Bonn Road.

Two small residential areas are located on dead end streets that are only accessible through Salamanca. These are Ellicott Street, which is nestled along Great Valley Creek, and Highland Avenue. These streets are not connected to each other or to any other part of Great Valley. Great Valley Creek cuts them off from the rest of the Town. The railroad yard and the Buffalo & Pittsburg Railroad track separates them from each other.

A relatively large number of mobile/manufactured home parks are located in Great Valley, so these have been shown as a separate category on the Land Use Map and in Table 2-1. These manufactured home parks are located along or near the major roadways, Route 417 and US Route 219. Manufactured home parks include Green Valley Estates and Duckville Park in the Hamlet of Great Valley, and a manufactured home park just north of Salamanca on Route 219. Several manufactured home parks are located in Kill Buck, including one on Hardscrabble Road and others on Route 417.

## **2.4 Agriculture and Forest Lands**

Both agricultural land and forest land are distributed throughout the Town. As would be expected, land used for agriculture is located on flatter, less steep land, and tends to be located on land at lower elevations along river valleys. Forest land is located on hillsides with higher elevations and steeper slopes.

### **A. Agriculture**

Agriculture comprises 20.8 percent of the land area in Great Valley, the third largest land use category. According to the 2002 Census of Agriculture, there are 72 farms in Great Valley. Of these, 24 farms contain fewer than 50 acres in size; 48 farms fell within the “50 to 999 acres” category. Types of agricultural activities include dairying, beef cattle, pasture and cropland. A smaller number of farms grow vegetables, fruit, and berries, and/or produce maple syrup.

The 2002 Census of Agriculture reported that there are 67 farms where the principal operator lives on the farm. In addition to farming, many farmers also work other jobs; the Census shows that on 26 farms the principal operator reported working off the farm for 200 days or more per year. This is the same number of respondents (26) who reported that farming was their primary occupation.

Cattaraugus County has established several agricultural districts pursuant to Article 25-AA of the New York State Agriculture and Markets Law. The purpose of this program is to preserve farmland and support agricultural production. There are several benefits available to property owners of agricultural land that is included in this program, including an agricultural property tax assessment, which results in lower levels of property taxation.

The Town of Great Valley is included in the Southeast and Central Agricultural District. This district was created in 1983. The agricultural districts law requires periodic review of all agricultural districts; the Southeast and Central District is next scheduled for review in 2011. Parcels in Great Valley that are included in this district are shown on the map located in Appendix B of this document.

Cattaraugus County has recently completed an Agricultural and Farmland Protection Plan, which examines agriculture in Cattaraugus County and makes various recommendations for protection and preservation of farms and farmland. That plan presents several techniques that can be used to help preserve farming. These include clustering of development, transfer of development rights (TDR), purchase of development rights (PDR) and agricultural easements. Cluster Subdivisions and TDR are planning techniques that can be implemented at the local level, and have no administrative or other costs. TDR is dependent upon two willing property owners and a municipality that has the appropriate land use regulations in place. Agricultural easements could be a component of a cluster subdivision; if the land left open when housing units or other development are clustered in one area of a lot is to be used for agriculture, that agricultural use could be established by easement. PDR or any agricultural easements that would be purchased, on the other hand, requires an expenditure of funds, and therefore is beyond the scope of a local government to implement.

## **B. Forestland**

Currently commercial and privately owned forestland total approximately 40 percent of the total land area in Great Valley. Commercial forests, which are forest lands that are privately owned by individuals or companies, is the largest single land use category, comprising over one-fourth of the land area in the town. Commercial forest land is located in all areas of the Town, but the majority is located in the southern half, south of Peth and Humphrey Roads.

Public forestland, which is land owned by the State of New York and administered by the NYS Department of Environmental Conservation, comprises an additional 14 percent of the Town's land area. Forestland owned by the State of New York is located in four areas. One area is south of the Allegany River, which is inaccessible from the rest of the Town. This is part of the 65,000 acre Allegany State Park, which serves as a regional recreational resource.

Another area is in the southeast corner of the Town, centered around Thorpe Hollow Road. This is part of the 968 acre Windfall Creek State Forest. Another cluster of state-owned forestland, which stretches west from Route 219 to the town line, is located in the northwest part of Great Valley, adjacent to the Holiday Valley ski resort; this is part of the McCarty Hill State Forest. A smaller area of state forestland is located in the northeast section of Town, off Raecher Road.

While both publicly and privately owned forests are currently devoted to the same use, land owned by the State of New York will remain permanently forestland, while private forests may eventually be converted to other types of land uses.

## **2.5 Public and Institutional Land Uses**

Public and institutional land uses include a wide range of land use activities. The common factor in these land uses is that they are owned and/or operated by governmental agencies or by institutional or quasi-public entities. These types of land uses include churches, cemeteries, fire halls and government buildings. Public and institutional land uses are scattered throughout the community, and are generally located on very small lots. Although these land uses are very important to the community, because of their small scale, they only comprise 0.7 percent of the land area in the Town.

### **Town of Great Valley**

The Town of Great Valley owns several parcels. The largest is the one located on Route 219 that houses the Town Hall, highway barn, a small gravel pit and the Town park. The Town has recently acquired a small lot at the intersection of Route 219, Route 98 and County Road 18 (Four Corners). The Town constructed a small park on this parcel, which creates a nice entrance to Great Valley center.

Other Town-owned parcels are scattered throughout the Town and are primarily associated with Town water and sewer districts. These include parcels on Sugartown Road, Bonn Ridge Road and Farm Market Road (Sanitary Sewer District #2), that are associated with municipal services for the Bonn subdivision. The Town also owns the parcel in Kill Buck on which the Kill Buck Post Office is located.

### **Ellicottville School District**

The Ellicottville Central School, which serves residents of Ellicottville and parts of Great Valley, is located on Route 219.

### **Fire Companies**

There are two fire companies that serve different parts of Great Valley. The Great Valley Volunteer Fire Company is located on Depot Street in Great Valley Center. The Kill Buck Volunteer Fire Company is located on Route 49.

### **Post Offices**

Two Post Offices are located in Great Valley. One is in Kill Buck and the other is in Great Valley Center.

### Churches

There are several churches located throughout Great Valley. Two churches, United Methodist Church and First Baptist Church, are located in Great Valley Center, along with the rectory for United Methodist Church. The Missionary Alliance Church is located in Kill Buck. There is also a small abandoned church on Bear Hollow Road.

### Cemeteries

There are seven cemeteries in the Town of Great Valley. For the most part, these are quite small.

Two cemeteries are located in the Hamlet of Great Valley. These are the Chamberlain Cemetery on Route 219 near Depot Street, and Green Cemetery, located on Route 219 south of Town Hall.

Two cemeteries are also located in the Kill Buck area. Kill Buck Cemetery is located on Route 417 in the Hamlet. A larger cemetery is located on Ellicott Street.

Sugartown Cemetery is located on Route 98. Willoughby/Green Cemetery is located on Humphrey Road near Bear Hollow Road. There is a small cemetery on Peth Road, near Route 219.

## **2.6 Commercial and Commercial Recreation**

As shown on Table 2-1, land devoted to commercial and commercial recreation establishments represents about 2.4 percent of the land area in Town. Commercial recreation represents 1.8 percent of the land area. Commercial land uses, which are generally retail, office, and service establishments, represents about 0.5 percent of the total land in the Town. For purposes of this land use survey, where a home based business appears to be secondary to the residential use of a property, the lot was classified as residential, so the figure for commercial establishments somewhat under-represents the amount of commercial activity, in terms of amount of land used for this activity.

Most of the businesses in the Town of Great Valley serve local residents and residents of nearby communities. Stores are small in scale. Even though Great Valley is located adjacent to Ellicottville, which is heavily dependent economically on a tourist economy fueled by the ski resorts, there is little spill-over of tourist-related businesses in Great Valley. The exceptions to this are several antique stores, Bed and Breakfast establishments and cabin rental facilities.

Commercial development in Great Valley is a mix of retail and service establishments. Retail businesses include stores such as the Dollar Store, gas station, and automobile dealership. Service establishments include auto repair and self-storage facilities.



Commercial establishments also include the Masonic Hall and Southern Tier West Office Building, both of which are located on Route 219. There is also a radio station, WGGO, located on Route 49.

Commercial development is not concentrated in any one area. For the most part, businesses are located along Route 219. The largest concentration of businesses is in the Hamlet of Great Valley.

A significant amount of business activity is also being carried out in homes, as a secondary use of the residence as a house. These include Bed and Breakfast establishments, contractors and construction companies that store equipment at their homes, and an Internet company on Sugartown Road.

As a subset of commercial development, there is a fairly large amount of land in Great Valley that is used for Commercial Recreation. This land includes the tops of ski slopes and part of the golf course at Holiday Valley Resort.

Pumpkinville, a seasonal commercial recreation business, is located in Great Valley. This business is open in the fall and draws visitors from throughout Western New York.

## **2.7 Industrial/Mining**

The major industrial land use, in terms of land area, is gravel mining. There are five gravel mines that have been permitted by NYSDEC. These are located along the Great Valley Creek, all south of the Four Corners intersection.

Other than mining, there is little industrial activity in Great Valley. Industrial sites are located on Peth Road and on Route 49. There is a tobacco manufacturer located in Kill Buck on Route 417. A junkyard is located on Route 98.

## **2.8 Utilities/Railroad**

There are two rail lines in Great Valley, both of which are active. The line owned by Buffalo & Pittsburg Railroad runs north-south parallel to Route 219 in a gentle arc from Ellicottville to Salamanca. The other line runs generally east-west through the Seneca reservation, parallel to Route 417; this line is owned by the Chautauqua Cattaraugus Allegany Steuben Southern Tier Extension Railroad Authority (STERA). In Kill Buck the Buffalo & Pittsburg line curves to that it becomes parallel to the STERA line. The two lines parallel each other until they meet in a switching yard in the Town of Carrollton.

There is a rail yard in Kill Buck located adjacent to the City of Salamanca. This yard is proposed by New York State Department of Transportation to be the location of a new interchange, when the proposed realignment of Route 219 is constructed.

The other utility site in Great Valley is a National Grid substation on Sugartown Road (Route 71).

## **2.9 Vacant Land**

At the time of the completion of this land use survey, 9.4 percent of land in Great Valley is vacant. Vacant land is located in all areas of the Town.

Vacant land represents development potential. However, the large amount of land that is currently devoted to forest, farmland, and large lot residential development also has the potential to be developed for some other type of land use. Great Valley has a significant amount of land available for future development and redevelopment.

## **Chapter 3**

### **Physical Features**

#### **3.1 Introduction**

The Town of Great Valley is characterized by rolling hillsides that are punctuated by a network of stream valleys. The natural features of the Town affect current and future patterns of development. This chapter highlights the most significant physical features.

#### **3.2 Water Resources**

##### **A. Streams**

The entire Town of Great Valley is located in the watershed of the Allegheny River. All streams, either directly or indirectly, eventually flow to the Allegheny. The streams create valleys, which are generally characterized by flat topography. Development in the Town has historically occurred in these valleys. Roads have been built in the valleys along the streams, so that the road pattern in the Town mirrors the stream pattern. Streams are shown on the Physical Features Map.

The wide valley formed by the Great Valley Creek is the most prominent feature of the Town. Great Valley Creek flows generally southerly through the entire Town, from the Ellicottville town line in the north until the creek flows into the Allegheny River to the south. Forks Creek and Wrights Creek, both of which are generally westerly flowing tributaries of Great Valley Creek, also flow through relatively wide valleys.

Other creeks in the Town have much narrower river valleys. In the northwest quadrant of the Town, tributaries of Great Valley Creek include Christian Hollow Creek, Mutton Hollow Creek, Porter Creek and Hungry Hollow Creek.

In the northeast quadrant of the Town, Sommerville Valley Creek is a tributary to Great Valley Creek. Plum Brook and Haines Creek are southerly flowing tributaries to Forks Creek. In the central part of the Town, Snowbrook Creek, Willoughby Creek and Barker Run are all tributaries of Wrights Creek.

In the southern part of the Town, Hardscrabble Creek, Sullivan Hollow Creek, and Thorpe Hollow Creek are all tributaries of the Allegheny River. Windfall Creek and Ten Mile Creek originate in Great Valley and flow south into the Town of Carrollton, where they flow into the Allegheny River.

## **B. Protected Streams**

The New York State Department of Environmental Conservation (NYSDEC) designates some streams as protected. NYSDEC has regulatory review authority over physical disturbance along protected streams that occurs within 50 feet of the mean high water elevation, measured horizontally; in practice this generally means 50 feet from the top of the stream bank.

