

Village of Addison, NY

Comprehensive Plan

Adopted – December 14, 2009



Table of Contents

Table of Contents	ii
Table of Figures	iv
Table of Tables	v
Executive Summary	vii
Downtown Redevelopment	vii
Housing Renovations	xi
Growth of Small Businesses	xii
Population Changes	xiii
Village Taxes	xiii
Parking	xiv
Traffic at the 5-corners	xiv
Public Transportation	xiv
School Image	xv
Perception of Poverty	xv
Chapter 1 Village History and Planning Perspective	1
1.1 Historical Perspective	2
1.2 Planning Perspective	4
1.3 Prior Economic Development Planning	6
Chapter 2 Village Demographics	7
2.1 Overall Conditions	7
2.2 Current Trends	8
2.3 Population Pyramids	10
2.4 Population Projections	11
2.5 The Elderly	12
2.6 Employment	14
2.7 Demographic Recommendations	16
Chapter 3 Village Housing and	18
3.1 Village Housing	18
3.2 Housing Variety	19
3.3 Price	21
3.4 Historic Preservation	23
3.5 Main Street Second Floors	24
3.6 Multi-Family Housing	24
3.7 Mobile Home Provisions	24
3.8 New Construction and Potential to Meet Future Demand	25
Chapter 4 Transportation in the Village	27
4.1 Automobile Traffic and Parking	27
4.1.1 Traffic Accidents	28
4.1.2 Travel Time to Work	28
4.1.3 Public Parking	29
4.2 Bicycle Usage	30
4.3 Walkability and Streetscapes	30
4.4 Public Transportation	31
4.5 Railroads	32
4.6 Horse & Buggy	33
4.7 Community Concerns	33
Chapter 5 Village Public Schools/ Childcare	34

5.1	Facilities	34
5.3	Performance.....	34
5.4	School Age Population	34
5.5	Teen Pregnancy	35
5.6	How Village youth get to school	37
5.7	Childcare	37
5.7.1	Day Care	37
5.7.2	Family Services	37
5.7.3	After School Programs	37
5.7.4	Preschool.....	38
5.8	Community Concerns.....	38
Chapter 6	Village Taxes & Government.....	39
6.1	Village Taxes.....	39
6.2	Tax Base	39
6.3	Taxes vs. User Fees	40
6.3.1	Community Concerns	40
6.4	Signage Directional/Way-Finding – Informational.....	41
6.4.1	Public Image and Perception	41
6.5	Marketing/Branding/Public Communications	42
6.5.1	Community Concerns	42
Chapter 7	Business Environment & Village Way of Life.....	43
	Summary of Factors:.....	45
Chapter 8	Village Development & Revitalization	48
8.1	Retail Opportunities in Downtown	48
8.1.1	Retail Analysis.....	48
8.1.2	Retail Growth	50
8.1.3	Shoppertainment, Recreation, and Social Activities	51
8.2	Asset Based Development	52
8.2.1	Weekly Craft Fair.....	52
8.2.2	Pinnacle Park Resort Development.....	53
8.3	Physical Development, Vacancy & Grant Funding	53
8.4	Revitalization & Retention: Village Long Term Plan	55
Chapter 9	Village Projects	58
9.1	Recently Completed Projects	58
9.2	Current Projects (2009)	58
9.3	Future Needs.....	58
Chapter 10	Natural Resources, Open Space, & Recreation.....	59
10.1	Topography	59
10.2	Surficial Geology	60
10.3	Soils	60
10.4	Village Recreation and Open Space	61
Chapter 11A	Water Resources	65
11A.1	Rivers and Streams	65
11A.2	Wetlands.....	66
11A.3	Aquifers.....	66
Chapter 11B	Flood Hazards	68
11B.1	Flood Protection Levees	68
11B.2	Floodplains	71
11B.3	Flood Insurance	73

Chapter 12	Land Use and Zoning	77
12.1	Land Use	77
12.2	Zoning Law Review	81
Chapter 13	Utilities and Infrastructure.....	82
13.1	Power in the Village.....	82
13.2	Water.....	82
13.3	Sewers and Wastewater Treatment	83
13.4	Telecommunications	84
Chapter 14	Public & Community Services	85
14.1	Capital Improvement Plan and Municipal Buildings.....	85
14.1.1	Village Hall.....	85
14.1.2	Capital Programming.....	86
14.2	Municipal Services	86
14.2.1	Police Department	87
14.2.2	Fire Department.....	88
14.2.3	Code Enforcement.....	88
14.2.4	Planning Board	88
14.2.5	Records Management	89
14.2.6	Trash Collection/ Recycling	89
14.2.7	Addison Public Library.....	89
14.3	Government Continuity.....	89
14.4	Public Health and Safety	89
14.5	Emergency Preparedness	89

Table of Figures

Figure 1:	Aerial Context Map	1
Figure 2:	Aerial View of the Downtown Looking North.....	2
Figure 3:	Painting by Hal Sisson.....	3
Figure 4:	Regional Context Map	4
Figure 5:	Historical Population Trends.....	7
Figure 6:	Recent Population Trends in the Village of Addison, et. al	8
Figure 7:	Population Loss Since 2000	9
Figure 8:	Housing Unit Changes in Addison and Other Municipalities.....	9
Figure 9:	National Population	10
Figure 10:	New York State Population.....	10
Figure 11:	Village of Addison Population	11
Figure 12:	Steuben County Population.....	11
Figure 13:	Potential Population Change	11
Figure 14:	Household Income for the Elderly.....	14
Figure 15:	Employment Comparisons.....	14
Figure 16:	Work Address of Addison Residents	15
Figure 17:	Home Address of Employees who Work in Addison.....	16
Figure 18:	Image of an Historic Home	18
Figure 19:	Housing Variety in the Village.....	20
Figure 20:	Expected Frequency of Home Improvements.....	21
Figure 21:	Single-Family Home Values	22
Figure 22:	Home Sales and Prices	22
Figure 23:	Historic Church in the Designated Historic District	23

Figure 24: Average Annual Daily Totals (AADT) and Local Roads.....	27
Figure 25: Travel Time to Work by Geography.....	29
Figure 26: Historic View of Rail Lines in the Village.....	32
Figure 27: Teen Pregnancy.....	35
Figure 28: Addison is an Inviting Community.....	41
Figure 29: Historic Addison Glass Factory, a Source of Local Employment. Circa 1908.....	43
Figure 30: Grand Opening of the Newest Bank in Addison.....	43
Figure 31: People enjoy the Addison Historical Society.....	45
Figure 32: Supply and Demand.....	46
Figure 33: Locational Map.....	51
Figure 34: Image of "The Windmill" on a Weekday.....	52
Figure 35: Downtown Location of the Historical Society.....	54
Figure 36: Soil Types.....	59
Figure 37: Village Topography.....	59
Figure 38: Commercial Building Limitations.....	60
Figure 39: Residential Building Limitations.....	60
Figure 41: Photo from Music in the Park.....	62
Figure 42: Photos from the Mother's Day Tea.....	63
Figure 43: Parks and Recreation.....	64
Figure 44: A "Living Wall" in Ithaca, NY.....	65
Figure 45: A Typical Rain Garden.....	65
Figure 46: Historic view of the Canisteo River.....	66
Figure 47: Water Resources within the Village of Addison.....	67
Figure 48: Village Floodplains.....	69
Figure 49: Land Use by Assessed Value.....	77
Figure 50: Existing Land Use Pattern.....	79
Figure 51: Existing Zoning Map.....	80
Figure 52: Village Sign.....	85

Table of Tables

Table 1: Comprehensive Plan Participants.....	6
Table 2: Households with Elderly Residents.....	13
Table 3: Elderly Persons and Disability Status.....	13
Table 4: Quotes from the 2006 Village Resident Survey.....	18
Table 5: Housing Unit Value 1990 -2000.....	23
Table 6: Transportation infrastructure in Addison.....	28
Table 7: Parking Spaces in Downtown.....	29
Table 8: 2006 Summary, Comments on Transportation.....	33
Table 9: Teen Pregnancy by Zip Code.....	36
Table 10: 2006 Resident Survey Comments on Schools/Youth.....	38
Table 11: Summary of Budget - By Funds.....	39
Table 12: 2006 Resident Survey Comments on Government.....	40
Table 13: 2006 Resident Survey on Social Concerns.....	42
Table 14: Residents' recommended downtown improvements as noted in the 2006 Survey.....	44
Table 15: Retail Analysis.....	49
Table 16: Floodplains within the Village.....	71
Table 17: National Flood Insurance Program Statistics.....	73
Table 18: Land Use in the Village.....	78

Table 19: Comments on Utilities and Infrastructure from the Resident Survey 2006.....	82
Table 20: Recent Water Improvements	82
Table 21: Municipal Wells	83
Table 22: Local Wastewater Treatment.....	84
Table 23: Resident Survey 2006 Comments on Police Protection	87

Executive Summary

The Village of Addison, like so many small villages in upstate New York, is a place in need of positive change. Once a hub of commerce in the mid -1800's, the Village has experienced substantial population swings since the Industrial Revolution.

This Comprehensive Plan strives to detail the reasons for the Village's current situation, to project realistic trends, to analyze plausible options and recommend strategies that will stabilize the Village's economy and help the Village find its niche in the larger Corning – Elmira – Hornell region. The goal of this Comprehensive Plan is to help the Village identify and promote new businesses likely to succeed, help prospering companies continue to thrive and improve the quality of life for Village residents.

This Plan envisions the Village of Addison as a historic place:

- ***where development is promoted,***
- ***where community sentiment is strengthened by a pleasant atmosphere,***
- ***where sound government policies keep taxes low while providing excellent services, where increases in property value keep pace with other local communities,***
- ***where a more aggressive business-friendly approach is being used to take full advantage of the possibilities that the Village possesses, and***
- ***where the heavy volume of traffic through the Village is a positive, economy-building asset which will also build the tax base and raise the standard of living for all residents.***

There are several factors that the Village must address to achieve this vision. The origin of these main themes was the 2006 Resident Survey and public meetings on issues facing the Village; these themes are listed in order of importance and are detailed in the Comprehensive Plan. Recommendations on other village concerns are found in appropriate chapters:

Downtown Redevelopment

Policy 8.1 A: Addison is a center for small businesses serving the needs of the local population and the surrounding rural population.

Recommendations:

1. **Create a 501C (3) not-for-profit dedicated to the improvement of the Village. This not-for-profit could be a public-private partnership chartered to handle the day-to-day administration of the proposed weekly craft fair, Restore NY Grants, grant-funded flood mitigation projects, and Village beautification.**
 - a. **Identify inhibitors to development and act to improve the potential of local businesses.**
 - b. **Follow through with a consolidated development strategy funded by the Village with grant assistance.**

- c. Hire a business development specialist to manage the grant applications and project management.
 - d. Study the potential to use the 501c (3) as a Village Improvement District (VID), using a Village development bond (5 year planned expiration date, renewed pending public vote) as the funding source.
2. Develop a brand for the Village and a marketing strategy.
 3. Immediately begin marketing the Village as an Opportunity Zone (or similar designation).
 4. Prepare for changing mix of services downtown, as the population in the Village continues to age.