NYSDEC has a classification system for protected streams. Class C streams are those capable of supporting fish. Class C(t) streams are those capable of supporting cold water fisheries; some of these streams are stocked with trout by NYSDEC. Class C(ts) streams are those that have naturally occurring and reproducing trout populations. Class B streams are those that are suitable for contact recreation. Class A streams are those that are suitable for drinking water with treatment. Class AA streams are suitable for drinking water with minimal treatment.

A significant number of streams in Great Valley have been designated as protected by NYSDEC. These streams are shown on the Aquifers and Protected Streams Map.

Great Valley Creek is designated as C(t) throughout Great Valley (and also to the north in Ellicottville), to its discharge into the Allegheny River. Plum Brook Creek is designated C(t) for its entire length in Great Valley, as is a small tributary of Plum Brook Creek, which is located in the vicinity of Martins Road. All of Forks Creek is also designated as C(t).

Most of Wrights Creek is designated as C(t), from the Great Valley/Humphrey Town Line flowing westerly toward Great Valley Creek. However, a segment of Wrights Creek, beginning at a point north of Fairview Lane until its discharge into Great Valley Creek, is not designated as a protected stream.

Hungry Hollow Creek is designated as C(t) for its entire length in Great Valley, as is a small tributary of Hungry Hollow Creek, which originates between Wright Road and Whalen Road. Thorpe Hollow Creek is also designated as C(t) for its entire length in Great Valley.

Mutton Hollow Creek is designated as C(ts), meaning it has a naturally reproducing trout population, for its entire length, from its source to Great Valley Creek.

According to NYSDEC, Hardscrabble Creek and Sullivan Hollow Creek are eligible to be designated as C(ts). These creeks have been proposed for inclusion in NYSDEC's protected stream program; this designation is under review.<sup>1</sup>

The entire stretch of the Allegheny River as it flows through Great Valley is a protected stream, classified as B. This segment of the Allegheny River is located entirely within the Seneca reservation.

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<sup>1</sup> Interview with Kenneth Taft, NYSDEC

### **C. Aquifers**

Aquifers are important reservoirs of ground water. Aquifers provide a significant amount of the potable water supply in the Town of Great Valley, whether this is extracted by private wells or by municipally-serviced well.

The US Department of the Interior, Geological Survey, has mapped aquifers in Western New York. Aquifers in Great Valley are shown on the Aquifers and Protected Streams map.

The Great Valley Creek aquifer is composed of a continuous series of interconnected aquifers that underlie Great Valley Creek Forks Creek, Wrights Creek and Hungry Hollow Creek. The aquifer stretches from Ellicottville south to the Peth Road area. This aquifer provides drinking water for residences and businesses in the Hamlet of Great Valley and the Peth Road and Humphrey Road areas. This aquifer also supplies wells to the manufactured home parks in these areas.

South of the Peth area, the Great Valley Creek is considered to be a part of a larger aquifer, the Allegheny River aquifer, which underlies the Allegheny River and portions of its tributaries, Hardscrabble Creek, Sullivan Hollow Creek and Thorpe Hollow Creek. This aquifer provides drinking water to the City of Salamanca, as well as to the Hamlet of Kill Buck. NYSDEC has classified this aquifer as a primary aquifer.<sup>2</sup>

### **D. Wetlands**

Wetlands are valuable physical resources, which can provide flood control protection, surface and ground water protection, wildlife habitat and recreational opportunities. Under the provisions of the New York State Freshwater Wetlands Act, New York State Department of Environmental Conservation (NYSDEC) regulates wetlands that are 12.4 acres in size (5 hectares) or over; in some cases smaller wetlands are regulated if they have been deemed to be of local importance. Certain activities that occur within a designated wetland or within a 100 foot (30 meter) buffer area around the wetland are regulated by NYSDEC.

Two NYSDEC regulated wetlands are located in Great Valley. These wetlands are shown on the Physical Features map. They are located north of the confluence of Forks Creek and Great Valley Creek. Plum Brook flows through one of these wetlands, and a tributary to Plum Brook flows through the other.

In addition to NYSDEC regulated wetlands, some wetlands may be regulated by the US Army Corps of Engineers. There has not been a systematic effort to map these wetlands; they are identified on a case-by-case basis on the basis of several factors including soil

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<sup>2</sup> NYS Department of Transportation and US Federal Highway Administration, Final Design Report/Final Environmental Impact Statement, Route 219, Version 3.0, January 2003, Volume 1, page 4-107.

types, available hydrology and type of vegetation. Corps of Engineers regulatory authority does not include a buffer area beyond the wetland boundary.

### **3.3 Flood Hazard Areas**

The Physical Features map shows areas of Flood Hazard. These are Special Flood Hazard Areas (SFHA) which have been identified and mapped by the Federal Emergency Management Agency (FEMA). Areas of Special Flood Hazard are also known as the 100 year floodplain, which means that statistically there is a one percent chance of being flooded (inundated) in any year.

The SFHA is divided by FEMA into a floodway and a floodway fringe. The floodway is the channel of the stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 100 year flood can be carried without substantial increases in flood heights. The portion of the SFHA between the floodway and the boundary of the 100 year floodplain is known as the floodway fringe. Development within a regulatory floodway is severely restricted. Development within the floodway fringe is regulated to minimize damage to persons and property.

Most of the major streams in Great Valley have a floodplain associated with them. These include the Great Valley Creek, Wrights Creek and Forks Creek. Other streams in the Town have much smaller, narrower floodplains. These include portions of Plum Brook, Hungry Hollow Creek, Porter Creek, and Barker Run Creek.

### **3.4 Slopes**

The topography of Great Valley is characterized by moderately wide, flat river valleys and gently to steeply rolling hillsides, which generally have flat plateaus on top. Elevations range from about 1500 feet in the river valleys formed by Great Valley Creek and Forks Creek up to 2200-2300 feet on some hilltops.

Elevations are shown on the Base Map. The Slope Map shows the topography of the Town, with the percentage of slope described in four categories: slopes of 0 to 10 percent, slopes between 10.1 and 15 percent, slopes of 15.1 to 25 percent, and slopes of 25.1 percent and greater. Table 3-1 shows the percentage of the land in Great Valley that falls within each of these slope categories.

It should be noted that the Slope Map provides only a generalized picture of the topography of the Town. While this is sufficient for planning purposes, more detailed investigation of individual properties may provide a more accurate level of detail.

**Table 3-1  
Topography in Great Valley**

<b>Slope</b>	<b>Total Area (Acres)</b>	<b>Percentage of Total Area</b>
0-10%	12,042	35%
10-15%	5,505	16%
15-25%	11,011	32%
>25%	5,849	17%
<b>Total</b>	<b>34,407</b>	<b>100%</b>

*Source: Mark D. Alianello, P.E., Consulting Engineer, 2007*

As shown in Table 3-1, approximately one-third of the land in Great Valley is considered relatively flat (0-10% in slope). Most of this land is located in the river valleys, but some areas are plateaus on the top of hills. Some of the side slopes of hills are moderately steep, either in the 10-15% category or the 15-25% category. Seventeen percent of the area of the Town is classified as steep (slope over 25%). Areas of steep slopes are spread throughout the Town.

In general, land that is flatter is easier to develop. Land that is steeper is generally more costly to develop and has the potential for adverse impacts from such development. These potential impacts, which can be mitigated by proper site design and construction techniques, include increased erosion and sedimentation, more visual impacts and more and higher areas of cut and fill from grading. Land with a slope of over 25 percent is more difficult to develop, and this development has increased impacts.

### **3.5 Soils**

The Soils map shows the agricultural capacity of the soils in the town. A substantial amount of land in Great Valley is classified as prime farmland or farmland of statewide importance. In general, this land is located along river valleys, especially along Great Valley Creek and Wrights Creek.

Great Valley has extensive, deep, known deposits of gravel, which also tend to be located along the Great Valley Creek.

Generally speaking, the foothills of the valley sidewalls have a glacial till type of silt loam soil that overlay the deeper gravels. As you move farther up the sides of the hills the soils become thinner with the silt loam glacial tills existing in a thin layer over shale bedrock. The valley floors are usually gravel of varying depth, with some exceptions.

These gravel soils are more suitable for onsite sewage disposal, and development of any nature. These areas are also the prime agricultural areas of the Town.

The Natural Resources Conservation Service (formerly Soils Conservation Service) has recently completed a Soil Survey of Cattaraugus County, which is available electronically at <http://soildatamart.nrcs.usda.gov/Manuscripts/NY009/0/CattaraugusNY.pdf>

### **3.6 Wildlife and Plant Habitat**

Great Valley has a variety of wildlife, including deer, and a variety of smaller mammals. There is also a variety of birds, including turkey. There are several deer wintering concentration areas in Great Valley. It is also a known habitat for black bears.

NYSDEC maintains a list of species of concern, which are plant and animal species that have been identified by either the state or federal government as endangered, threatened, rare or vulnerable. NYSDEC has stated that there are species of concern that are located within the town of Great Valley. However, to protect such species, the particular species and its locations are kept confidential. If NYSDEC is contacted prior to construction of large scale projects, such as those that may be subject to review by the Town, then the NYSDEC will provide information as to whether or not a particular project may adversely affect such species.

### **3.7 Historic Resources**

One site in Great Valley has been listed on the National Register of Historic Places. This is the Zawatski Site, an Archaic Woodland National Historic Register archaeological site, which is located along the Allegheny River, at the junction with Great Valley Creek. The site is about 10 acres in size.

Given the age of the Town, there may well be buildings and other features that are eligible for the State and National Registers of Historic Places. For example the Environmental Assessment prepared for the realignment of Route 219, identified 5 sites in Great Valley in the corridor study area that were determined to be eligible for inclusion on the National Register of Historic Places.



## **Chapter 4**

### **Community Facilities**

#### **4.1 Municipal Utilities**

Most of the development in Great Valley is served by private wells for water service and by septic and other private sewage disposal systems. However, the Town does have several municipal sanitary sewer districts and water supply districts, which serve very limited parts of the Town. These municipal systems are described below.

##### **A. Sanitary Sewer Districts**

The existing Sanitary Sewage Districts are shown on the Sewer District map. There are currently six sanitary sewage districts in Great Valley.

Sanitary Sewage District No. 1 serves that portion of SnoPine Village that lies in the Town of Great Valley. District No. 1 contracts with the Town of Ellicottville Sanitary Sewage District No. 1 to receive sewage generated in District No. 1, and convey it to the Village of Ellicottville sewage system for ultimate treatment and disposal. Under the contract, Ellicottville maintains the collection system, directly bills the users and administers the system.

Sanitary Sewage District No.2 serves Bonne Val East. This District owns and operates a complete collection and treatment system. The system was designed for 49 single family homes. Each home has its own septic tank. The collection system is a small diameter gravity collection system, collecting septic tank effluent and conveying it down through the subdivision and across Sugartown Road to the treatment facility. The treatment facility consists of a single septic tank/grit chamber and large leach fields on property owned by the District.

Sanitary Sewage District No. 3 was formed to serve a proposed subdivision to be known as Woodstream Farms. This development was never built. The District exists on paper only. There is no infrastructure.

Sanitary Sewer District No. 4 serves a portion of Fairview Lands Subdivision. Most of the homes in this development off Peth Road dispose of their sewage on their own lot using a standard single family septic tank/leach field design. Six of the lots had unsuitable soil on the lot, so a small collection system was built to collect sewage from those homes and convey it to a single leach field constructed on land owned by the District. The District operates the collection line and the leach field.

Sanitary Sewer District No. 5 serves the Southern Tier West Regional Planning & Development Board office building on Route 219 and that portion of Highland Avenue that is located in the Town. This is a collection system only, with the flows being conveyed to the City of Salamanca for ultimate treatment and disposal. The

infrastructure includes a pump station and force main. The District has a contract with the City of Salamanca, which requires the City to operate and maintain the collection system and to bill and collect sewer charges.

Sanitary Sewage District No. 6 was recently formed to serve the Great Valley Custom Lodges project. This development has not yet been built, so the District exists on paper only.

## **B. Water Districts**

The Town of Great Valley currently has five water districts. These are small districts, in most cases intended to serve a single development. These districts are shown on the Water Districts map.

Water District No. 1 serves the Hamlet of Kill Buck. This is a water distribution system that distributes water provided by the City of Salamanca to the residences and businesses in Kill Buck. The District is operated by the City of Salamanca under the terms of the Contract to provide water. The City does routine maintenance and bills users for water.