Policy 8.1 B: All Main Street storefronts in the Village are occupied, creating a vibrant and inviting atmosphere downtown.

Recommendations:

1. Recruit businesses that will satisfy the demands of local shoppers (and therefore be viable in the long-term).
2. Remove outlying buildings from the retail marketplace to reduce the total square footage of retail space to be supported by consumers in Addison. Of course, any demolition work would be done with sensitivity to the Downtown Historic District and the relationship to remaining buildings.
3. Take buildings out of the 'retail' market by filling space with residents and not-for-profit services.
4. Promote the expansion of local organizations into vacant downtown buildings (e.g. Village Historical Society and Museum).
5. Make substantial improvements to downtown buildings to meet ADA handicapped accessibility requirements.
6. Initiate a building improvement program with corresponding local tax abatement (see Section 485b in the City of Corning.) Decreasing the costs associated with making necessary upgrades, (in this situation, limiting the potential tax increases) will encourage improvements to the buildings throughout the Village.
7. Work with Arbor Development and other similar organizations to provide high quality housing options for aging residents and locals.

Policy 8.1 C: Addison businesses are strong and well-known in the Southeast Steuben area.

Recommendations:

- 1. Initiate a “buy-local” campaign.**
- 2. Create and maintain an up-to-date online Business Directory to increase the visibility of Village businesses.**
- 3. Pursue bulk advertising by Village businesses using effective media such as Google ads, radio, TV, and E-Mail marketing.**
- 4. Develop a co-operative marketing strategy. Retailer should use every possible opportunity with a customer to promote the Village. Customers will appreciate receiving ‘inside information’ and other retailers will benefit from increased foot traffic.**
- 5. Undertake a comprehensive and ongoing “Census of Local Businesses” to understand the forces acting on local business and how best to promote Village businesses to regional residents.**
- 6. Use the Village Improvement District as a not-for-profit to run a small business incubator.**
- 7. Create a Village/Town small business incubator in a downtown structure to encourage development in the Village. Centrally locating young businesses in a downtown incubator will give greater visibility to new businesses and provide essential services to businesses that may grow faster with assistance. Businesses, which have grown out of the incubator, will continue to provide a market for appropriate downtown locations.**
- 8. Partner with companies like Jigsaw.com to create a complete Village-wide directory.**

Policy 8.1 D: Addison is an attractive Village on the Rt. 417/ Rt. 36 Scenic Byway. The Pinnacle State Park hosts a four-season resort and 18-hole golf course, attracting visitors from within Steuben County and the Northeast, consistent with the goals of the NYS 2009 Comprehensive Outdoor Recreation Plan (SCORP) with increased local winter activities, increased boating access, fewer physical barriers for the elderly/disabled, and convenient activities for the working age population.

Recommendations:

- 1. Work with the Steuben County Conference and Visitors Bureau on the “experience package” approach.**
- 2. Attract travel writers and make sure they see Pinnacle State Park and the Region.**

3. **Promote the adoption of the Route 417/36 Scenic Byways Study. Implement the recommendations of the NYS DOT Scenic Byways and Champion Communities Study.**
4. **Push development of scenic byways and linkages between byways to the top of the agenda as a joint activity between the Village of Addison, the Town of Addison, the Route 417 / 36 Scenic Byways Committee, and the Friends of the Chemung River Watershed.**

Policy 8.1 E: The Village of Addison is a host to a weekly craft fair, which attracts residents and visitors from around the region.

Recommendations:

1. **Use the Village Improvement District as a not-for profit to run a weekly craft fair, selling locally-made goods at a “Windmill” type facility. A local craft fair would significantly improve the sales potential of local producers, and traffic to the Village would increase. The development of an Amish/Craft market will enhance the retail mix in Addison. The local population of Anabaptists is large enough to support a small weekly market. The population of Amish and Mennonites regularly seek off-farm income. We recommend an initial trial period of one to two years locating the market in the Addison High School Gym. The High School has existing space that could be utilized for public use. School parking facilities are adequate for a weekly craft fair. If the public response to the craft fair is positive and strong, the craft market would re-locate to a sustainable location.**
2. **Explore the development of a permanent craft fair. The Village is also a potential location for growth of a craft fair; and is looking for a historic site in the Village that is adequately sized to permit the development of a permanent craft market. Ideally, the heavy traffic flow that the Village experiences will generate potential sales at the craft market**
3. **Examine potential interpretive center development.**

Policy 8.1 F: Residents and visitors feel safe in Addison and appreciate the Village’s historic homes, vibrant businesses, attractive roads, and convenient parks.

Recommendations:

1. **Identify ways to make downtown feel safe and attractive to visitors, while hosting a variety of healthy businesses.**
2. **Strictly enforce property maintenance laws to improve the quality of buildings downtown.**

Housing Renovations

Policy 3.2: Addison is a community with substantial high-quality housing, where homes of high value are available to all. Addison is perceived positively by residents of surrounding communities. Residents understand the role of the Code Enforcement Officer (CEO) and Assessor in maintaining an attractive Village environment.

Recommendations:

- 1. Resolve cases of property deterioration through the implementation of the building code and property maintenance laws by the judicious action of the CEO. Furthermore, track building improvements at the code enforcement office.**
- 2. Perform a comprehensive housing/real estate analysis for the Village of Addison. The Village should implement the recommendations of the Housing Study to facilitate improvements across the entire Village. Substantially increasing the number of major improvements to village properties should directly improve the average quality of housing in the Village.**
- 3. Develop facilities for the elderly. Elderly residents in and around the Addison area may be interested in high-quality apartment living, which would free residents from many household maintenance chores. At a facility designed for the elderly, a continuum of care can be provided to those who may need additional assistance. A small assisted-living facility would be an asset to the Village, now and in the future.**
- 4. Examine the potential of a cost-sharing program that incorporates village improvement grants with residential improvements.**

Policy 3.4: Historic homes and businesses in the Village are maintained and improved by the home/business owners in coordination with the Village and New York State.

Recommendations:

- 1. Protect the appearance of historic houses by creating a historic review board. The board would protect historic resources within the historic districts and would work with the Village Board and residents to set standards for visual appearances in the Village.**
- 2. Consider surrounding development when addressing an impact on the historic district.**
- 3. Amend the Village building code to encourage 'invisible' multi-family development. New multi-family homes should not be distinguishable from the single-family homes in the surrounding areas. Requiring single main entrance, landscaping, and rear-yard parking are simple changes that**

would make substantial improvements to the overall appearance of the Village.

Policy 3.5: Addison’s downtown buildings contain active businesses with attractive second-story housing above.

Recommendations:

- 1. Strengthen the role of code enforcement in the Village to ensure that the highest quality apartments are built.**
- 2. Provide Village-led grant assistance to any property owner with a viable urban development project.**

Policy 3.6: The quality of multi-family housing in the Village will improve over time, with the joint efforts of village homeowners and Village officials.

Recommendation:

Initiate a ‘crack-down’ on out-of-code multi-family properties. Increased scrutiny by the Village Code Enforcement Officer, with fines and prosecution in Village Court, should bring the majority of properties into compliance. The routine ticketing of non-compliant properties will pressure landowners into compliance. The City of Corning recently dealt with these issues, and could be a resource for the Village CEO.

Policy 3.8: Maintaining and improving the value of property in the Village is a top priority of taxpayers and elected officials alike.

Recommendations:

- 1. Rehab or condemn deteriorating structures which do not meet NY State Housing Code and generate a negative perception of the village.**
- 2. Encourage neighbors next to vacant land to purchase and landscape empty parcels as ‘yard’.**
- 3. Permit and encourage the demolition of old/small/dilapidated structures for the construction of new, larger homes on the same site or on combined properties.**

Growth of Small Businesses

Policy 13.4: Constant access to information via ‘the web’ is an asset to residents of Addison and promotes growth in the Village. The Village encourages residents and merchants to connect to the internet in all feasible ways.

Recommendation:

Pursue further study of providing “free” wireless to Village residents at public locations.

Population Changes

Policy 2.7 A: Given the high numbers of Baby Boomers, who may live out the rest of their lives in Addison, Village organizations will offer services that satisfy the needs and concerns of the elderly. Planning begins now to assist the elderly in staying active in the Village and comfortable in their homes.

Recommendations:

- 1. Provide low-cost, volunteer, or non-profit care to the elderly in the Village.**
- 2. Promote financial planning to seniors, to prevent residents from agreeing to potentially un-wise decisions such as reverse mortgages and other 'attractive' financial instruments, given the financial constraints of the Village's elderly residents.**
- 3. Assist older residents in maintaining the quality of their homes so that the value of residential property in the Village will increase over time.**
- 4. Upgrade the sidewalks and publicize the availability of Steuben Area Rides to improve the quality of life for all Village residents, especially the 65+ age group.**

Policy 2.7 B: Addison is a community in which the population of residents is stable, where residents care for their homes, and where connections between residents and the community are strong.

Recommendations:

- 1. Develop a strong 'sense of place' in the Village and enhance existing community character to slow the loss of residents. Residents will be less likely to leave Addison if they established a positive relationship with the community.**
- 2. Increase property values in the Village in the long-term (inflation adjusted). The single most significant investment for the average American household is their home. Resident turnover should decrease if the relative value of property in the Village of Addison stabilizes and then begins to improve.**
- 3. Promote the Village regionally in order to attract people from outside the Steuben County area.**

Village Taxes

Policy 6.3: Structure Village local government to remain solvent, even with stagnant property values, by operating the Village as a fiscally-responsible municipality that is ready to provide adequate services in the long term.

Recommendations:

1. Study the fiscal benefits of consolidating local government services.
2. Engage with the public to identify the most important and effective municipal services and work with the public to improve those services.
3. Assuage outstanding concerns about quality-of-life issues in the Village.
4. Provide outreach to residents about how taxes are assessed (exterior and interior improvements) and on the role of the Code Enforcement Officer in the community.

Parking

Policy 4.1 B: Adequate parking is available in the Village of Addison for the promotion of downtown business growth and the convenient use of downtown retail shops.

Recommendations:

1. Facilitate the successful implementation of the 2009 Downtown Green Parking application for NYS Green Initiative Program funds.
2. Commission a Traffic and Parking study to identify any problem areas and site specific solutions, If the demand for parking remains unmet after the successful completion of the green parking project.

Traffic at the 5-corners

Policy 4.1 A: Traffic will move smoothly through the Village and no single intersection will excessively slow traffic through Addison.

Recommendation:

Consider the installation of a modern traffic circle to alleviate congestion and promote safe driving at the “Five Corners” (417 E., 417W., Steuben Street, Valerio Parkway, and South Street), if continued congestion occurs that intersection.

Public Transportation

Policy 4.2: Promote bicycling in the Village, as an affordable and convenient means of transportation available to the general public.

Recommendations:

1. Install bicycle lanes and bicycle locking structures as appropriate in the Village.
2. Provide education about sharing the road and safe bicycling techniques to interested bicyclists and all drivers.

Policy 4.4: Adequate public transportation options will be available for all Addison residents without regard to poverty, age, or disability.

Recommendations:

1. Form a Village Transportation Committee with the involved partners; coordinated planning between the Village and transportation service providers will have many positive benefits including increased ridership.
2. Increase access to employment opportunities outside of Addison, through thoughtful design of new bus routes.
3. Increase transportation connections to other communities in the valley.
4. Decrease reliance on single-passenger automotive travel.

Policy 4.5: Maintaining and improving rail service through the Village of Addison will provide access to a larger market area for village businesses. Rail improvements will also help to keep Addison engaged in the larger rail-transportation network.

Recommendation:

Take part in transportation planning efforts to improve rail service.

School Image

Policy 5.4: The Village is home to an independent and high-quality Addison Central School District within a regional education system.

Recommendation:

Prepare for a new 'equilibrium' at potentially lower enrollment levels so that the district will remain viable and the standardized test performance of the students will not decrease, even during periods of population loss.

Policy 5.5: Reduce the perception of teen pregnancy in the Village and the frequency of teen pregnancy in the Village.

Recommendations:

1. Undertake a public outreach effort that identifies Addison as a place with normal teen pregnancy rates (not significantly above the county average.)
2. Continue School District efforts to prevent teenage pregnancy through their sexual education program and college goal setting.

Perception of Poverty

Policy 6.4.1: The Village of Addison is a well-known and well-liked 'commodity' in Southeast Steuben County.

Recommendations:

Undertake a marketing strategy to benefit both the Town and Village: Addison - “Just around the bend,” Addison – “A journey through time” or Addison- “Crown Jewel of the Canisteo” or similar.

- 1. Undertake a comprehensive image review to cohesively improve the ‘look’ of Addison.**
- 2. Consider promoting gold and black “branding” as an effective long-term imaging strategy. The colors gold & black are striking, somewhat unusual locally and historically consistent. These colors should remain attractive for many years (they are not part of a 2009 fad).**
- 3. Target Village thoroughfares for visual improvements.**

Chapter 1 Village History and Planning Perspective

Village of Addison - Comprehensive Plan

Aerial Overview
Image taken in 2006

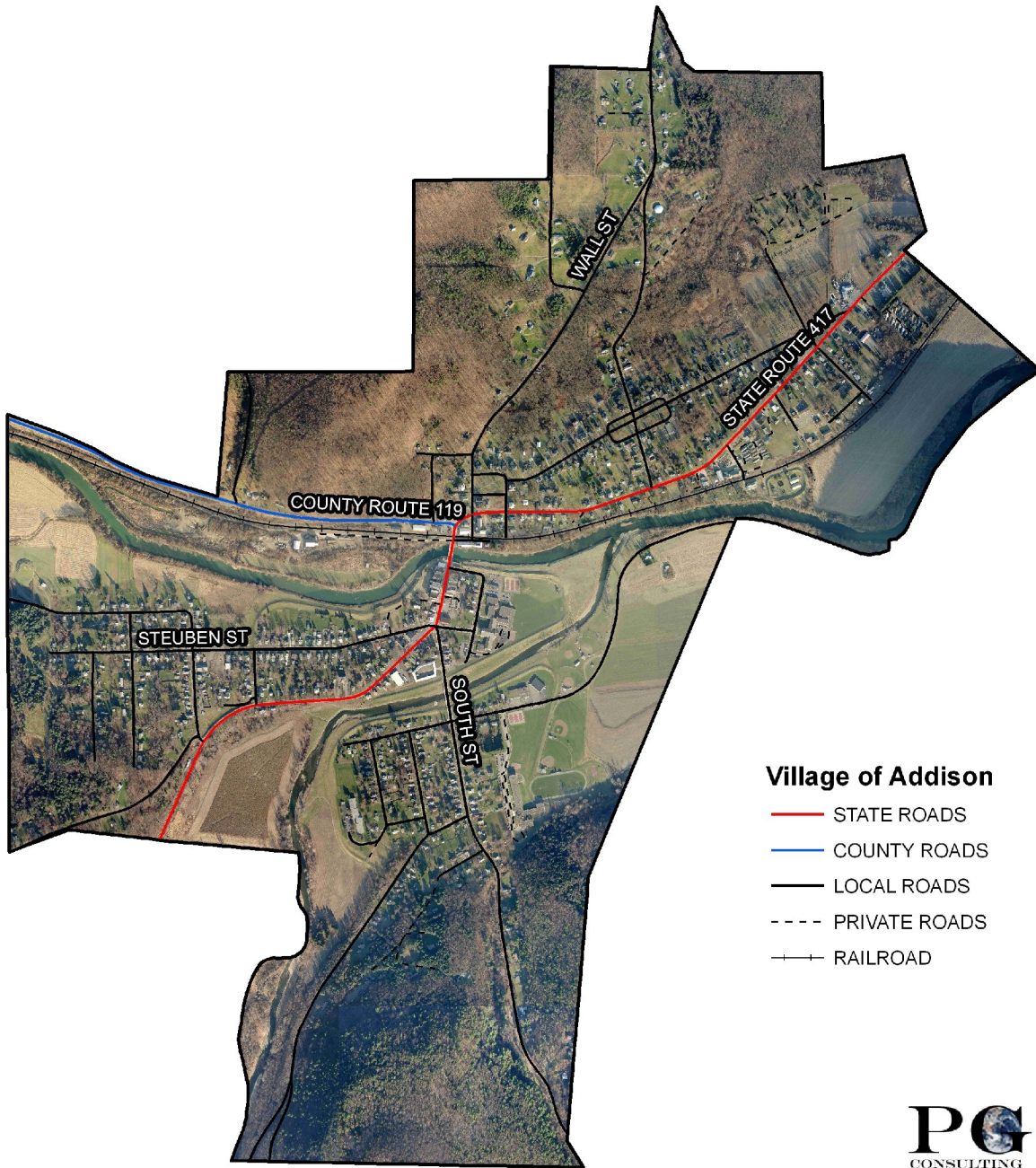
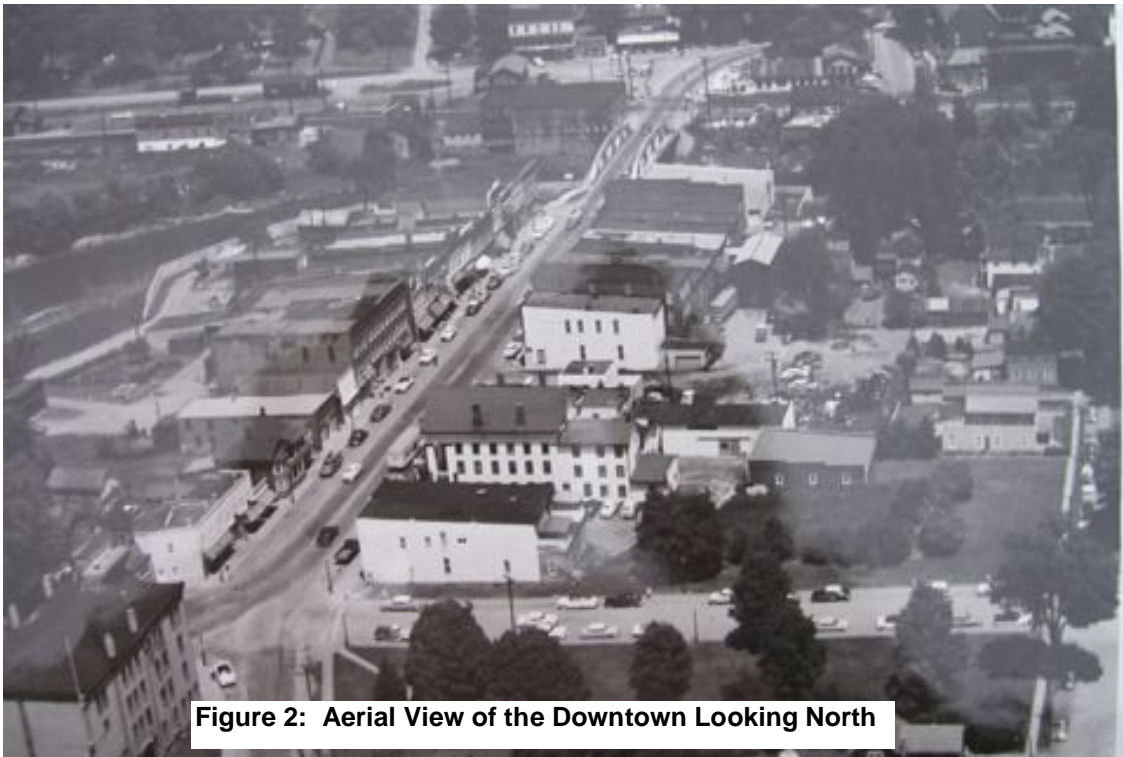


Figure 1: Aerial Context Map

1.1 *Historical Perspective*

Originally, Addison and environs were steeped in controversy between Massachusetts and New York over ownership resulting from the English and Dutch land grants. The issue was settled in 1786 by the Treaty of Hartford which gave Massachusetts the right to sell the land west of the Preemption line (82 stone marker between Corning and Big Flats) going north to Lake Ontario. New York then received ownership and governing rights to the land, and named all of this land Montgomery County. Being so vast, governing was difficult. Consequently, on January 27, 1789, Ontario County was split off, and then on March 18, 1796, Steuben County was formed from Ontario.

According to Millard F. Roberts' Historical Gazetteer compiled in 1891, "Addison, originally a part of the old town of Painted Post, was organized as Middletown at the time of the organization of Steuben County in March, 1796. The name was changed to Addison, in honor of Joseph Addison, the English author, on April 6, 1808. The early settlers also called the Village "Tuscarora." The population of the town in 1890 was 2,884."



Addison's history reflects the general settlement pattern of the southern tier. In the early 1800's the first wave of settlers came up the Susquehanna and Chemung Rivers into the southern tier. Millions of acres of virgin timber stood along the river banks easily available for cutting. Small streams, with steep gradients, provided power to the lumber camps. Once cut, the logs were easily transported down the Chemung River and its tributaries including the Canisteo River during the spring floods. This combination of rich resources, power and cheap transportation supported the logging industry which was profitable for a hundred years.

In 1833 the Chemung Canal was completed and communities like Hornell, Arkport, Canisteo and Bath served the Chemung tributaries with seasonal warehousing and light capacity docking. The canal faded in importance as roads improved through the southern tier. This was largely the result of the turnpike movement which began in the 1800's. Not being limited to grade, water flow, or curvature, roads could be built through hilly countryside and carry light to medium goods. Because speed was becoming important, the southern tier corridor began to siphon trade away from the water route through the Mohawk Valley / Albany route to New York City.

However, the nation's railroad network was beginning to develop by the 1860's. In the beginning, the railroads supplemented the canal by providing spur lines along steep grades to connect towns with canal ports. New York interests had been promoting a more direct east-west corridor to the western Great Lakes for some time and it became apparent that the east branch of the Susquehanna River and the Chemung River would be the newly chartered New York and Erie route. The NY&E provided more than a freight route of shorter travel time; it served the river trade ties with the Chesapeake Bay and re-oriented trade directly to NYC. A railroad, important to the north – south distribution of coal to the Great Lakes markets, also located itself in several of the natural corridors that made the river transport easily available. The railroads became the dominant mode of transportation of people and goods. Elmira, Corning and Hornell became rail centers and contained much of the wealth and vitality of the region.