Water District 2 serves that portion of SnoPine Village that lies in the Town of Great Valley. District No. 2 contracts with the Town of Ellicottville Consolidated Water District No. 1 to provide water. The District has a Water Supply Permit that allows it to purchase 50,000 gallons per day (gpd) from Ellicottville. Under the contract, Ellicottville maintains the distribution system, directly bills the users and administers the system. In 1991, the District was extended to include additional undeveloped lands beyond SnoPine Village. This expansion was prompted by the anticipated development of Woodstream Farms, which never was actually developed. The area included in the expansion of District 2 was larger than just Woodstream Farms and was described in an attempt to include areas that might be developed as a result of development pressures associated with the Holiday Valley Ski Resort.

Water District No. 3 serves Bonne Val East. This system was developed to service the 49 lot subdivision known as Bonne Val East. The District owns and operates two water supply wells, a distribution system sized for the distribution of domestic water only (no fire protection is provided), and an in-ground reservoir on the hill above the development. All of the infrastructure was designed for 49 single family homes. When originally developed, the only treatment provided was disinfection. After about 10 years of very limited use, the raw water quality significantly deteriorated. As a result of the deteriorated water quality, the district had to design and construct a treatment facility to remove high concentrations of iron and manganese from the raw water. This system currently serves approximately 12 homes and requires daily supervision by a licensed operator. The costs of operating this system are very disproportionate to the size, resulting in extremely high water use charges.

Water District No. 4 serves the Southern Tier West Regional Planning & Development Board office building on Route 219 and that portion of Highland Avenue in the Town.

This is a distribution system only, with the water being supplied by the City of Salamanca. The District has a contract with the City of Salamanca that requires the City to operate and maintain the system and to bill and collect water charges, similar to the agreement for the Hamlet of Kill Buck.

Water District No. 5 was recently formed to serve the anticipated Great Valley Custom Lodges, which has not yet been developed.

## **4.2 Municipal Facilities**

### **A. Town Hall**

The Town Hall for the Town of Great Valley is located on Route 219 in Great Valley Hamlet. The Town Hall contains a meeting room, which also serves as a community room for the Town's senior citizens. The Town Hall has offices for the Town clerk, Building Inspector, and Supervisor. There is also a judge's office and courtroom.

### **B. Highway Barn**

The Town's Highway Barn is located on the same parcel that houses the Town Hall. The town has a sand and salt storage facility on site and also stores sand for the Cattaraugus County Highway Department. The Town has a small gravel pit behind the highway barn.

### **C. Public Safety Services**

**Police:** Police services are provided by the Cattaraugus County Sheriff's Office and by NYS Police. There is no local police force.

**Fire Protection:** There are two fire companies in Great Valley. The Great Valley Volunteer Fire Company has a fire hall facility on Depot Street in the Hamlet of Great Valley. The Kill Buck Fire Company has a facility on Kill Buck Road (CR 49) and serves the Kill Buck area of Town. Both Fire Companies are staffed entirely by volunteers.

**Ambulance Service:** For the north part of Town, ambulance service is provided by the Ellicottville/Great Valley Ambulance Company. The purpose of the Ambulance Company is to provide basic and advanced life support services and transportation to a health care facility. The Company owns three ambulances, which are currently housed in the Ellicottville Fire Company and Great Valley Fire Company facilities. The Ambulance Company does not have its own buildings. The Ambulance Company is staffed entirely by volunteers.

Ambulance service in the Kill Buck area is provided by either the City of Salamanca or the Ellicottville/Great Valley Ambulance Company.

**Schools:** The Town of Great Valley is served by both the City of Salamanca school district, which serves the southern part of Town, and the Ellicottville School District, which serves the northern part of the Town. The school districts are separate entities, for which the Town government has no oversight. The Ellicottville Central School is located in the Town of Great Valley on Route 219, close to the Ellicottville/Great Valley town line.

## **4.3 Recreational Facilities**

### **A. Parks**

**Allegany State Park:** A portion of Allegany State Park, which is owned and operated by New York State, is located in Great Valley. The park is open to the public for a variety of year round recreational activities, including camping, hiking, and cross country skiing.

**State Forests:** As stated in Chapter 2, there is a substantial amount of state forestland in the Town of Great Valley. This land is open to the public and contains a number of hiking and biking trails. State Forests include Windfall Creek State Forest and McCarty Hill State Forest. A highlight of the McCarty Hill forest is the Fire Tower, which is a popular picnic spot.

**Town of Great Valley:** The Town of Great Valley has a Town Park that is located behind the Town Hall and Highway Barn. The park contains athletic fields, playground equipment, a basketball court and bathroom facilities. The park is currently considered to be underused.

The Town recently acquired a small lot at the Four Corners. The Town demolished a dilapidated structure on the site and constructed a small park, which contains a memorial stone marker. This new park creates an attractive entrance to the Hamlet of Great Valley.

### **B. Recreational Trails**

Allegany State Park and the state forests provide abundant facilities for hiking and off-road biking. These recreational trails serve residents and visitors alike. There are also snowmobile and bicycle routes in Cattaraugus County that extend through Great Valley. Besides providing recreational opportunities for residents, trails serve as an economic resource to bring in additional visitors to Great Valley.

**Snowmobile Trails:** Snowmobiling is a popular winter activity. In Cattaraugus County snowmobile clubs maintain 415 miles of trails.<sup>1</sup> These snowmobile routes are primarily located on easements through private property. One snowmobile trail runs through the

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<sup>1</sup> Cattaraugus County Department of Economic Development, Planning & Tourism, *A New Vision for Outdoor Recreation Trails in Cattaraugus County, New York*, Volume 4, A Guidebook Published for Cattaraugus County's Smart Development for Quality Communities Series, November 16, 2005, page 1-7.

northern part of Great Valley, in part through McCarty Hill State Forest. This trail is shown on the Aquifers and Protected Streams map.

***Equestrian Trails:*** Cattaraugus County has conducted a study of the economic benefits of equestrian trails. The County's Guidebooks, *Growing the Equestrian Economy in Cattaraugus County* and *A New Vision for Outdoor Recreation Trails in Cattaraugus County*, envision an equestrian trail that would link the villages of Randolph, Little Valley, Ellicottville, and Franklinville to each other and to the new START multiuse recreational trail and to state forests. The proposed alignment of this trail would travel through the northern part of Great Valley, near and including portions of McCarty Hill State Forest.

***Bicycle Routes:*** Bicycle routes are discussed in more detail in Chapter 6, Transportation Facilities. Bicycling can be both a means of transportation and a recreational activity. There are two NYSDOT designated bike routes in Great Valley. Neither of these routes has its own dedicated travel lane, but shares the roadway and shoulders with other vehicular traffic. NYS Southern Tier Bike Route extends along Sugartown Road (County road 71), Martin Road, Route 98, and County Road 18. The entire length of Route 417 in Great Valley is designated as part of NYS Bike Route # 17, which extends from Lake Erie to the Hudson River.

# Chapter 5

## Economic and Demographic Characteristics

### 5.1 Introduction

In order to identify what types of growth may be feasible in the future, it is helpful to look at demographic and economic characteristics of the Town of Great Valley and the region in which it is located. The recent past and current characteristics can be used in identifying anticipated future trends.

### 5.2 Economic Characteristics

#### A. Cattaraugus County

At the beginning of the twenty-first century, the economy of Cattaraugus County is dominated by a mixture of service-oriented, tourist-oriented, and manufacturing businesses.

Table 5-1 shows the industries in which residents of Cattaraugus County were employed in 1990 and 2000, and the change in types of employment opportunities that occurred in that decade. Overall, the number of jobs increased by 8.8 percent, while the population of Cattaraugus County for that same time period was essentially stable (See Table 5-5).

The largest growth in number of employees in this ten year period was in the “Arts, entertainment, recreation, accommodation and food services” sector. This sector ranked last in terms of number of employees in 1990, but over the decade employment increased by 682 percent and this sector now ranks fourth in terms of employment in Cattaraugus County. The growth in this sector is primarily due to increased tourism to attractions such as the Ellicottville ski resorts and Allegany State Park.

Historically, manufacturing has been an important part of the economy of Cattaraugus County. In 1990 this sector ranked first in numbers of employees; although the number of employees dropped by almost 13 percent between 1990 and 2000, manufacturing still ranked second in number of employees in 2000.

The economy of Cattaraugus County is heavily dependent upon services. The “Educational, Health, and social services” sector ranked second in 1990. Between 1990 and 2000 the number of employees in this sector increased by 21 percent, and this sector now ranks first.

Retail trade is another important component of the economic base. This sector ranked third for number of employees in 1990 and retained that rank in 2000, even though there was a 28 percent drop in the number of employees.

**Table 5-1  
Employment for Residents of Cattaraugus County, by Industry**

<b>Industry</b>	<b>Number of Employees in 1990</b>	<b>Rank in 1990</b>	<b>Number of Employees in 2000</b>	<b>Percent of Change</b>	<b>Rank in 2000</b>
Agriculture, forestry, fishing, hunting, mining	1682	7	1105	-34.3%	12
Construction	2137	4	2163	1.2%	5
Manufacturing	8295	1	7228	-12.8%	2
Wholesale trade	1036	10	1147	10.7%	11
Retail trade	6528	3	4659	-28.6%	3
Transportation, warehousing, utilities	761	11	1830	140.5 %	6
Information	N.A.		616	N.A.	13
Finance, insurance, real estate, rental and leasing	1212	9	1196	-1.3%	10
Professional, scientific, management, administrative, waste management services	1843	5	1647	-10.6%	9
Educational, health, social services	7598	2	9201	21.1%	1
Arts, entertainment, recreation, accommodation and food services	450	12	3520	682.2%	4
Other services (except public administration)	1721	6	1723	0	8
Public Administration	1498	8	1795	19.8%	7
Total employees	34,761		37,830	8.8 %	

N.A. = not available

*Source: Cattaraugus County Department of Economic Development, Planning & Tourism, Self-Portrait of Cattaraugus County October 2002.*

In the agriculture and forestry sector, which historically has been an important component of the regional economy, employment decreased by 34 percent between 1990 and 2000, and the rank of this sector decreased from 7 in 1990 to 12, out of 13 sectors, in 2000. However, the recently completed Cattaraugus County Agricultural and Farmland Protection Plan has stated that agriculture is a vital component of Cattaraugus County's economy, estimating that in 2002 agriculture consisted of 1,157 farm enterprises on over

200,000 acres of farmland, that farm output totaled over \$58 million and that farms employed nearly 1,500 people. <sup>1</sup> That report states that there has been an increase in crop sales in Cattaraugus County, while the dairy component of the industry has continued to decline locally. <sup>2</sup> Nevertheless, "... dairy is a significant agricultural sector representing approximately 63% of the County's overall agricultural output..." <sup>3</sup>

**B. Town of Great Valley**

The employment for residents of the Town of Great Valley in 2000 is shown in Table 5-2. This table uses the same industrial classification as Table 5-1.

**Table 5-2  
Employment for Residents of Great Valley, by Industry, 2000**

Industry	Number	Percent	Rank
Agriculture, forestry, fishing, hunting, mining	32	3.3	10
Construction	55	5.6	6
Manufacturing	236	24.1	1
Wholesale trade	17	1.7	11
Retail trade	88	9.0	4
Transportation, warehousing, utilities	68	6.9	5
Information	9	0.9	12
Finance, insurance, real estate, rental and leasing	9	0.9	12
Professional, scientific, management, administrative, waste management services	29	3.0	9
Educational, health, social services	181	18.5	2
Arts, entertainment, recreation, accommodation and food services	156	15.9	3
Other services (except public administration)	48	4.9	8
Public Administration	53	5.4	7

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

<sup>1</sup> Agricultural and Community Development Services, LLC, *Agricultural and Farmland Protection Plan*, prepared for Cattaraugus County Agricultural and Farmland Protection Board, Adopted by Cattaraugus County Legislature March 28, 2007, executive summary, page 2.

<sup>2</sup> Ibid, *Agricultural Development Plan*, page 4.

<sup>3</sup> Ibid, *Agricultural Development Plan*, page 10.



As shown in Table 5-2, the employment profile for Great Valley is similar to that of Cattaraugus County. The top four sectors in Cattaraugus County are also the top four sectors for town residents, although the rank is slightly different. Almost one-quarter of Town residents are employed in the manufacturing sector, which ranks first in terms of number of employees. The “Educational, health and social services” sector ranks second; “Arts, entertainment, recreation, accommodation and food services” sector ranks third and “retail trade” ranks fourth.

Tables 5-3 and 5-4 provide an indication of where residents of Great Valley work, by showing the length of commute to work and how residents commute to work. The overwhelming majority of Town residents (78 percent) drive alone to work. However, almost 5 percent of residents work at home. Many of those who worked at home are presumably employed in agriculture. The 2002 Census of Agriculture reported that there are 67 farms in Great Valley where the principal operator lives on the farm.