Figure 3: Painting by Hal Sisson

By 1865, the region had enough capital from the export of raw materials and enough promise to attract outside money to develop some capital-intensive industry of its own. Copper shops, blacksmiths, wagon and carriage shops, foundries, salt extraction, agricultural equipment manufacture and railroad repair and maintenance shops were among the early industries in the region and Addison shared in this prosperity by boasting a tannery, several sawmills, a sash and blind factory, a glass factory, two milk processing plants, and hardware

stores. However, rapid expansion and growth came to an end around 1910. From the early 20th Century, until WWII, these old established communities grew slowly, remained static or even declined even though there was increased mobility afforded people by the automobile. The southern tier was once again in competition with the Mohawk Valley. Completion of the New York State Thruway marked the beginning of a new concept in highway design. With its greater capacity and inter-connections, the Thruway immediately became a new stimulant accentuating the competitive advantage of the Mohawk Valley over the southern route. The impact of these newer transport mediums upon two lane roads and rail service has been heavy. Just as the railroads narrowed the transportation role of the canal, so the railroad's role has been narrowed by the express highway. The federal interstate program, with continued assistance from Appalachian Regional Commission funding, has resulted in the restoration of the southern tier's competitive position with the completion of east- west Interstate 86 and soon-to-be-complete north – south Interstate 99.¹ Addison, located in the southeast corner of Steuben County on State Route 417 has direct access to the interstate highway system, and with good planning, is positioned to take advantage of its location. The Village, surrounded by primarily rural towns, has the potential to serve the needs of residents between Thurston, Lindley, and Woodhull.

1.2 Planning Perspective

With the drain of downtown businesses to outlying shopping centers and malls since the 1960's and 1970's, the Village lost tax base and residents. Over the years, community leaders have been concerned and in 2000 the Village of Addison took part in the Southwest Steuben County Champion Communities program. The Village teamed up with the Town of Addison, Town and Village of Canisteo, and the Towns of Cameron, Jasper, Rathbone, Troupsburg, Tuscarora and Woodhull to undertake a planning project based on "A Guide to Implementation and Benchmarking for Rural Communities" issued by USDA Rural Development. This process led to the creation of the "Pinnacle State Park Feasibility Study" for Three Rivers Development Foundation in February 2002. The expanded "To the Pinnacle!: A Strategy for Tourism, Recreation and Economic Development in Pinnacle State Park and the Pinnacle Region," by Peter J. Smith & Co. was released in September 2002.

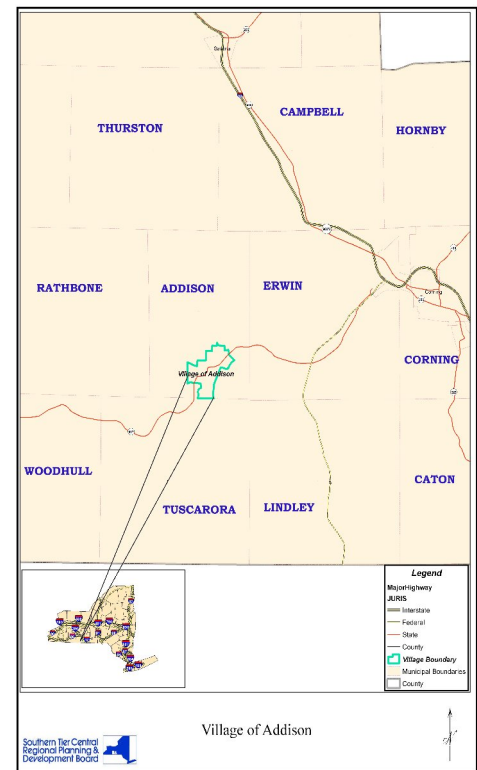


Figure 4: Regional Context Map

¹ "Land Development Analysis, Southern Tier Central Region, December, 1973, STCRPDB, summarized from pages 4 – 15.

This study had the goal of establishing the Pinnacle State Park as a “premier attraction within the Finger Lakes Region”² through several objectives including weaving Pinnacle Park “into a network of scenic routes and byways, making it a part of the regional vacation and tourism region as well as a destination in its own right.”³

The Village of Addison municipal leaders followed up on this idea and began the Scenic Byway Project in 2005 by working with their neighboring communities to build on the natural beauty of the area and establish a state-designated Scenic Byway. However, this project did not address every issue of concern in the Village. In 2006, the Village Board circulated a resident survey asking their citizens about the pros and cons of living in the Village. Based on this input, the Village put together an outline of a Comprehensive Plan. In April 2007, the Planning Board was asked to take the lead on this effort and they began their work in-house.

The results of the 2006 resident survey showed that residents:

1. Care deeply about the Village and would prefer to remain in the Village.
2. Are concerned about the decline of local businesses and excess vacancies downtown.
3. Prefer lower taxes through greater government efficiency.
4. Want additional services from the Village.
5. Respect the community feel of the Village and would like to enhance the Village’s sense of place.

In April 2007 the Village Board officially appointed the Village Planning Board as the Comprehensive Planning Committee. Southern Tier Central Regional Planning and Development Board staff, through the planning contract with Three Rivers Development, joined the team and began the research and analysis in earnest. Steve Polzella and Tom Dobrydney, of PG Consulting, assisted with elements of the plan. In 2008, Larson Design Group, the Village engineers/architects, offered to assist, undertook a “walk through” of Main Street, and recommended language for main street façade guidelines. They reviewed plan chapters at public meetings during the winter/spring of 2009 and held their public hearing on October 26, 2009.

² “Welcome! The Pinnacle Region: Enhancements to Pinnacle State Park Feasibility Study, Advisory Committee Meeting, May 15, 2002,” page 4.

³ Ibid., page 5.

This Comprehensive Plan reflects the work of the Addison Village Board and Village Planning Board:

Table 1: Comprehensive Plan Participants

<u>Village Board</u>	<u>Village Planning Board</u>
Raymond Walch, Mayor	Ed Linsler, Chair
Arnold Champlain, Trustee	Mary Bielski
Francis L. Cook, Trustee	Franc Gomez
Scott Greene, Trustee	Mary Hickey
Robert England, Trustee	Ed Russ
	Hal Sisson
	Sam Olmstead

1.3 Prior Economic Development Planning

In the Village’s long past, there has never been a village-wide economic development organization. Land development was more often based on sale price and current property ownership, than on ideal locations for consumers or floodplain considerations. Wherever business owners thought they could succeed in Addison, structures were built.

Other levels of municipal government in this region already have economic development agencies: Steuben County has the Steuben County Industrial Development Agency (SCIDA), the City of Corning has the Corning Intown District Management Association (CIDMA) and the Gaffer District, and the Town of Erwin has the Town of Erwin Industrial Development Agency (TEIDA). Communities in southeast Steuben County, including Addison, turn to Three Rivers Development Foundation for economic development assistance; but, the Village of Addison is competing against municipalities with dedicated planning and economic development staff for residents and businesses. Addison must begin the economic development process, now, in order to make up for the past thirty years of decline in the Village.

A piecemeal approach to development will not substantially improve conditions in the Village. A development strategy must be adopted which will:

- 1) Confront the causes of decline in the Village.
- 2) Avert continued downward trends.
- 3) Promote healthy and sustainable growth.

Chapter 2 Village Demographics

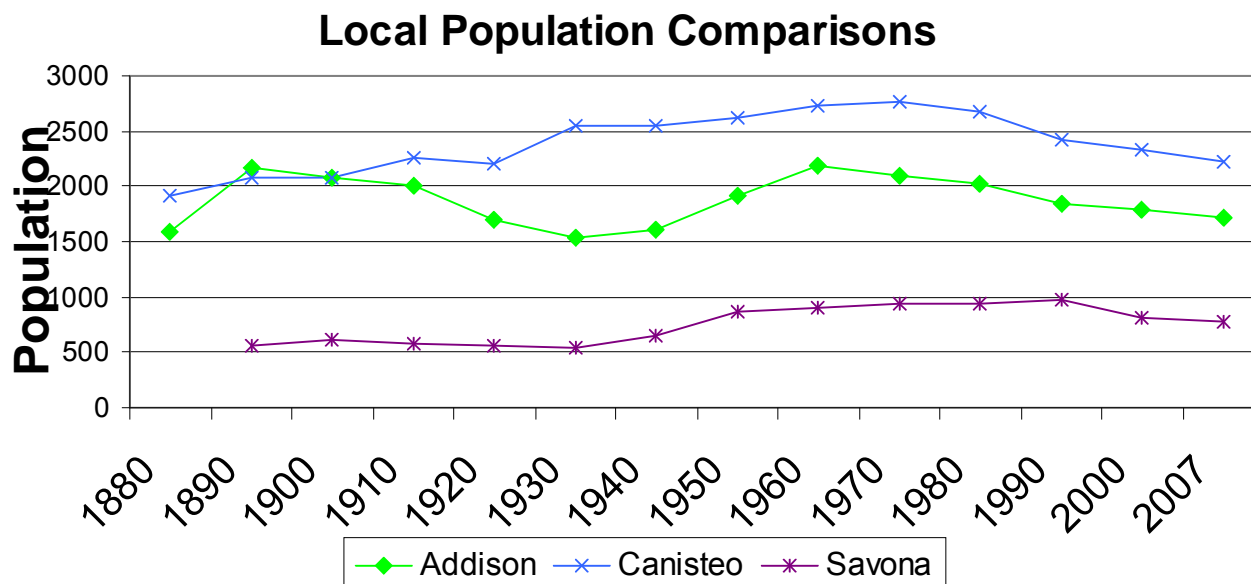


Figure 5: Historical Population Trends

2.1 Overall Conditions

The Village of Addison has a population of 1,722 according to the 2007 US Census Bureau Population Estimates. At the time of the 2000 Census, the population was 1,797, and 1,842 at the 1990 Census. Total population has steadily declined over the past 30 years and markedly since its heyday in 1890 when the population was 2,884. Figure 5 shows recent and historical population trends for the past thirteen censuses, for Addison and nearby places.

The Village is a classic “Rust Belt” village. Very successful in 1960, municipal infrastructure was constructed to satisfy the demands of more than 2,000 people in the local area. Commercial and retail space had been built to accommodate the relatively large (and growing) population of 2,000+ in 1890 with very locally-based shopping patterns.

Since the Village’s recent high point around 1960, the population has fallen. If no new strategy is pursued, a period of continued decline can be expected. The Village is now burdened with a legacy of development from a historic population 25% larger than the village’s current size. For example, a striking mismatch exists between Addison’s current population and an excess of available housing stock; the excess housing stock prevents real-estate market in the Village from reaching a stable equilibrium. The Village is experiencing the effects of a prolonged decline; without a change of direction to village can expect to experience:

- a. continued population loss
- b. deterioration of local housing stock

- c. decreasing tax revenues
- d. potential dis-incorporation - the Village may dissolve into the town.