**Table 5-3**  
**Commuting to Work, Great Valley, 2000**  
(Workers 16 years old and older)

	<b>Number</b>	<b>Percent</b>
Car, truck, or van—drove alone	742	78.4
Car, truck or van – carpooled	140	14.8
Public transportation (including taxicab)	6	0.6
Walked	8	0.8
Other means	5	0.5
Worked at home	46	4.9

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

**Table 5-4**  
**Mean Travel Time Commuting to Work, in Minutes**  
(Workers 16 years old and older)

<b>Great Valley</b>	<b>Cattaraugus County</b>	<b>New York State</b>	<b>United States</b>
21.5	21.7	31.7	25.5

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

Table 5-4 compares the average (mean) travel time to work for residents of Great Valley with the travel times for residents of Cattaraugus County, New York State and the United States. Several respondents to the Town of Great Valley Community Survey (See Appendix A) addressed the need for more business and industry in Great Valley so that residents did not have to leave the Town to find work. The average travel time of 21.5 minutes for Great Valley residents indicates that most residents do travel out of town for their jobs. However, the average travel time for residents of Great Valley is less than the national average and significantly less than the average for New York State residents.

### 5.3 Population Characteristics

#### A. Population Trends

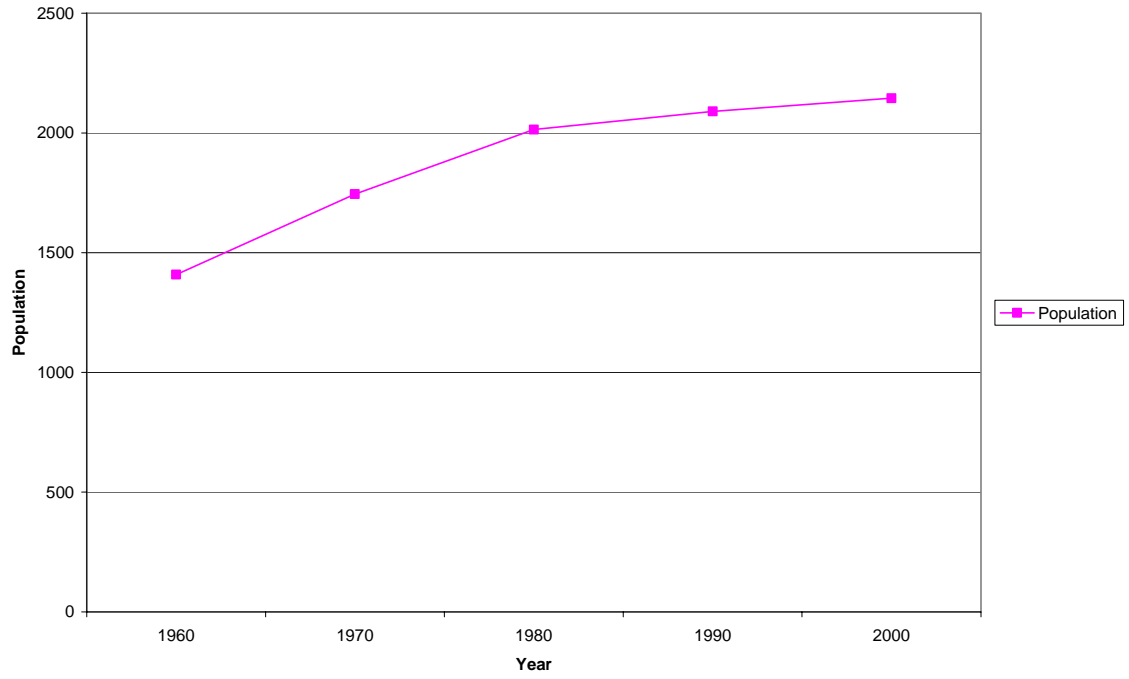
The Town of Great Valley has been growing at a rate greater than that of Cattaraugus County, as shown in Table 5-5. In the forty years between 1960 and 2000, the population of Cattaraugus County has increased by approximately 4.7%, while Great Valley's population has increased by 52.3% for the same period. The rate of increase was greatest between 1960 and 1980, as shown on Figure 5-1. The Town of Great Valley had modest growth between 1980 and 2000, while the County's population declined slightly during this same period.

**Table 5-5  
Population Change, 1960-2000**

Year	Great Valley		Cattaraugus County	
	Population	Percentage Increase	Population	Percentage Increase
1960	1,408		80,187	
1970	1,745	24 %	81,666	2 %
1980	2,014	15 %	85,697	5 %
1990	2,090	4 %	84,234	-2 %
2000	2,145	3 %	83,955	-0.3 %
Change between 1960-2000		52.3%		4.7 %

*Sources: US Census Bureau, 2000 US Census of Population and Housing.  
Cattaraugus County Cattaraugus County Department of Economic  
Development, Planning & Tourism, Self-Portrait of Cattaraugus County,  
Oct. 2002*

Figure 5-1: Population Growth in Great Valley



**B. Median Age**

The population of Great Valley is somewhat older, with a median age of 40.6 years, than the populations of Cattaraugus County, New York State or the Nation. Table 5-6 shows this comparison. Since the residents of Great Valley tend to be older, this probably indicates that younger residents are moving out of the area for work.

**Table 5-6  
Comparison of Median Age, 2000**

<b>Great Valley</b>	<b>Cattaraugus County</b>	<b>New York State</b>	<b>United States</b>
40.6 years	37.4 years	35.9 years	35.3 years

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

**C. Average Household and Family Size**

Both the average household size and the average family size in Great Valley were similar to the averages for Cattaraugus County, as shown in Table 5-7. However, both were smaller than the corresponding averages for New York State and the United States. This may be due to the slightly older population in Great Valley.

Note that a Family is defined by the US Census as “a group of two or more people who reside together and who are related by birth, marriage, or adoption.” A Household “includes all the people who occupy a housing unit as their usual place of residence.” Therefore, households can include roommates and other unrelated individuals, as well as people living alone.

**Table 5-7  
Household Size and Family Size, 2000**

	<b>Great Valley</b>	<b>Cattaraugus County</b>	<b>New York State</b>	<b>United States</b>
Average Household size	2.52	2.52	2.61	2.59
Average Family size	2.98	3.05	3.22	3.14

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

#### **D. Education**

Table 5-8 shows the number of years of education achieved by residents who are age 25 years and older. The table compares residents of Great Valley with the population of Cattaraugus County. Great Valley has a slightly higher percentage of high school graduates, but has a lower percentage of residents with a college degree or other advanced degree.

**Table 5-8  
Educational Attainment, 2000**

	<b>Great Valley</b>	<b>Cattaraugus County</b>
Less than 9 <sup>th</sup> Grade	4.8 %	5.7
9 <sup>th</sup> to 12 <sup>th</sup> Grade, no diploma	13.5 %	13.1
High School Graduate (includes equivalency)	43.1 %	41.2
Some college, no degree	21.3%	16.6
Associate degree	6.8 %	8.5
Bachelor's degree	6.8%	8.3
Graduate or professional degree	3.8 %	6.6

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

#### **E. Income**

Household income for residents of Great Valley is shown in Table 5-9. Table 5-10 compares some income data for the Town with similar indicators for Cattaraugus County and New York State.

The data indicate that, on average, residents of Great Valley are slightly wealthier than the residents of Cattaraugus County. Although median household and family income and per capita income are lower for the Town of Great Valley than for the average New York State resident, Great Valley has a lower percentage of families and individuals below the poverty level than either Cattaraugus County or New York State.

**Table 5-9  
Household Income in Great Valley, 1999**

<b>Household Income</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	68	7.7
\$10,000-14,999	60	6.8
\$15,000-24,999	141	16.1
\$25,000-34,999	129	14.7
\$35,000-49,999	223	25.4
\$50,000-74,000	162	18.5
\$75,000-99,999	50	5.7
\$100,000-149,999	30	3.4
\$150,000-199,999	15	1.7
\$200,000 +	0	0
	878	100.0

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

**Table 5-10  
Comparison of Incomes, 1999**

<b>Indicator</b>	<b>Great Valley</b>	<b>Cattaraugus County</b>	<b>New York State</b>
Median Household Income, 1999	\$37,784	\$33,404	\$43,393
Median Family Income, 1999	\$42,209	\$39,318	\$51,691
Per Capita Income	\$17,749	\$15,959	\$23,389
Families below poverty level	3.1 %	10.0 %	11.5 %
Individuals below poverty level	6.7 %	13.7 %	14.6 %

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

## 5.4 Housing Characteristics

In 1990 there were 997 housing units in Great Valley; by 2000 this number had increased to 1207 housing units, an increase of 21 %.<sup>4</sup> The year round population only increased by 3% during this same period. (See Table 5-5). The increase in the number of housing units may be due, to some extent, to the decrease in household size, which has been a national trend for the last several decades, since decreased household size in an expanding population leads to an increased demand for housing units. However, the increase in number of housing units is primarily due to the growth in demand for second (vacation) homes. The 2000 US Census reported that 17.4% of housing units in Great Valley were for “seasonal, recreational or occasional use.”

### A. Age of Housing Stock

The age of residential units in Great Valley is shown in Table 5-11. About one-fourth of the homes in Great Valley were built in the decade between 1990 and 2000. Another fourth were built prior to 1940. There was modest, continual growth in the number of houses in the decades of the 1940s, 1950s and 1960s, with the Town experiencing more rapid growth beginning in the decade of 1970.

It should be noted that there is an anomaly between the US Census data for population growth and for housing growth. As stated above, between 1960 and 1980, there was a period of fairly rapid population growth in the Town. One would expect that this would result in a similar increase in the number of housing units. However, increased growth in the number of housing units did not begin until the decade of the 1970s.

**Table 5-11**  
**Age of Residential Structures**

<b>Year Structure Built</b>	<b>Number</b>	<b>Percent</b>
1990-March 2000	309	25.6
1980-1989	172	14.3
1970-1979	203	16.8
1960-1969	97	8.0
1940-1959	97	8.0
1939 or earlier	329	27.3
Total	1207	100 %

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

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<sup>4</sup> Ibid, page 3

### **B. Types of residential structures**

As might be expected, single family detached homes make up the largest category of housing in Great Valley, comprising 67.1 percent of the total housing stock. (See Table 5-12). The next largest category, mobile homes, is also a form of single family housing. This category comprises 23 percent of the housing stock in town. Together, these two categories represent 90 percent of the homes in Great Valley.

**Table 5-12**  
**Type of Housing Units in Great Valley**

<b>Type of Housing Unit</b>	<b>Number</b>	<b>Percent</b>
Single family, detached	810	67.1 %
Single family, attached	8	0.7 %
Two units	40	3.3 %
3-4 units	20	1.7 %
5-9 units	0	0
10-19 units	51	4.2 %
20 or more units	0	0
Mobile home	278	23.0 %
Total	1,207	100.0 %

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

### **C. Housing Affordability**

The affordability of housing is calculated by comparing the cost of housing, whether in terms of purchase price or monthly rental, with the income of residents in the area. In order for housing to be considered affordable according to US federal guidelines, a household should not spend more than 25 percent of its income on housing. When much of the housing in a community becomes unaffordable for residents, long time residents may be forced to move and young adults may not be able to stay in the community they grew up in.

Table 5-13 shows housing costs for residents of Great Valley as a percentage of household income in 1999. This table demonstrates that about one-quarter of homeowners in Great Valley in 1999 spent 25 percent or more of household income on housing. About 16 percent of households spent 30 percent or more of household income on housing.

For renters, the situation is less clear. In 1999 approximately 23 percent of households spend 30 percent or more of household income on housing, which is greater than the



percentage of homeowners. However, rental amounts for about 20 percent of renters were not available.

On the other hand, almost half of property owners and nearly one-third of renters pay less than 15 percent of their household income for housing, which is well below the affordability guideline. Therefore, it appears that for most residents of Great Valley, housing costs remain affordable.

**Table 5-13  
Housing Costs in Great Valley, 1999**

<b>Housing Costs as a percentage of Household Income</b>	<b>Owners</b>	<b>Renters</b>
Less than 15 percent	48.4	31.7
15-19 percent	13.1	19.5
20-24 percent	12.7	4.9
25-29 percent	9.2	0
30-34 percent	7.3	3.7
35 percent or more	9.2	19.5
Not computed	0	20.7

*Source: US Census Bureau, 2000 US Census of Population and Housing.*

## **5.5 Trends**

As shown in Tables 5-1 and 5-2, manufacturing and the service sector provide a substantial number of jobs for residents of Great Valley. However, manufacturing declined between 1990 and 2000, and it appears that this trend is continuing. The service sector is expected to continue to increase.

The decade of the 1990s saw the rise in the importance of tourism in the regional economy. With the anticipated continued growth of the ski industry in Ellicottville and the new Seneca Allegany Casino in Salamanca, it is anticipated that tourism-related business will continue to increase.

Agriculture is locally important in Great Valley. Although the number of people employed in agriculture and forestry is not large, agriculture requires a large amount of land and also contributes to the rural character of the community, which is valued by residents of Great Valley.

A small percentage of residents of Great Valley work at home. It is assumed that many of these are farmers; however, home-based businesses have been increasing nation-wide, and it can be assumed that some residents of Great Valley are part of this trend.

The average age of Great Valley residents is older than that of Cattaraugus County. This is an indicator of young adults leaving the Town, presumably because of lack of employment opportunities. At the present time, housing appears to be affordable for most Town residents.

## **Chapter 6**

### **Transportation Facilities**

#### **6.1 Roadways**

The Town of Great Valley is centrally located on several regional roadways. U.S. Route 219 is the major north-south route through the region, and it runs through the entire length of Great Valley, from the Ellicottville town line in the north to the Carrollton town line in the south. In 1996 the annual average daily traffic (AADT) volume on Route 219 in Great Valley north of Route 98 was 7150 vehicles. South of this intersection, traffic volume (AADT) was 6400 vehicles.<sup>1</sup>

I-86, an east-west, four lane, limited access interstate, traverses the southwest corner of the Town, although there is no interchange access to the interstate in Great Valley at the present time. NYS Route 417, a major east-west roadway, runs through the southern part of Great Valley; Route 417 and Route 219 are coterminous for a brief stretch through Carrollton and Kill Buck.

Several regional roads connect Great Valley with other towns in the area. Route 98, which begins in the Hamlet of Great Valley, connects the town with Franklinville and points to the northeast. Humphrey Road (CR 18) and Peth Road (CR 67) provide access to Humphrey and other areas to the east. Sugartown Road (CR 71) provides an alternative access to Ellicottville. Mutton Hollow Road (CR 38, in part) provides access to Little Valley and other destinations to the northwest. Kill Buck Road (CR 49) connects Route 417 to Route 219, traversing the Hamlet of Kill Buck.

In addition to Interstate and state roadways, there is a well developed network of local roads, which provide access to individual properties. Many of these are long dead-end roads.

The major intersection in the Town is located in Great Valley center at the intersection of Route 219, Route 98 and County Road 18. This intersection is locally known as the Four Corners. This is a four-way intersection that is controlled by a blinking traffic signal, which mandates a four-way stop. The volume of traffic at this intersection warrants a dedicated traffic signal to replace the four way stop, blinking light.

#### **Route 219 Realignment (Freeway Alternative)**

At the present time Route 219 in Cattaraugus County is primarily a two lane, undivided highway, which contains some climbing lanes. After a very lengthy study of various alternatives for improving this road, NYS Department of Transportation (NYSDOT) concluded that the proposed Freeway Alternative for Route 219 was most suitable. The

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<sup>1</sup> NYS Department of Transportation and US Federal Highway Administration, Final Design Report/Final Environmental Impact Statement, Route 219, Version 3.0, January 2003, Volume 1, Figure 2-5, page 2-20.

freeway alternative proposes a new limited access right-of-way from Springville in Erie County to I-86 in the Town of Great Valley. Construction of the freeway alternative would be completed in several sections. As of the summer of 2007, construction has begun on the first segment, over the Cattaraugus Creek. The timetable for construction in Great Valley has not yet been determined.

When constructed, the realignment of Route 219 will affect land use in Great Valley. Through north-south traffic would use the new freeway, and the current alignment of Route 219 would remain as a local road.

The proposed alignment for the freeway alternative is shown on the Base map. Three interchanges are proposed to be located in Great Valley, one at the Hamlet of Great Valley, one at the rail yard near Ellicott Street and Hickory Street, and one at Interstate 86, where the realignment project would terminate. These interchanges have the potential to increase development pressure around the proposed interchange locations.

According to the Final Design Report/Final Environmental Impact Statement for the Route 219 realignment, prepared by NYS Department of Transportation and US Federal Highway Administration, 69 properties in Great Valley would be taken for right of way, of which 10 have buildings on them. The only business that would be relocated along the entire right-of-way is Donver Inc. on Kill Buck Road. The rail siding that serves this site would be removed, but because the siding is also used for loading gravel from quarries in Great Valley, a new siding is “under consideration.”<sup>2</sup>

As mitigation for traffic noise from the freeway alternative, the Final Design Report/Final Environmental Impact Statement proposes that two noise walls should be constructed. One is at the proposed interchange at Great Valley Center, on the southbound off ramp of the exit, to provide noise attenuation to residences in the mobile home park. The second noise wall would be located west of Ellicott Street, in both Great Valley and the City of Salamanca, to provide noise attenuation to nearby residents.

As part of the construction of the freeway alternative, a very long bridge, approximately 1500 meters (4500 feet) in length, would be located at the southern end of town, crossing Route 417, Great Valley Creek, two railroad lines, and the Allegheny River, before connecting with Interstate 86. A significant segment of this bridge runs through the Hamlet of Kill Buck. The bridge will be very visible, due to its length and location.

Another bridge that has the potential to have a visual impact is the bridge proposed over the Sommerville valley. Twin bridges are proposed across the Sommerville Valley Road, “...with high embankments extending across the valley,”<sup>3</sup> which is approximately 700 meters (2100 feet) wide at this location. The combination of the bridges and the embankment will be highly visible.

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<sup>2</sup> Ibid, Volume 1, page 3-58; Plan F4, Appendix B.

<sup>3</sup> Ibid, Volume 1, page 3-51; Appendix B Plan GPSE-F3

The Town should work with NYSDOT during the design phase for both of these bridges, to ensure that they are aesthetically pleasing and are compatible with the rural character of the community, to the maximum extent possible.

## **6.2 Rail**

There are two rail lines in Great Valley, both of which are active. These lines are shown on the Base map and the Existing Land Use Map.

One line, which runs north-south parallel to Route 219, is owned by Buffalo & Pittsburg Railroad. The other line, which runs generally east-west through the Seneca reservation, is owned by the Chautauqua Cattaraugus Allegany Steuben Southern Tier Extension Railroad Authority (STERA) and is operated by Western New York and Pennsylvania Railroad. The ownership of the STERA line will eventually revert to Norfolk and Southern Railroad.

## **6.3 Bicycle and Pedestrian Transportation Systems**

In recent years, communities nationwide have begun to recognize that a well thought out Comprehensive Plan will plan for an integrated transportation system that addresses other modes of transportation in addition to automobiles. Such intermodal transportation systems also encourage alternative means of transportation, particularly bicycle routes and pedestrian paths. Public health officials and planners have pointed to the need to design communities in such a way that exercise can be integrated into daily activities of the residents, in order to promote healthier communities. In addition to serving the transportation needs of residents, bicycle paths and pedestrian trails can also provide leisure time recreational opportunities for residents and visitors.

### **Bicycle Routes**

There are two NYSDOT designated bike routes in Great Valley. Neither of these routes has its own dedicated travel lane, but shares the roadway and shoulders with other vehicular traffic.

NYS Southern Tier Bike Route crosses several counties in New York State, including crossing Cattaraugus County. This route extends along Route 242 in the Town of Ellicottville. A branch of this route turns south along Sugartown Road (County road 71) and crosses into Great Valley. The Bike Route follows Sugartown Road to Martin Road, where it turns south onto Route 98, following Route 98 to its intersection with County Road 18, where it turns easterly onto County Road 18 and extends into the Town of Humphrey. It is noted that when the freeway alternative alignment of Route 219 is constructed, a portion of this bike route along County Road 18 will have to be realigned.

The other bike route that runs through Great Valley is the recently designated NYS Bike Route # 17. This bike route extends from Lake Erie to the Hudson River. This designated bike route is located along Route 417 from Wellsville to Salamanca, where the route turns north onto Route 353. Therefore, the entire length of Route 417 in Great Valley is also a designated bicycle route.

### **Pedestrian Access**

As a rural community, there are a limited number of areas where sidewalks are appropriate in the Town. However, the Town currently has some sidewalks within the Hamlets of Great Valley and Kill Buck.

The existing sidewalk system in Great Valley should be expanded by providing a safe pedestrian path from Town Hall at the southern end of the Hamlet to the Four Corners and to the Great Valley Fire Hall. This path could also be extended to the Ellicottville Central School at the northern end of Town.

Future large scale developments should include provisions for pedestrian access within such development. Where appropriate, large scale developments should also make connections to existing or proposed off site pedestrian paths or sidewalks.

## **Chapter 7**

### **Development Constraints and Opportunities**

Historically, the development pattern of the Town of Great Valley has been characterized by dense development in two hamlets, Kill Buck and Great Valley, which provide a mixture of commercial and residential development on small lots, and by agricultural development outside of the hamlets. Today, with the increasingly tourist-oriented economy of Cattaraugus County and with the proposed freeway alignment of Route 219, which includes three proposed interchanges in Great Valley, the Town is facing significant future development pressure. One purpose of this Comprehensive Plan is to develop an appropriate response to this development potential.

The creation of an appropriate vision for the future growth of the community, which is detailed in this Comprehensive Plan, requires recognition of both the constraints to and opportunities for development, and a balance between these constraints and opportunities. The preceding chapters of this Comprehensive Plan have established the existing setting of the community, in terms of physical features such as floodplains and steep slopes, and in terms of existing land use patterns. This chapter summarizes some of the constraints and opportunities that have been identified through this analysis.

#### **Physical Constraints to Development**

**Slopes:** A generally accepted guideline is that development on land with slopes of greater than 25 percent is more difficult and more intrusive than development on less steep slopes. On slopes with this grade, the potential for erosion is greater. In addition, higher cuts in the hillsides and large retaining walls may be necessitated by development on steeper slopes, which may be unaesthetic in appearance. Development on steeper slopes may also require larger areas of cut and fill and the clearing of a substantial area of land. A relatively moderate amount of land in Great Valley has slopes that are greater than 25 percent (See slope map and Table 3-1). However, where possible, development on a lot should be directed to areas that are less than 25 percent in grade.

**Water Features:** Intensive development should be discouraged from occurring in floodplains, both because of the potential to increase flooding in other areas and because of the possibility of negative effects from inundation on the new development. Similarly, New York State law requires that development be set back 100 feet from the boundary of any NYS designated wetland. Development that would adversely affect protected streams should also be discouraged.

**Soils:** As shown on the Soils map, the Town has a significant amount of soils that are classified as prime agricultural soils. Much of this land lies in the valley of Great Valley creek. Great Valley has known gravel deposits, which also occur mainly along the Great Valley Creek. Mining of the gravel deposits would adversely affect the potential for agricultural use of the property, since most gravel is below the water table in the Town and the resulting mining would result in lakes.

## **Municipal Services**

At the present time, the Town of Great Valley has several municipal water districts and sanitary sewer districts which serve limited areas. There is a known demand for higher intensity residential and/or commercial recreation development in Great Valley close to the Ellicottville town line.

In order to support this type of intense development, municipal water supply and sanitary sewerage disposal at a scale greater than that which currently exists would have to be provided.

## **Route 219 Realignment**

The proposed freeway alignment of Route 219, when completed, has the potential to bring significant change to Great Valley. The planned interchange near the Hamlet of Great Valley could transform that section of Town. Typically, expressway interchanges become focal points for transient-serving and regional commercial businesses, as well as for high density housing. Proper land use controls should be in place before the intersection is built, so that the Town will be prepared to meet these challenges.

## **Land Use Activities**

***Development Potential:*** A significant amount of land in the Town of Great Valley is available for development and redevelopment. This includes not only land shown on the Existing Land Use Map as vacant, but also land that is currently used for agriculture, private forestry, and large lot residential development, which has the potential to be further subdivided.

***Agriculture:*** It is generally accepted that dairy farming, the historic backbone of agriculture in Great Valley and in Cattaraugus County, is in decline. However, Cattaraugus County has recently adopted an Agricultural and Farmland Protection Plan, which makes recommendations for protecting and supporting agricultural development in the County.

This Comprehensive Plan envisions that agriculture will continue to be an important land use and an important component of the local economy. In addition to providing employment, agricultural use of land contributes to the rural character of the community which is prized by residents. Therefore, continued agriculture use of land should be encouraged and the provisions of the Cattaraugus County Agricultural and Farmland Protection Plan should be supported.