2.2 Current Trends

The Village has experienced population decline for nearly 50 consecutive years. Population declines can be attributed to mortality and out-migration. Population loss is a continuing problem in Upstate NY. Luckily, the Village has experienced less population loss than some of the other nearby communities. Since the 2000 Census, Addison has endured a 4% decrease in population. In comparison, nearby villages have experienced a 5.5% decrease, on average, since the 2000 Census.

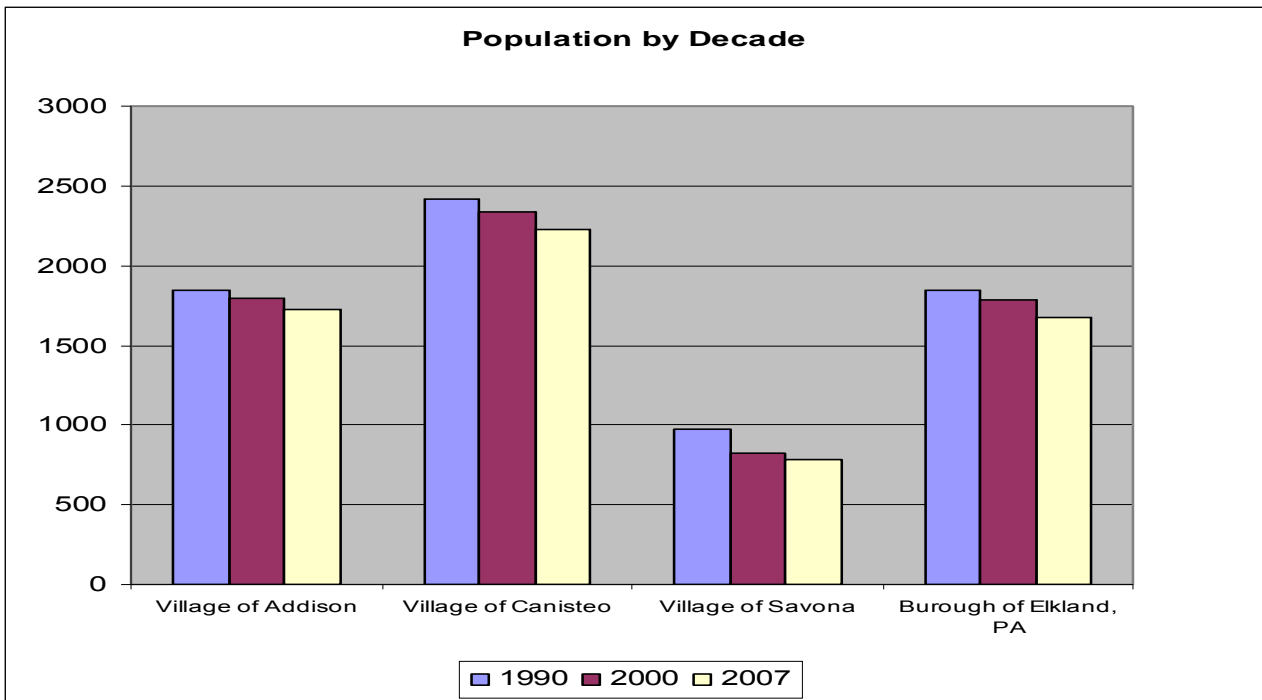


Figure 6: Recent Population Trends in the Village of Addison, et. al

Family types have changed significantly since the heyday of the Village. Parents have chosen to have fewer children, adult children are moving further away from their parents, and many residents of the Village may move to secure gainful employment. These social changes have undermined the population base of the Village. Any increases to the population of the Village due to in-migration are constrained by the short duration of residency in the Village. According to Census 2000 Long Form Data, apparent turnover of residents is high. As of the 2000 census, 42.5% of Village residents had lived in Addison for less than 5 years. More than three-quarters (76%) of these new residents had been living elsewhere in Steuben County, prior to moving into Addison. These data show that the Village of Addison is not attracting substantial numbers of residents from outside Steuben County.

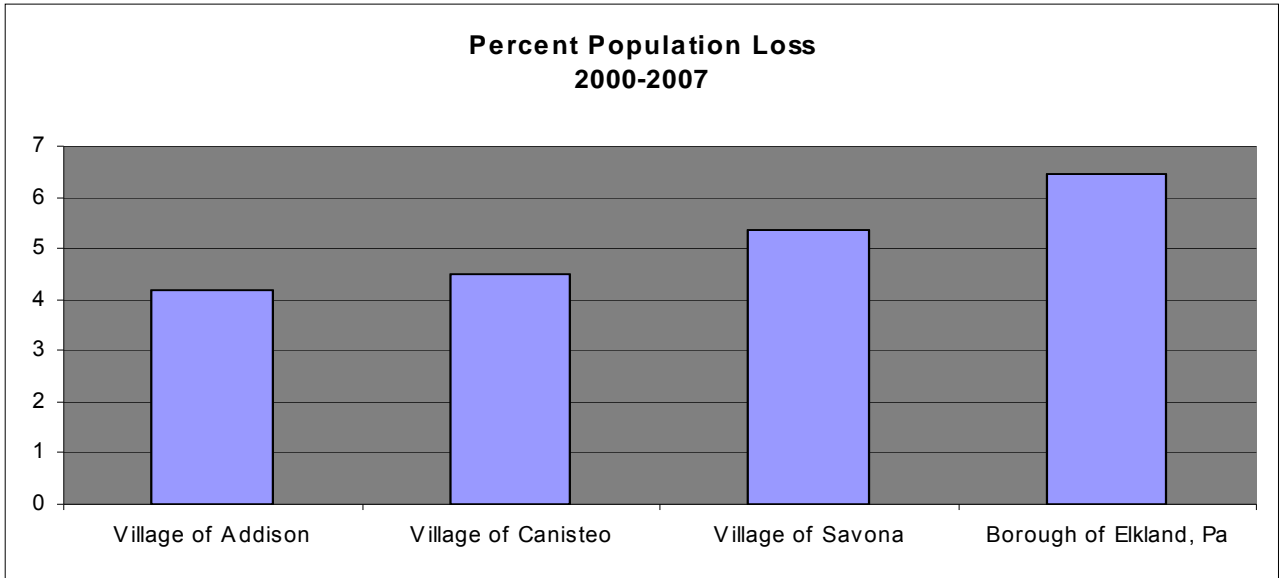


Figure 7: Population Loss Since 2000

The change in “Total Households” is a strong indicator of familial fragmentation. The increase in households and a corresponding drop in population show a major demographic shift. In 1990, the Village of Addison total household count was provided by the Census at 774. In the 2000 Census, this number has grown to 800. This represents a 3.25% increase. Large extended families are adopting separate residences, nuclear families are becoming less common in the Village, and the percentage of singles (never married, separated, divorced, or widowed) has increased. As a result the demand for single-family homes has fallen and one-family homes have been divided into apartments; thus, the increase in households and housing units without a similar increase in structures.

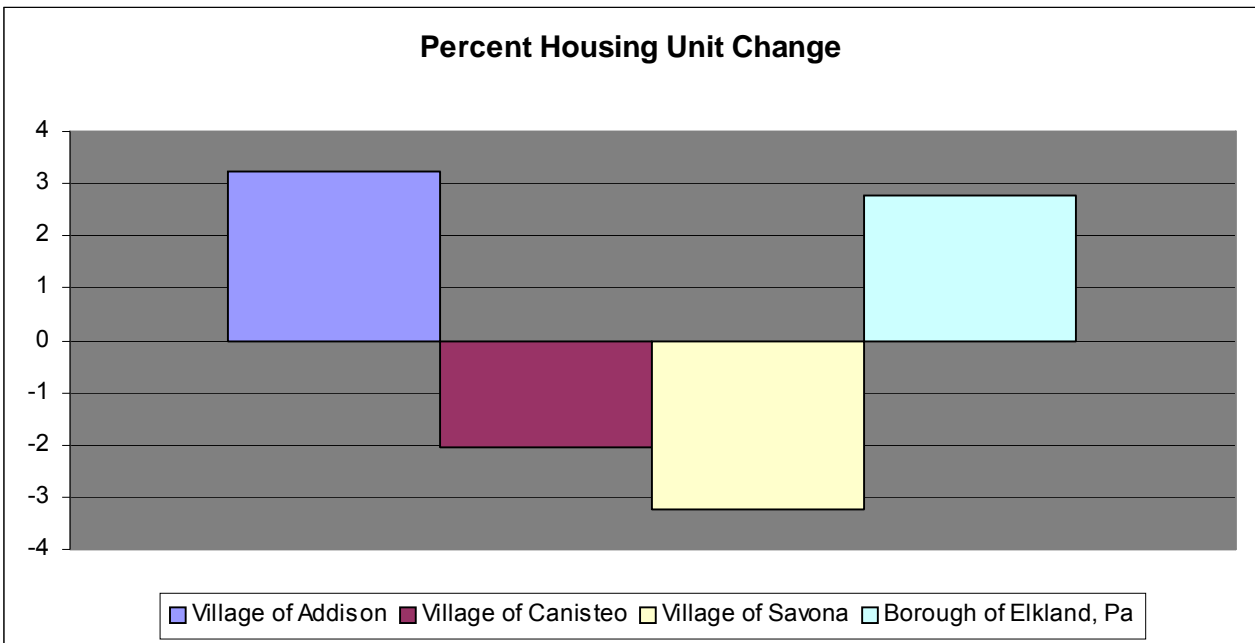


Figure 8: Housing Unit Changes in Addison and Other Municipalities

2.3 Population Pyramids

Population “Pyramids” provide a basic understanding of the numbers of residents in each age group. ‘Cohort by Sex’ is often shown in a “Population Pyramid.” This illustration is used to represent the number of people by age group and sex in a specific area or community. An area with a strong base of young people would resemble an actual pyramid. A chart showing a stable population would look more like a rectangle - equal numbers at all age cohorts. This would indicate low birth-rate, low death-rate, and long life expectancy of residents.

The current “shape” of the Village population base is a familiar one for Steuben County, upstate New York and the United States as displayed in Figures 9 -12. The “baby boomers” are growing older and the mobile younger population (age 20-34) has moved away, probably in search of better employment opportunities. The Addison population pyramid however, does not show many of the trends associated with richer downstate New Yorkers. The overall NYS population pyramid shows a dramatic ‘kink’ in the 60-64 year age group. The ‘missing’ state residents are likely “snow birds” or permanent migrants to southern States.

The best possible population pyramid that could be achieved by the Village of Addison would be a stable population pyramid in which each age cohort has approximately the same number of residents, for example 50 girls aged 5-10 and approximately 50 women aged 55-60. Addison’s population pyramid is not far from the stable shape, given allowances for natural loss of the elderly population and a slight out-migration of young people in search of education and employment.

Millions of dollars have been spent federally and at the state level for initiatives to “keep kids home.” Local planning initiatives like the Pipeline for Progress (P4P), are attempting to keep college-educated young adults in upstate communities by creating attractive employment opportunities.