***Forestry:*** A significant amount of land in the Town of Great Valley is currently private forest land. This includes land owned by both individuals and by forestry companies. This land also contributes significantly to the rural character of the community, which is prized by the residents.



***Commercial Development:*** At the present time, commercial development in Great Valley is generally small in scale and resident serving. Additional commercial activities that are tourism/outdoor recreation oriented, such as campgrounds and golf courses, are compatible with existing land uses and future land uses and should be promoted.

***Affordable Housing:*** At the present time, housing in Great Valley is affordable to most residents of the town and the region. However, pressure on the price of housing and land is expected to increase, due to the continued growth of the ski areas in Ellicottville and the growth in Salamanca from the Seneca Allegany Casino. An adequate supply of affordable housing is necessary, to retain longtime residents and their children, to attract new residents and to continue to provide affordable housing.

### **Community Character**

In the community survey, preservation of the rural character of the town was a key concern. By far the major comments received on the community survey were various comments that spoke to the need to preserve the rural character of the community. Policies for future development should be oriented to preserving agriculture, forests and open hillsides, all of which contribute to the rural character of the community, while at the same time allowing an opportunity for appropriate development.

## **Chapter 8**

### **Goals and Objectives**

The Goals and Objectives contained in this chapter form the basis of the Future Land Use Plan. They are intended to be broad policy guidelines for future development in the Town of Great Valley. These Goals and Objectives grew out of comments made on the community survey that was conducted in the spring of 2006. The members of the Town of Great Valley Comprehensive Plan and Zoning Committee and members of the Focus groups refined the goals and objectives over several months during the development of this Comprehensive Plan.

Goals set a broad policy direction. Objectives are measurable activities that can be implemented in order to achieve the desired goals. Policies are specific steps that can be taken in order to achieve the broader goals and objectives.

#### **Goal 1. Preserve the rural character of Great Valley through measures that protect agriculture and forest lands, natural features, and scenic features of the Town.**

##### **Objectives**

- A. Encourage clustering of future residential development in appropriate locations.

##### **Policy**

The Town should enact land use regulations that will allow clustering of residential development.

- B. Encourage commercial development in designated areas, in order to limit strip commercial and strip residential development along major highway corridors.

##### **Policy**

The Town should designate adequate areas for commercial development along Route 219 and Route 417, including the Hamlets of Great Valley and Kill Buck. Nodes of commercial development should be separated by areas of lower density development, such as housing, agriculture and/or forests.

##### **Policy**

The Town should use its Site Plan Review authority to insure that new commercial development is attractive in design, materials and landscaping. Developments that contain more than one structure, such as an office park, should have a uniformity of design throughout the site. The Town should review its Site Plan Review regulations to ensure that adequate authority is invested in the Site Plan Review Ordinance.

- C. Regulate off-premises signs in order to protect and preserve the scenic character of the community.

Policy

The proliferation of off-premises signs can adversely affect the scenic character of the community by blocking views of hillsides. In addition, a multitude of large signage may create visual blight along area roadways. Uncontrolled signage may also cause a safety hazard to vehicles and pedestrians and may result in signage that does not effectively convey the intended message. For all these reasons, the Town should adopt regulations to regulate the size and location of signs.

- D. Promote policies that encourage property maintenance.

Policy

The Town should review its junk regulations, and adopt any changes that may be appropriate.

Policy

The Town should enforce the property maintenance provisions of the NYS Uniform Building and Fire Prevention Code.

Policy

The Town should work with other agencies to provide low interest loans and similar assistance, where necessary, to property owners.

**Goal 2. Protect significant sensitive Natural Resources, especially stream valleys, aquifers, and wooded hillsides.**

Objectives

- A. Encourage development to occur away from wetlands, floodplains and aquifers.

Policy

In its land use regulations, the Town should adopt a regulation that requires a 50 foot setback for all development from the top of the banks of protected streams.

- B. Encourage development to occur away from steep slopes, defined as slopes in excess of 25 percent.

Policy

Adopt Slope/density provisions for lots on steeper slopes.

**Goal 3. Provide for a balance of appropriate residential, agricultural, and commercial land uses.**

**Objectives**

- A. Recognize the mixed use character of the Hamlet of Great Valley and the Hamlet of Kill Buck.
- B. Recognize that density of development should be compatible with the type of water supply and sanitary sewerage systems that are available.

**Policy**

The Town should investigate the feasibility of providing a municipal sanitary sewer district and treatment plant to facilitate high density development in the northern part of the Town, near Ellicottville and Route 219.

**Policy**

The Town should investigate the feasibility of providing a municipal sanitary sewer district and collection system, with sewage going to the City of Salamanca, in the Hamlet of Kill Buck.

**Policy**

The Town should investigate the feasibility of providing a municipal water district to facilitate high density development in the Hamlet of Great Valley.

**Goal 4. Provide opportunities for a variety of retail, commercial, and commercial recreational enterprises, in order to provide employment opportunities and/or needed services for residents and to provide balance in the tax base of the Town.**

**Objectives**

- A. Promote resident serving and small scale commercial development.**

**Policy**

In the zoning ordinance, provide a variety of convenient locations for residents to shop, as demand warrants.

**Policy**

Allow home-based businesses.

**Policy**

The town should investigate the feasibility of providing high speed internet access in more densely developed part of the Town, in order to promote home occupations and business development.

**B. Promote tourist oriented commercial and commercial recreation development.**

Policy

In the zoning ordinance, provide locations for such developments as campgrounds, golf courses and other outdoor commercial recreational land uses.

**C. Allow light industrial development that is compatible with residential, agricultural and retail development.**

**Goal 5. Promote agricultural development and protect existing farmland.**

Objectives

**A. Promote the retention of agriculture and private forests.**

Policy

Agriculture and forestry are historic uses of land in Great Valley. They contribute to the rural character of the Town, which is highly prized by the residents. This Comprehensive Plan recognizes that the decision to continue the agricultural or forestry use of a property is the decision of the individual property owner; however, the Town of Great Valley supports the goals and policies contained in the recently adopted *Cattaraugus County Agriculture and Farmland Protection Plan*, which encourages farmland preservation.

Policy

In its land use regulations, the Town should permit the continuation of agricultural and forestry uses of land.

Policy

The Town should develop regulations that would provide for Transfer of Development Rights.

**B. Allow opportunities for marketing of agricultural products and for commercial enterprises that support agriculture and forestry.**

Policy

The Town should help to provide a location for a Farmer's Market, if there is sufficient interest from area residents and farmers.

Policy

The Town should allow, in the zoning ordinance, land uses such as agri-tourism and agricultural support services.

**Goal 6. Provide for a wide variety of different types of residential development.**

**Objectives**

- A. Allow for a variety of housing types, in order to provide a range of options for current and future residents.**

**Policy**

Provide opportunities for townhouse and other dense development, where water supply and sewerage disposal is available to support such development.

**Policy**

Allow a variety of lot sizes.

- B. Promote affordable housing.**

**Policy**

Allow manufactured housing (mobile homes) on individual lots and in manufactured home parks in appropriate areas of the Town.

**Goal 7. Promote and provide recreational opportunities in the Town**

**Objectives**

- A.** Promote trails that provide recreational opportunities for residents and also promote tourism, for such uses as biking, hiking, horse riding, snowmobiles, and cross country skiing.
- B.** Promote the increased use of the park at the Town Hall.
- C.** Provide town owned recreational facilities such as an ice skating rink and swimming pool.

**Goal 8. Maintain a transportation network, for both vehicles and pedestrians, that links Great Valley to adjacent communities and to the region.**

**Objectives**

- A.** Work with NYSDOT to provide a traffic signal at the Four Corners intersection, to replace the blinking light.
- B.** As future development occurs, extend and connect public roadways that are now dead ends, as topography permits.

- C.** Promote paths that link parts of Great Valley to each other and to Ellicottville and Salamanca. These paths should be located near and parallel to major roads, but should provide a safe location for pedestrians, joggers, and bikers.
- D.** Provide a pedestrian path from the Town Hall to the Four Corners and to the Great Valley Fire Hall.

# **Chapter 9**

## **Future Land Use Plan**

### **Section 9.1 Introduction**

The Comprehensive Plan Map shows Future Land Use Districts, which represent, in a generalized manner, the desired future pattern of development of the community. The arrangement and types of Land Use Districts are intended both to promote the types of future development that the community deems are desirable and to preserve existing land uses that are considered to be important and valuable to the community. This Plan seeks to provide for balanced development, which includes providing opportunities and locations for residential development at a variety of densities, resident-serving and tourism-oriented commercial development, commercial recreational development, agriculture and forestry.

The Future Land Use Districts will serve as the basis for the drafting of a Zoning Map. However, when drafting the Zoning Map, Zoning Districts may not be identical to Future Land Use Districts. In some cases, the Future Land Use Districts shown on the Comprehensive Plan Map represent desired development that is dependent upon the provision of municipal water and sanitary sewer services that do not now exist. Therefore, the Comprehensive Plan Map represents the aspirations of the Town, while the Zoning Map reflects current conditions. As conditions warrant and circumstances change, the Zoning Map may be amended to reflect the recommendations of this Comprehensive Plan.

The Future Land Use Districts were delineated using some general guidelines and principles.

- The Districts provide for a balance of appropriate land uses.
- The boundaries of the Land Use Districts follow either property lines or some physical feature, such as a stream or road, to the maximum extent feasible.
- The Plan is intended to provide for a pattern of development, especially along the Route 219 corridor, that alternates centers (nodes) of more intense, primarily commercial development, with lower density, residential or agricultural development. The pattern of land use districts is intended to ensure that strip commercial development does not occur in the Town, especially along the major highway corridors.
- Intensive development should only be permitted when the infrastructure and municipal services are available to support such development.

In addition to describing Future Land Use Districts, this Comprehensive Plan details development policies, which are intended to serve as a guide for future development. In some cases these development policies can be included in a future zoning ordinance; in other cases these policies are intended to implement goals and objectives from the preceding chapter.



The Future Land Use Districts delineated on the Comprehensive Plan Map are discussed in the following section. Development policies are discussed in Section 9.3 of this Plan.

## **Section 9.2 Future Land Use Districts**

### **A. High Density Residential District**

The purpose of this district is to allow townhouses and other forms of high density residential development, in the vicinity of the ski resort in Ellicottville. This district would also allow intensive commercial recreation development.

Development at the proposed intensity is dependent upon the provision of adequate water supply and sewerage disposal systems to support this proposed use. Therefore, this land use district would not have an immediate counterpart in the zoning ordinance; however, at such time as services are available to support the proposed intensity of uses, this area could be rezoned to accommodate such high intensity uses.

As shown on the Comprehensive Plan Map, this district is located along Route 219, in the northern part of the Town of Great Valley. This district includes the Holiday Valley Resort, SnoPine Village, and land in the vicinity of these uses that is deemed suitable for future high density, intense development. Some land to the east of the railroad embankment contains a wide floodplain associated with Great Valley Creek. Future development in and near this floodplain should be carefully considered to ensure that development does not adversely affect this natural feature.

If the necessary municipal utilities are present to support high density development, residential development of 6-8 units per acre could be allowed, depending upon site specific conditions, including topography, and the size of the units.

### **B. Hamlet Residential-Commercial District**

This district is intended to recognize and promote the mixed residential/commercial uses that have historically occurred in the two hamlets. This district also recognizes the smaller lot sizes that exist in this area.

This district is intended to promote the continuation of a mixture of residential and resident-serving commercial land uses. The smaller residential lot sizes and the presence of manufactured home parks in the two hamlets also promote more affordable housing.

Because development in these areas, at least in the short term, is dependent upon private well and septic systems, a minimum lot size of one acre per residential unit is warranted. This minimum lot size could be reduced if municipal water supply and/or sewerage disposal systems become available at a later date.

### **C. Agricultural Residential District**

This district is intended to promote agriculture and forestry and to allow agricultural support services. A substantial amount of the land in this district is located on prime agricultural soils and/or is land that participates in the New York State Agricultural District program (See Appendix B). State-owned forest land is also included in this district.

This district also provides an opportunity for residential development at a range of densities, including large lots. In order to protect agriculture and forestry, clustering of residential subdivisions would be especially appropriate in this area.

This district would also be suitable for commercial recreation development and for limited commercial development that is compatible with agriculture, recreation, and residential land uses. Most of the land in Great Valley is proposed to be included in this district.

Since much of the land within this land use district will not be served by municipal water and sewer systems, future minimum lot size must be adequate to support private wells and septic systems. Therefore, a minimum lot size of one to two acres is appropriate for this area.

### **D. Commercial-Light Industrial District**

Several areas of Great Valley are designated as a Commercial-Light Industrial District. These locations are centered around areas that contain existing commercial, industrial, office and mining uses along Route 219. In order to avoid strip, linear commercial development along the entire length of Route 219 in Great Valley, commercial areas are proposed around existing commercial development, either in the hamlets or in areas where such uses are now located. Between these nodes of development, it is intended that the land use would remain rural agriculture, forest, or residential. As the Town grows, if additional land for commercial use is needed, the designation of land around these development nodes could be gradually expanded to include commercial development. Commercial areas should grow outward from the existing nodes of development, in order to preserve existing rural areas.

This district is intended to promote resident-serving retail uses, light industrial uses that would not have significant adverse impacts on the Town, and office uses.

When the Route 219 freeway alternative is constructed, three interchanges are proposed for Great Valley. One is on land of the Seneca Nation, at the proposed intersection with I-86, and is outside the scope of this document. Another interchange is proposed near the Hamlet of Kill Buck, on the site of the rail yard. The rail yard is designated for commercial-light industrial development on the Comprehensive Plan Map.

The other interchange is proposed for the Hamlet of Great Valley. A new commercial district could be located around this interchange, when such interchange is built. This is shown on the Comprehensive Plan Map as a red circle. This designation is intended to be conceptual, and not to designate any particular parcels for future commercial development. That designation should be considered by the Town when construction of the interchange appears to be imminent.

#### **E. Moderate Density Residential District**

This district is intended to focus on residential development, primarily single family homes. Agriculture and forestry would also be permitted in this district.

Several dispersed areas of the Town are proposed for this district. Some of these areas are prior subdivisions where the development has occurred on moderate sized lots. Future development at similar lot sizes will depend upon the provision of suitable water supply and sewerage disposal systems. For areas in which future development will be supported by private septic systems and private wells, the minimum lot size should be one acre. For development that has municipal water supply and sewerage systems, the minimum lot size could be reduced.

### **Section 9.3 Development Policies**

While the Comprehensive Plan Map is an important component of the Comprehensive Plan, equally important are policies toward development that are established in this Plan. This section of the Plan outlines those proposed policies and other Plan recommendations. These policies are intended, in part, to implement the goals and objectives of the Plan, which are contained in Chapter 8.

#### **A. Protection of Natural Resources, Agricultural Land and the Rural Character of the Community**

There are several land use planning techniques that can be used to guide development away from sensitive resource areas, such as floodplains, wetlands, and agricultural soils. When properly applied, these planning policies allow property owners to obtain value from the development value of the property, while at the same time preserving the sensitive resource. These techniques include cluster subdivisions and transfer of development rights.

##### **▪ Cluster Subdivisions**

Subdivisions of land into building parcels have the potential to adversely affect sensitive resources such as wetlands, floodplains, steep hills, and agriculture, because a larger parcel of land is split into smaller parcels and ownership of the resource is fragmented

and sometimes destroyed. Cluster subdivisions allow a larger parcel to be subdivided at the same density as a conventional subdivision, but the development is clustered into one or more sections of the property where development is most appropriate. The overall density of development is the same, but the lot sizes are smaller. The remaining land can be used for a variety of purposes, including preservation of open space, providing an area for public or private recreation, preservation of agricultural land, preservation of wetlands, floodplains and other similar sensitive natural features. In order to permanently protect sensitive resources, future development of this area should be restricted through an easement or deed restriction.

- **Transfer of Development Rights**

Transfer of Development Rights (TDR) is a development tool, which involves an agreement between two different property owners and the approval of a local government. TRD allows the development density of a property (the sending parcel) to be transferred to another property (the receiving parcel). The receiving parcel then can develop at a density greater than that which is otherwise allowed by the Town's regulations; the owner of the sending parcel agrees to maintain that parcel in permanent open space or for a similar approved purpose, including agriculture. The owner of the sending parcel can receive compensation for the development potential of his/her property, but the community is benefited by the permanent preservation of a resource. Because this is essentially an agreement between two private property owners, there is no cost to the municipality or other governmental entity, which makes TDR a useful tool. The approval of the local government is required if the Town has zoning regulations that restrict the maximum density of a property.

Note that TDR is not the same as a cluster subdivision. In a cluster subdivision, the density of development is shifted among different areas on the same parcel of land. In a TDR arrangement, the density is shifted between two or more different parcels of land.

- **Protected Stream Buffer**

Chapter 3 and the Aquifer and Protected Streams map describe the numerous streams in Great Valley that have been designated by New York State Department of Environmental Conservation as protected streams. New York state law provides that DEC has some regulatory authority over development within 50 feet of the top of the stream bank. Any future Town Zoning Ordinance or other land use regulation should mandate that no development may occur within a 50 foot buffer from the top of bank of streams designated as protected by NYSDEC.

- **Hillsides with Slopes greater than 25 percent**

A generally accepted guideline is that development on land with slopes of greater than 25 percent is more difficult and more intrusive than development on less steep slopes. On slopes with this grade, the potential for erosion is greater. In addition, higher cuts in the hillsides and large retaining walls may be necessitated by development on steeper slopes, which may be unaesthetic in appearance. Development on steeper slopes may also require larger areas of cut and fill and the clearing of a substantial area of land. In addition, road grades are steeper when they cross or provide access to developments on

steep slopes. Steep roads are more difficult for emergency vehicles to use. They are also hard to plow in the winter and more difficult to travel with snow and icing conditions. For all these reasons, where possible, development on a lot should be directed to areas that are less than 25 percent in grade, and development on steep slopes, defined as slopes in excess of 25 percent in grade, should be discouraged.

The use of Cluster Subdivisions is one technique that can be used to implement this policy. In addition, any future zoning ordinance should consider the use of Slope - Density provisions when computing allowable density on a site. Slope-density provisions generally require a larger minimum lot size for development as the slope of the land increases.

▪ **Aquifer Protection**

A large part of Great Valley overlies the aquifer of Great Valley Creek and its tributaries. This aquifer provides drinking water for residents of Great Valley and other downstream locations, so the quality of the water should be protected. At the present time most of the development in Great Valley is on septic systems. As a measure to protect the aquifer, as well as for other reasons discussed below, the Town should encourage the eventual development of municipal sewerage lines and treatment in the hamlets; there is an immediate need in Kill Buck for such a system.

▪ **Gravel Mining**

As shown on the Soils map, the Town has a significant amount of soils that are classified as prime agricultural soils. Much of this land lies in the Valley of Great Valley Creek. The town has known gravel deposits, which also occur mainly along the Great Valley Creek. Extensive mining of the gravel deposits would adversely affect the potential for agricultural use of the property, especially when the mining activity is located in areas that have prime agricultural soils. Although mined land use plans often provide for agriculture as the ultimate, reclaimed use of a property after mining activity has ceased, in Great Valley most gravel is below the water table in the Town and the resulting mining would result in lakes. Therefore, agriculture is not a feasible ultimate use of mined property and there is an inherent conflict between gravel mining and the agricultural use of land.

There are currently five gravel mines in Great Valley that have been permitted by NYSDEC. This is considered to be the maximum level of gravel mining that is supportable for the area.

Therefore, this Plan recommends that additional gravel mining should not be allowed in the Town of Great Valley. Any future zoning ordinance should provide that gravel mines, which have not been permitted by NYSDEC as of the effective date of any zoning ordinance, will not be allowed in the Town.

▪ **Signage**

Signs are necessary for businesses and serve a useful purpose for residents, tourists, and other visitors to an area. However, the proliferation of signs can adversely affect the

scenic character of the community by blocking views of hillsides. In addition, a multitude of large signs may create visual blight along area roadways. Uncontrolled signage may also cause a safety hazard to vehicles and pedestrians and may result in signage that does not effectively convey the intended message.

For these reasons, any future zoning ordinance should regulate the number and placement of on-premises signs (those located on the property that they advertise).

Off premises signs in particular can create visual blight, can block views of hillsides, and can adversely affect the visual character of the community. Therefore, any future zoning ordinance should prohibit new off premises signs (billboards) in the Town.

The Town should work with NYSDOT to enforce this regulation in areas where NYSDOT has jurisdiction. The Town should also consider adopting amortization provisions to remove existing signs at the end of their useful life, where appropriate.

When the new alignment of Route 219 is constructed through Great Valley, the Town should work with NYSDOT to post directional signs near the new interchanges, in order to direct travelers to local businesses.

▪ **Wind energy facilities**

Commercial wind energy facilities are quite large, as tall as 450 feet to the top of the blade. Commercial wind energy facilities also contain many wind towers in order to be commercially viable. An analysis of the map prepared by the Cattaraugus County Planning Department, that shows wind energy potential in Great Valley, indicates that there does not seem to be a lot of potential for commercial scale facilities at this time, given the current technology. Due to the high visibility of these types of facilities, commercial wind farms should be prohibited in the Town. Residential-scale facilities, which serve one house or farm are appropriate, because these are individual towers and are much shorter and therefore less visible.

**B. Floodplain Mapping**

As previously discussed, there is a substantial area of floodplains in Great Valley, which have been mapped by the Federal Emergency Management Agency (FEMA). This mapping is outdated and is not considered to be accurate for all areas of Great Valley. The floodplain boundaries should be studied to determine if the FEMA maps are accurate or if they should be revised. At the present time the need for a floodplain development permit and for flood insurance is an impediment to development in some areas of the town.

Therefore the Town should work with NYSDEC and other local and federal officials to obtain a remapping of the floodplain in Great Valley.

### **C. Economic Development**

This plan promotes types of retail development that serve local residents and visitors. Additional commercial recreation development is also encouraged. Although commercial recreation will be larger in scale than resident serving retail, it will contribute to the economy of the Town by providing businesses that are in keeping with rural character of the community.

Light industrial development may be allowed in some areas, as long as such development does not adversely affect residential or agricultural uses in the Town. Agricultural support services are also appropriate.

#### **▪ Retail size cap**

As stated above, new retail development should be relatively small in scale, in keeping with the character of the community. Big Box style development is not appropriate. There are other near-by communities that provide this type of shopping opportunity. Therefore new retail development should be limited to no more than 40,000 square feet on any one floor.

#### **▪ Farmers market**

In order to bring more people to Great Valley, the Town should consider promoting the establishment of a Farmer's market in Great Valley.

#### **▪ Broadband wireless connection**

High speed internet access is a necessity to businesses. Such access is very limited in Great Valley. Southern Tier West Regional Planning and Development Board is planning to extend a fiber optic cable through a corridor in Cattaraugus County. This may make such service more available.

The Town should consider providing free broadband wireless internet access in the Hamlets of Kill Buck and Great Valley, and other areas where the density of development may warrant this. High speed internet service will encourage and promote additional commercial development in Great Valley. There are companies who provide such services for free in metropolitan areas, where the cost of the service is covered by advertising. The Town should consider such a provider.

#### **▪ Adult businesses**

Adult entertainment businesses have been expanding beyond their traditional urban base. Deleterious effects on property values, other businesses, and youth could result from such businesses, if one or more were to be located in Great Valley. The US Supreme Court has provided that Adult businesses are entitled to some protection, because they are considered "free speech." However, adult businesses can be regulated to some extent in local zoning ordinances. Therefore, the Town should conduct an adult use study and develop regulations on adult businesses, which would be part of any future zoning ordinance.

- **Agriculture**

Agriculture is important to the local economy and also is important to preserving the rural character of the community, which is prized by residents. To the maximum extent possible, the Town should work to preserve viable agricultural activities. This can be done through implementation of planning techniques discussed above, and by supporting Cattaraugus County's Agricultural and Farmland Protection Plan.

#### **D. Municipal Water and Sewer Services**

- **Sanitary Sewage Collection and Treatment**

As described in Chapter 4, the Town of Great Valley currently has 6 Sanitary Sewage Districts. These are small districts that are intended to serve specific developments, and for the most part have no capacity or limited capacity to serve larger areas.

The administration of small sewage districts to service individual developments (such as Sewer Districts 2, 4, and 6) has proved problematic for the Town in the past. The New York State Department of Environmental Conservation (NYSDEC) has encouraged the municipal ownership of the sewage facilities, because of their concerns that individual or association ownership would not prove reliable for long term maintenance. The municipal ownership does provide a more reliable responsible entity for operation, maintenance, and anticipated replacements in the future. However, the administrative burden to the Town government is substantial, as the Town of Great Valley does not have a sewage department and is not organized to easily administer these districts.