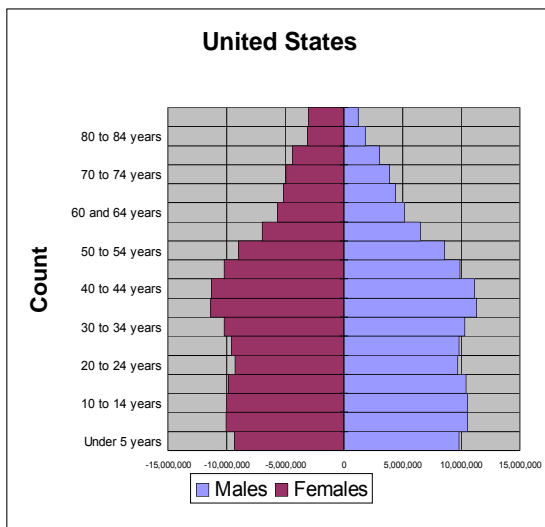


Figure 9: National Population

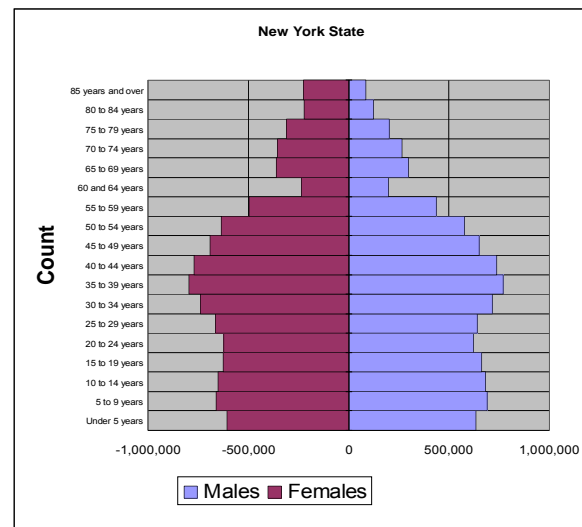


Figure 10: New York State Population

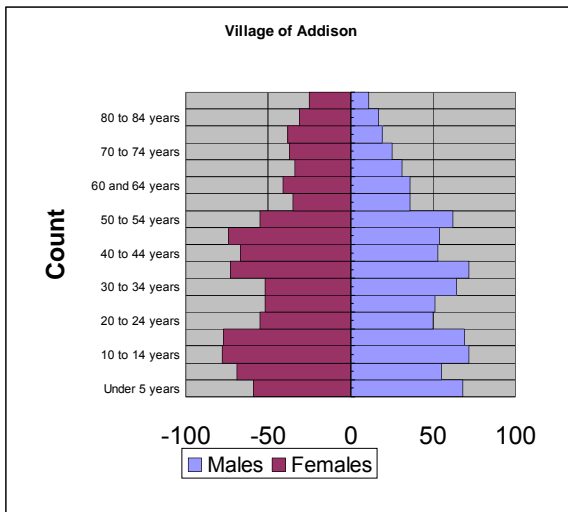


Figure 11: Village of Addison Population

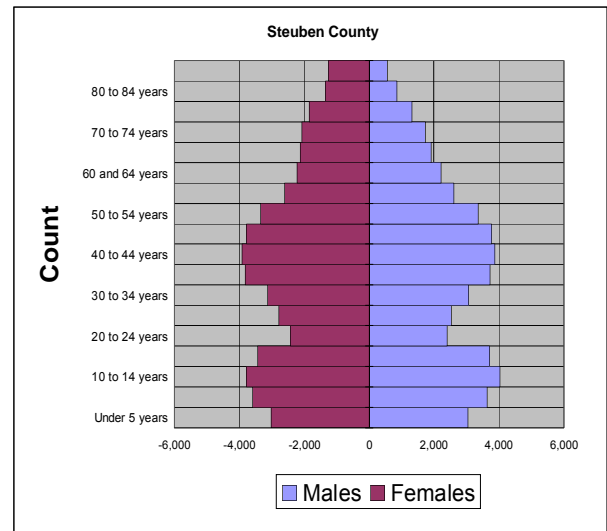


Figure 12: Steuben County Population

Many of the young people in this region are determined to “leave the nest” and experience the world around them. However, with strong character, regional access, and a marked sense of place, a community can make a strong, positive impression on the youth population. A community that focuses on promoting its strengths and opportunities to its younger population maintains the potential of bringing young adults (age 25 - 35) home from their travels to raise a family in their hometown.

2.4 Population Projections

The population of Steuben County, as a whole, is expected to fall to 86,354 by 2035⁴. The loss of more than 12,000 residents county-wide will have a substantial impact on the Village of Addison. If Addison’s proportion of the county population remains approximately 1.82%, then the Village faces a loss of 201 people. Following the best case scenario, the Village population will decrease to 1,571 residents in 2035. If the Village’s proportion of the County population falls (which is highly likely given the overall state of the community, compared to other parts of the country) Village population could reach 1,100 or fewer by 2035.

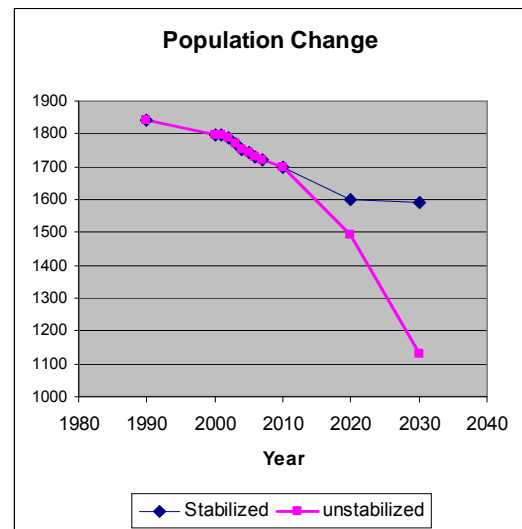


Figure 13: Potential Population Change

⁴ According to the Cornell University Project on Applied Demographics (PAD) projections.

However, a revival is possible for the Village. The following factors may spark a rebound in the population of the Village:

1. Gas Prices: As gas prices increase, the value of living in close proximity to your place of work also increases. Communities that are near employment centers may see an increase in population as village life becomes more cost effective than rural life.
2. Smart Growth: If localities adopt smart growth policies as recommended by New York State (such as phasing road improvements and providing incentives to build in downtowns), construction costs in undeveloped areas will increase; thereby making existing construction (like homes in the Village) more attractive to buyers. Conversely, if there is no concerted effort to limit sprawl, then the population in the Village is likely to continue to decline as people move to cheaper land in rural areas.
3. Baby Boomer Retirements: Baby Boomers are beginning to appreciate the values of living “in town.” Increasingly, Boomers are building lifestyles that are connected with the community. Baby Boomers may find Addison attractive and choose to retire in the Village to avoid the property maintenance costs of large acreages, to downsize to a smaller house (thereby extracting some of their home equity), and to enjoy the services provided by the Village.
4. Increasing Taxes Elsewhere: So far, the southern states have attracted migrants from the north based on a good climate, low taxes, low cost of living, and employment. The changing economic situation and increasing infrastructure maintenance costs in the south (now and in the near future) may eliminate many of the reasons people migrated south. Eventually climate will be the only remaining reason to move south. If taxes increase elsewhere AND if Addison manages to keep its tax burden low, Addison will become relatively more attractive to people looking to settle in a community.
5. Climate Change: This part of New York State is relatively isolated from the potential risks associated with climate change. As Americans become more concerned with climate change and the property risks associated with living in coastal states such as California, Texas, and Florida, Addison could be a more attractive option.

2.5 The Elderly

The elderly comprise a large portion of the population in the Village and the living arrangements of the Village’s older residents are as varied as the residents themselves. For residents aged 60-74, housing arrangements seem evenly split between living alone and living within a family. However, residents 75 years old and older are more likely to live alone than in a family unit. (There are 63 one-

person households vs. 50 two+ person households.) This shift can probably be attributed to the loss of a spouse. Eventually, the burden of self-care becomes too great and the sole surviving household member moves into a high-care environment (either with family or in an assisted living facility). The Village must prepare to provide an increasing level of service to a declining and aging population. As the large number of 35 - 54 year-old residents' grow older over the next 25 years, the Village will also have to contend with a substantial increase in the percent of the population on a fixed income.

Table 2: Households with Elderly Residents

HOUSEHOLDS BY PRESENCE OF THE ELDERLY, HOUSEHOLD SIZE, AND HOUSEHOLD TYPE 2000	Households with one or more people 60 years and over:	Households with one or more people 65 years and over:	Households with one or more people 75 years and over:
Total households including the Elderly	257	208	115
1-person households	123	102	63
2-or-more person households:	134	106	52
Family households	127	100	50
Nonfamily households	7	6	2

Table 3: Elderly Persons and Disability Status

TYPES OF DISABILITY FOR THE CIVILIAN NONINSTITUTIONALIZED POPULATION 65 YEARS AND OVER WITH DISABILITIES	Addison Village, New York
Total disabilities tallied for people 65 years and over:	176
Sensory disability	33
Physical disability	71
Mental disability	12
Self-care disability	14
Go-outside-home disability	46

Of all types of disabilities, physical and mobility disabilities are the most common in Addison Village. In all public projects consideration should be shown toward improving the potential mobility of Village elders.

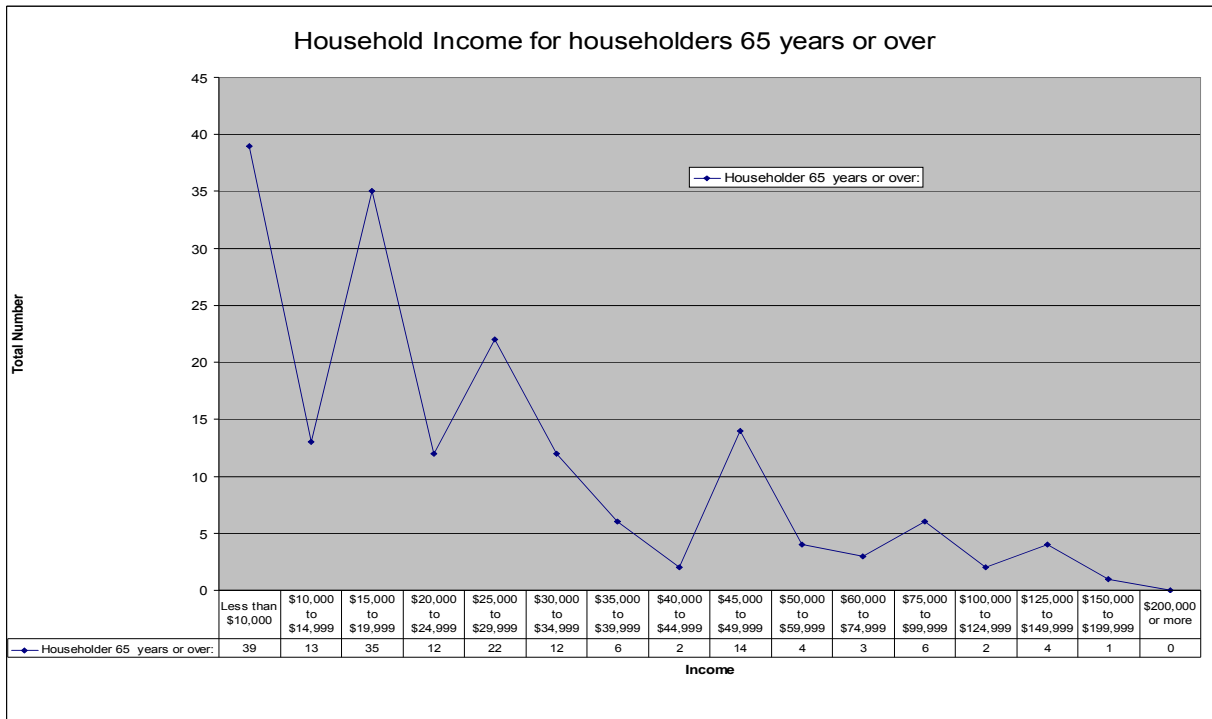


Figure 14: Household Income for the Elderly

As is illustrated in Figure 14, 50% of elderly householders earn less than \$20,000 annually. Very few of the Village’s elderly residents are wealthy. Not a single household, headed by someone over 65, earns \$200,000 annually.