Some consideration should be given to having the Town no longer form Sanitary Sewer Districts to serve individual developments; instead such sanitary sewer systems could be owned by Homeowners Associations or similar entities. Another alternative would be for the Town to form the District but require the developer to form a Homeowners Association that would contract with the District to operate and maintain the system. This model has been proposed at Sewer District No. 6, which is intended to service the Great Valley Custom Lodges, if and when they are developed.

This Comprehensive Plan foresees a need for two new, larger scale sanitary sewer districts, which would serve wider areas of the Town than the current sanitary sewer districts. One of these would be located in the Hamlet of Kill Buck and the other would be located in the northern part of the Town, near Ellicottville.

During the timeframe of this Comprehensive Plan, which is ten years, it does not appear that the type and density of development in the Hamlet of Great Valley will warrant a sanitary sewerage treatment facility. Development in this area is generally served by septic systems which overlay the Great Valley aquifer. There could be a long-range need for a sewerage treatment facility in Great Valley center, especially when the Route 219 freeway alternative is constructed, which is expected to intensify development pressure in this area.



***Hamlet of Kill Buck:*** The need for sanitary sewers in the Hamlet of Killbuck is immediate. Development in the Hamlet of Kill Buck is primarily characterized by residential and commercial development on small lots. All development in Kill Buck is served by septic systems, except for the area served by Sanitary Sewer District # 5, which primarily serves the office building of Southern Tier West Regional Planning and Development Board and about a dozen houses located in the Town along Highland Avenue. In many cases the septic systems are on small lots where the soils conditions are marginal to support septic systems. Much of the hamlet overlies the aquifers associated with the Allegheny River and the Great Valley Creek, and as older septic systems fail, there could be a detrimental impact on public health and the water quality of those aquifers.

There is a previously documented need for a municipal sanitary sewer system in this area, and the Town had been pursuing grant money in order to fund construction of the system. Previous discussions with the City of Salamanca indicated that the City had capacity in its sewage treatment plant and would be willing to accept sewerage from the Town. It is unknown if that capacity still exists.

Therefore it is recommended that the Town should create a sanitary sewer district (or expand the boundaries of Sanitary Sewer District # 5) to serve the Hamlet of Kill Buck, including the area of the Hamlet in the Congressional Village, and build collection sewers within the district. Waste would be conveyed to the City of Salamanca for treatment, so no treatment facility would be needed. In order to determine the boundaries of the sanitary sewer district, especially to the east, the Town should work with the Cattaraugus County Health Department to conduct a sanitary survey.

This Plan further recommends that the Town explore the possibility of working with the Seneca Nation in establishing the sanitary sewer district boundaries and in construction of the collection system. Cooperation with the City of Salamanca is also necessary.

***Northern Great Valley:*** The area in the northern part of the Town of Great Valley, which abuts the Holiday Valley Ski Resort in Ellicottville and which is located adjacent to Route 219, is facing pressure for more intensive development, both for commercial recreation development and for high density residential development. In order for these proposals to come to fruition, these types of development require municipal scale water supply and sewerage disposal services. Additionally, the Ellicottville Central School is located in this area. The school is currently served by an on site septic tank/leach field system, that is approximately 15 years old.

Currently, Sanitary Sewer District # 1 serves Snow Pine Village. The sewerage from this district flows to the Village of Ellicottville sewage treatment plant. However, the Village of Ellicottville has indicated that their plant is nearing capacity and that it would be unable to take additional sewerage from the Town of Great Valley. Therefore, the only prudent solution, in order to accommodate more dense development, is for the Town of

Great Valley to encourage then development of collection sewers and a sewage treatment plant to serve this area of the Town.

Therefore, it is recommended that the Town of Great Valley explore the possibility of creating a new sanitary sewer district for the northern portion of the town. The boundaries of such district should be drawn to include areas that are feasible locations for higher density development, taking into consideration the location of floodplains and steep slopes. The location of the sewerage treatment plant should be carefully considered in order to be convenient to the properties within the anticipated district but to avoid putting unwanted development pressure on areas in which the Town does not want to encourage such density.

- **Municipal water supply systems**

The Town of Great Valley currently has 5 water districts, which are described in Chapter 4 of this Plan. These are small districts, in most cases intended to service a single development. The administration of small water districts to service individual developments (such as Water Districts 3, and 5) has proved problematic for the Town in the past. The Cattaraugus County Health Department has encouraged the municipal ownership of the water facilities, because of their concerns that individual or association ownership would not prove reliable for long term maintenance. The municipal ownership does provide a more reliable responsible entity for operation, maintenance, and anticipated replacements in the future. However, the administrative burden to the Town government is substantial, as the Town of Great Valley does not have a water department and is not organized to easily administer these districts. Additionally, the requirement for daily operation of the system by a licensed operator makes the operation financially unfeasible.

Some consideration should be given to the having the Town no longer form Water Districts to serve individual developments; instead such water systems could be owned by Homeowners Associations or similar entities. Another alternative would be for the Town to form the District but require the developer to form a Homeowners Association that would contract with the District to operate and maintain the system. This model has been proposed at Water District No. 5, which is intended to service the Great Valley Custom Lodges, if and when they are developed.

***Northern Great Valley:*** As discussed, there is an existing water district, Number 2, which serves SnoPine Village. This district also includes some unserved properties. Water for SnoPine is provided from the Town of Ellicottville. The Town of Great Valley has a contract with the Town of Ellicottville to provide up to 50,000 gallons per day of water in this Water District. However, this amount of water is inadequate to support the amount of development that has been proposed for this area.

Therefore, it is recommended that the Town of Great Valley review the boundaries of Water District # 2, to ensure that they are coterminous with any new sanitary sewer district that may be created in this area, as recommended in the previous section, and that

the District is large enough to encompass the entire anticipated area of high density development.

It is further recommended that the Town of Great Valley work with the Town of Ellicottville to explore ways of providing additional water supply to this district. Options for providing additional water may include either a Town of Great Valley constructed, operated and maintained water system, or a Town of Great Valley constructed water system that is operated and maintained by the Town of Ellicottville, under contract to Great Valley.

***Remainder of Great Valley:*** No additional expansions to water districts or new water districts are recommended for the remainder of Great Valley, at this time.

### **E. Transportation Policies**

#### **▪ Four Corners**

The major intersection in the Town is located in Great Valley center at the intersection of Route 219, Route 98 and County Road 18. This intersection is locally known as the Four Corners. This is a four-way intersection that is controlled by a blinking traffic signal, which mandates a four-way stop. The volume of traffic at this intersection warrants a dedicated traffic signal to replace the four way stop. The Town should work with NYSDOT to provide a traffic signal at this intersection.

#### **▪ Route 219 expansion**

As detailed in Chapter 6, the new alignment of Route 219 will have significant impacts on Great Valley. New off ramps, bridges, noise walls and embankments have the potential to have a large visual impact on the community. Therefore, the Town should work with NYSDOT during the design phase for these improvements, to ensure that they are aesthetically pleasing and are compatible with the rural character of the community, to the maximum extent possible.

#### **▪ Pedestrian access**

While Great Valley is a rural community, there are still areas where pedestrian transportation can be improved. The Town should work to provide a pedestrian path from town hall to the center of the Hamlet of Great Valley.

As future development occurs the Town should ensure that future developers provide pedestrian access within such development, and also, where appropriate, connect to sidewalks (existing or proposed) in nearby locations.

- **Street connectivity**

The Town should ensure that new residential subdivisions allow for the possibility of future connectivity of roadways and sidewalks with future development.

As the town develops, the Town should connect dead end Town roads, as topography permits.

**F. Recreational opportunities**

- **Town Park**

The Town should promote the increased use of the park at the Town Hall and should provide additional facilities at the park. These facilities could include a picnic pavilion or gazebo and playground equipment. A path between the Hamlet of Great Valley and Town hall would make park more accessible to residents (especially children). One way of funding development of park facilities is through a fee for such facilities in the subdivision regulations.

The Town should construct and operate town owned recreational facilities such as an ice skating rink and swimming pool.

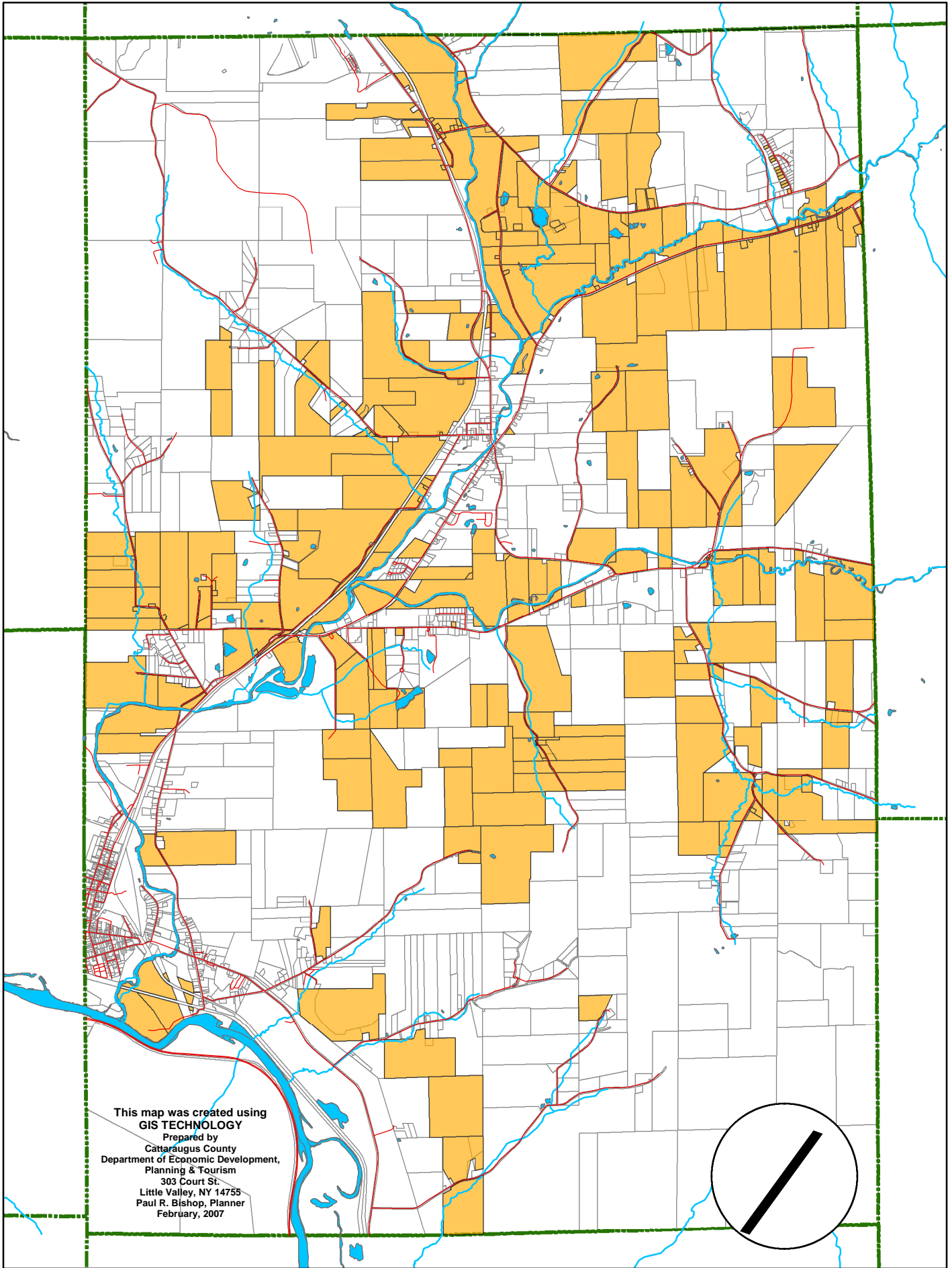
- **Recreational Trails**

Recreational trails provide recreational opportunities for residents and also serve as an economic develop resource by attracting visitors to the area. There are currently hiking, biking and snowmobile routes in Great Valley. The town should work with Cattaraugus County and other appropriate entities to develop additional trail systems, and to connect the existing systems with each other. Mixed use trails are appropriate, but trails should not be provided for ATVs or other motorized vehicles (except for snowmobiles).

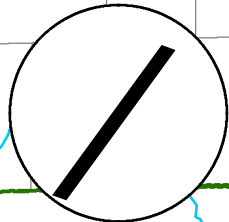
Appendix A  
Community Survey, 2006

## Appendix B

### Southeast and Central Agricultural District Map



This map was created using  
**GIS TECHNOLOGY**  
Prepared by  
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February, 2007



## Appendix C

### Comprehensive Plan Maps



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## **Interviews**

Thomas Barnes, Southern Tier West Regional Planning & Development Board

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