2.6 Employment

With 64% of the population employed or ‘looking for work’, Addison has the highest levels of ‘labor force participation,’ among the five comparable communities studied as part of this comprehensive plan. The City of Corning and the Village of Savona have lower levels of unemployment than the Village of Addison, at 4% and 3% respectively. The Borough of Elkland has the highest rate of residents not in the labor force, 48% of Elkland residents are not seeking employment.

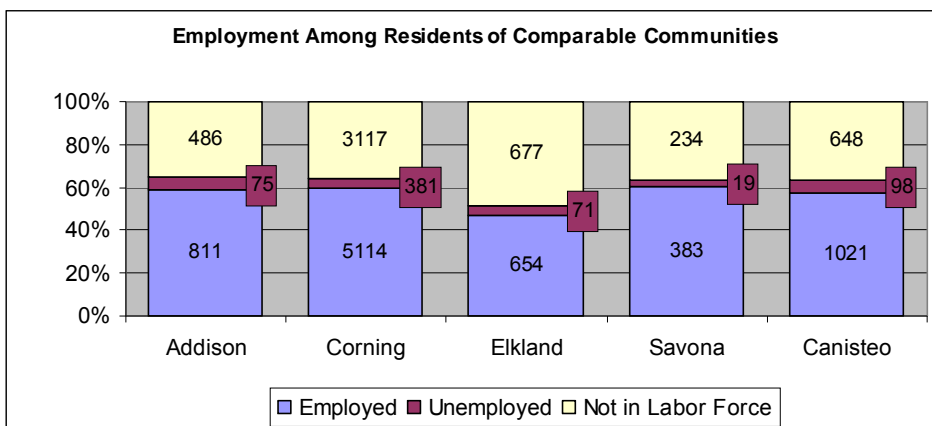


Figure 15: Employment Comparisons

2006 Commute shed

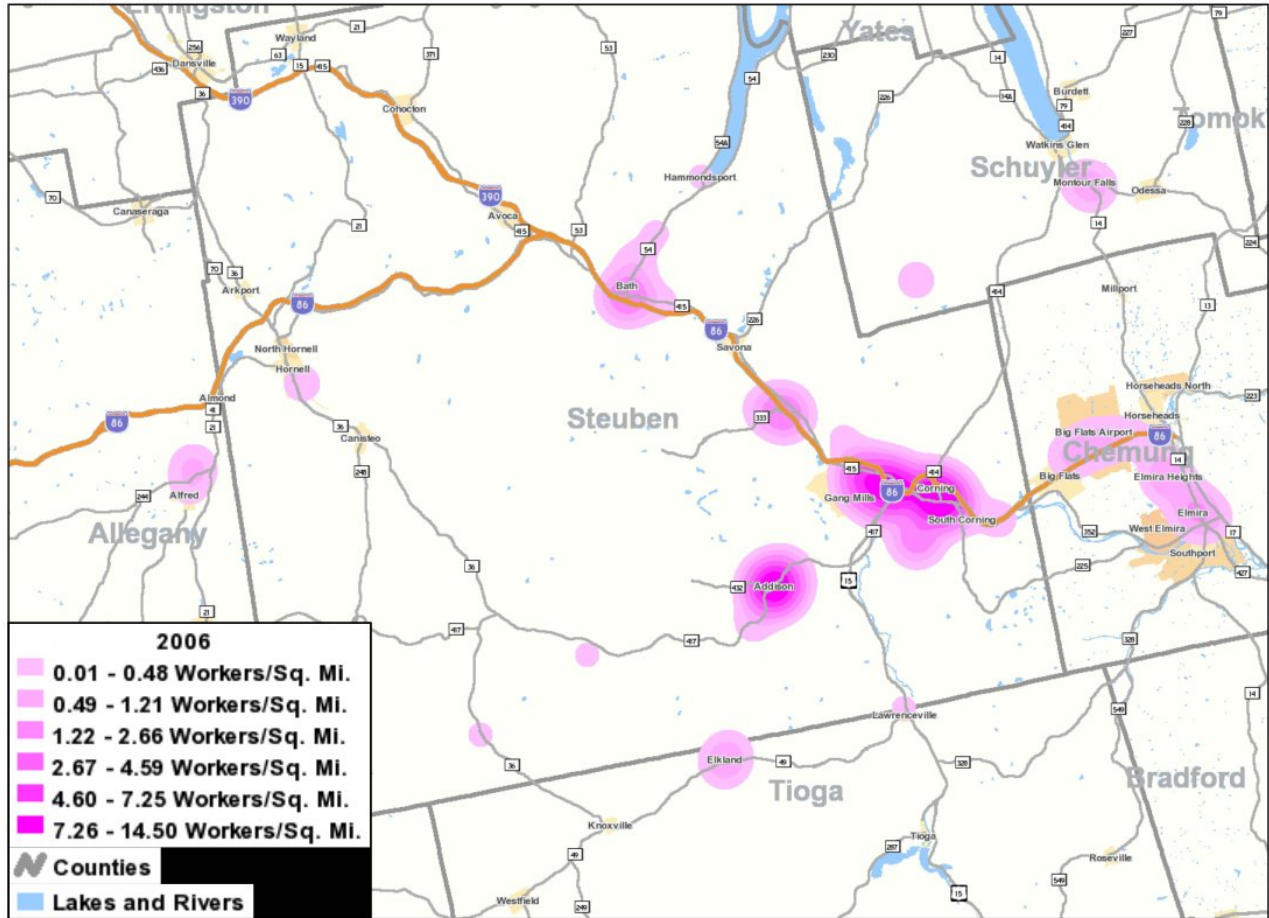


Figure 16: Work Address of Addison Residents

STC undertook an analysis of the relationship of work place to home using Longitudinal Employment and Household Dynamics “On the Map” data collected by the U.S. Census Bureau to evaluate how far away Addison residents must travel to find work. Figure 16 shows that, while some residents of Addison are employed in and around the Village, the majority of workers are employed outside of the Village. Most of the employed Village residents commute to work in the Corning Valley: Gang Mills, Painted Post, Riverside, and the City of Corning. Some workers, however, drive as far away as Allegany and Schuyler counties to find work. This indicates that wages and employment opportunities in the Village are limited. Figure 16 shows the very close connections between the Village of Addison and nearby population centers; The 2006 Commute Shed shows that Addison is already an acting ‘bedroom community.’

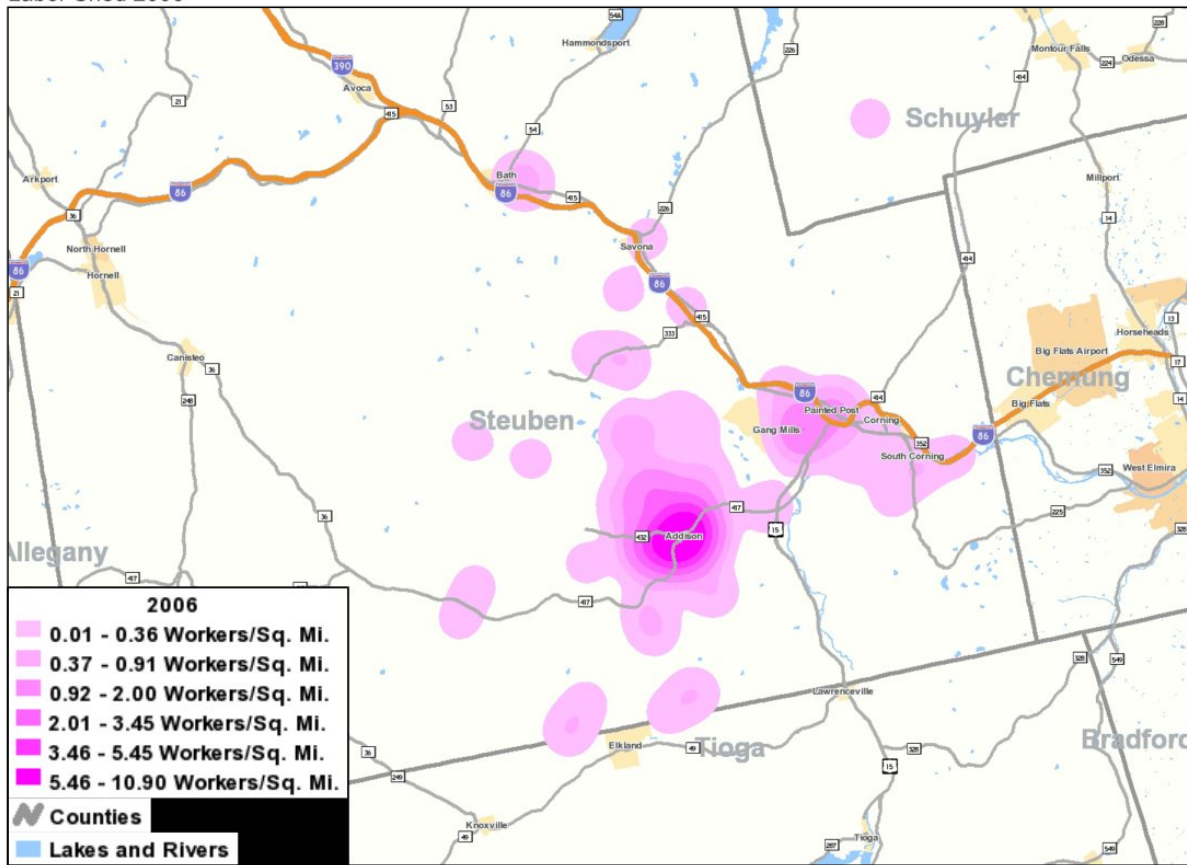


Figure 17: Home Address of Employees who Work in Addison

Figure 17 shows that many of the employees in the Village live very close by. Most people employed in Addison also live in/near the Village. This however indicates that jobs inside the Village are not a “draw” to residents who live farther away. Increasing the quality/quantity/wages of jobs in the Village would attract more people to seek employment in Addison. See Chapter 8 for a complete discussion of economic development conditions and recommendations.

2.7 Demographic Recommendations

Policy 2.7 A: Given the high numbers of Baby Boomers, who may live out the rest of their lives in Addison, Village organizations will adjust to satisfying the needs and concerns of the elderly. Planning begins now to assist the elderly in staying active in the Village and comfortable in their homes.

Policy 2.7 A: Given the high numbers of Baby Boomers, who may live out the rest of their lives in Addison, Village organizations will offer services that satisfy the needs and concerns of the elderly. Planning begins now to assist the elderly in staying active in the Village and comfortable in their homes.

Recommendations:

1. Provide low-cost, volunteer, or non-profit care to the elderly in the Village.

2. Promote financial planning to seniors, to prevent residents from agreeing to potentially un-wise decisions such as reverse mortgages and other 'attractive' financial instruments, given the financial constraints of the Village's elderly residents.
3. Assist older residents in maintaining the quality of their homes so that the value of residential property in the Village will increase over time.
4. Upgrade the sidewalks and publicize the availability of Steuben Area Rides to improve the quality of life for all Village residents, especially the 65+ age group.

Policy 2.7 B: Addison is a community in which the population of residents is stable, where residents care for their homes, and where connections between residents and the community are strong.

Recommendations:

1. Develop a strong 'sense of place' in the Village and enhance existing community character to slow the loss of residents. Residents will be less likely to leave Addison if they established a positive relationship with the community.
2. Increase property values in the Village in the long-term (inflation adjusted). The single most significant investment for the average American household is their home. Resident turnover should decrease if the relative value of property in the Village of Addison stabilizes and then begins to improve.
3. Promote the Village regionally in order to attract people from outside the Steuben County area.

Chapter 3 Village Housing and Property Values

3.1 Village Housing

Housing in the Village of Addison is older and situated mostly in the floodplain. According to the US Census in 2000, most of the housing in the Village was built before 1939. The units of housing in the Village span the spectrum from large / expensive to small / affordable. Many of the structures in the Village are historic, well-maintained and recognized on the National Register of Historic Places, while other structures are in disrepair. The stately homes along Park Place, Wall Street, Wombaugh Square, and Maple Street, contribute positively to the overall perceptions of housing in Addison. Deteriorating structures which do not meet NY State Housing Code negatively influence the impressions of visitors to the Village. According to the 2006 Resident Survey, villagers are most often concerned with property maintenance of one-family and multi-family homes.

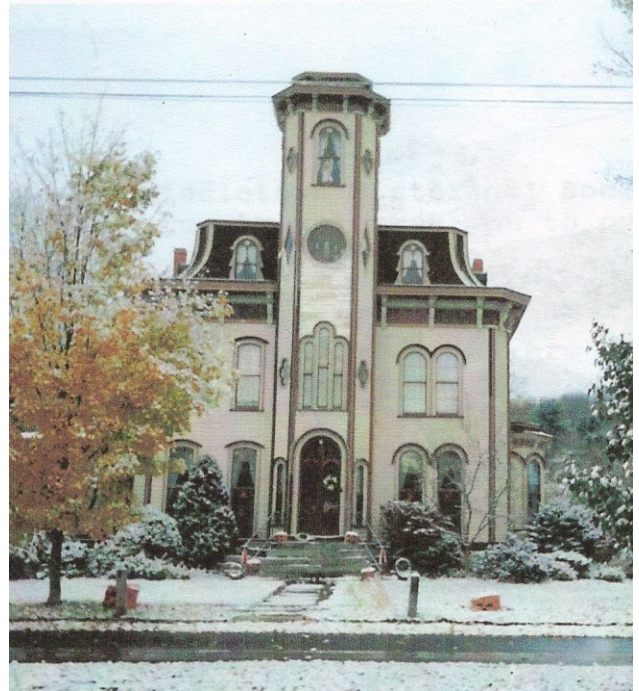


Figure 18: Image of an Historic Home on Maple Street

Table 4: Quotes from the 2006 Village Resident Survey

Local Housing
Better class of housing.
Quality of housing maintenance.
Forcing landlords/slumlords to keep homes safe/clean.
Green house on front street renovated or torn down.
Slumlords
Better homes.
Property maintenance for the problem areas.
Projects that take the worst house on the block & fix it up to the best house on the block. (Single family homes) Higher income.
New homes in character with historic homes.
Rented places need to be livable.
Senior housing
the appearance of properties
Improve property appearance.

The condition of nearby properties has a direct relationship to the value of a home. A major renovation project can have substantial positive effects of the value of adjacent properties. School quality is also substantially linked to housing price.

Population decline in the Village is another cause of deterioration within the Village. As the population of the Village decreases, and the population of eager buyers does not meet or exceed the population loss (all else being equal), the sale price for properties will decrease since it is a “buyers’ market”. Demand for housing in the Village is not sufficient to clear the cheapest, and often lowest quality, houses from the real estate market. As a result, housing prices in the Village are depressed.

As of 2006, 50+% of residents perceived the quality of their neighborhoods as stable. A few more residents perceived the quality of their neighborhood as “changing for the worse” (25%) vs. “changing for the better” (15%). The cited problems are based mostly on poor property maintenance (‘yard a mess’, ‘homes in need of repair’, ‘homes deteriorating badly’, ‘junk car problem’).

Policy 3.1: Addison is a desirable bedroom community with historic charm, character and civic pride.

Recommendations:

- 1. Generate a Village improvement plan which includes demolition and re-construction of high quality housing units resulting in fewer housing units overall, but will improve the average quality of housing in the village.**
- 2. Create a Village homesteading program to attract young and motivated homeowners.**
- 3. Promote the Village as an excellent residential option to potential residents outside of the Steuben County area.**
- 4. Conduct a follow-up survey to identify what specific areas of the Village are in need of improvement.**
- 5. Target the owners of deteriorating homes with information about USDA low interest home improvement loans.**

3.2 Housing Variety

The housing in the Village is predominantly single-family homes, built before 1939. The housing options available to other residents are: mobile homes and apartments formed within large houses.

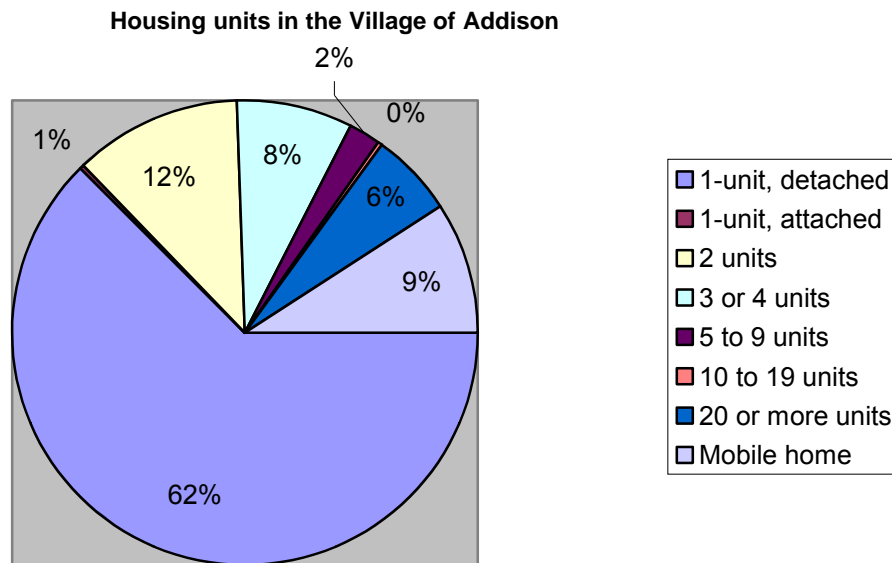


Figure 19: Housing Variety in the Village

The modern consumer of housing has specific preferences for quality, amenities, size, layout, and cost. These preferences are not being met by the housing available in Addison.

Policy 3.2: Addison is a community with substantial high-quality housing, where homes of high value are available to all. Addison is perceived positively by residents of surrounding communities. Residents understand the role of the Code Enforcement Officer (CEO) and Assessor in maintaining an attractive Village environment.

Recommendations:

1. **Resolve cases of property deterioration through the implementation of the building code and property maintenance laws by the judicious action of the CEO. Furthermore, track improvements at the code enforcement office.**
2. **Perform a comprehensive housing/real estate analysis for the Village of Addison. The Village should implement the recommendations of the Housing Study to facilitate improvements across the entire Village. Substantially increasing the number of major improvements to village properties should directly improve the average quality of housing in the Village.**
3. **Develop facilities for the elderly. Elderly residents in and around the Addison area may be interested in high-quality apartment living, which would free residents from many household maintenance chores. At a facility designed for the elderly, a continuum of care can be provided to those who may need additional assistance. A**

small assisted-living facility would be an asset to the Village, now and in the future.

- 4. Examine the potential of a cost-sharing program that incorporates village improvement grants with residential improvements.

3.3 Price

The low cost of housing in Addison presents an opportunity to the Village. Low cost housing has the potential to attract young, growing families to the area, if the other pressing concerns about the Village are addressed.

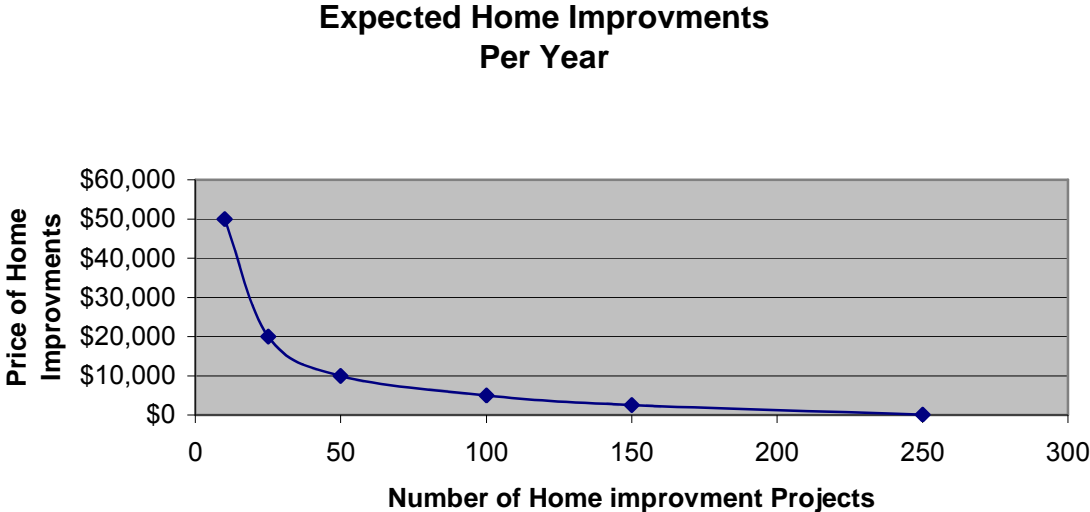


Figure 20: Expected Frequency of Home Improvements

If town residents increase the frequency of routine maintenance and home improvement project on their homes, the Quality of Housing Stock I the village will improve. Fixing small problems in Village residences will prevent catastrophic damage from occurring in the future.

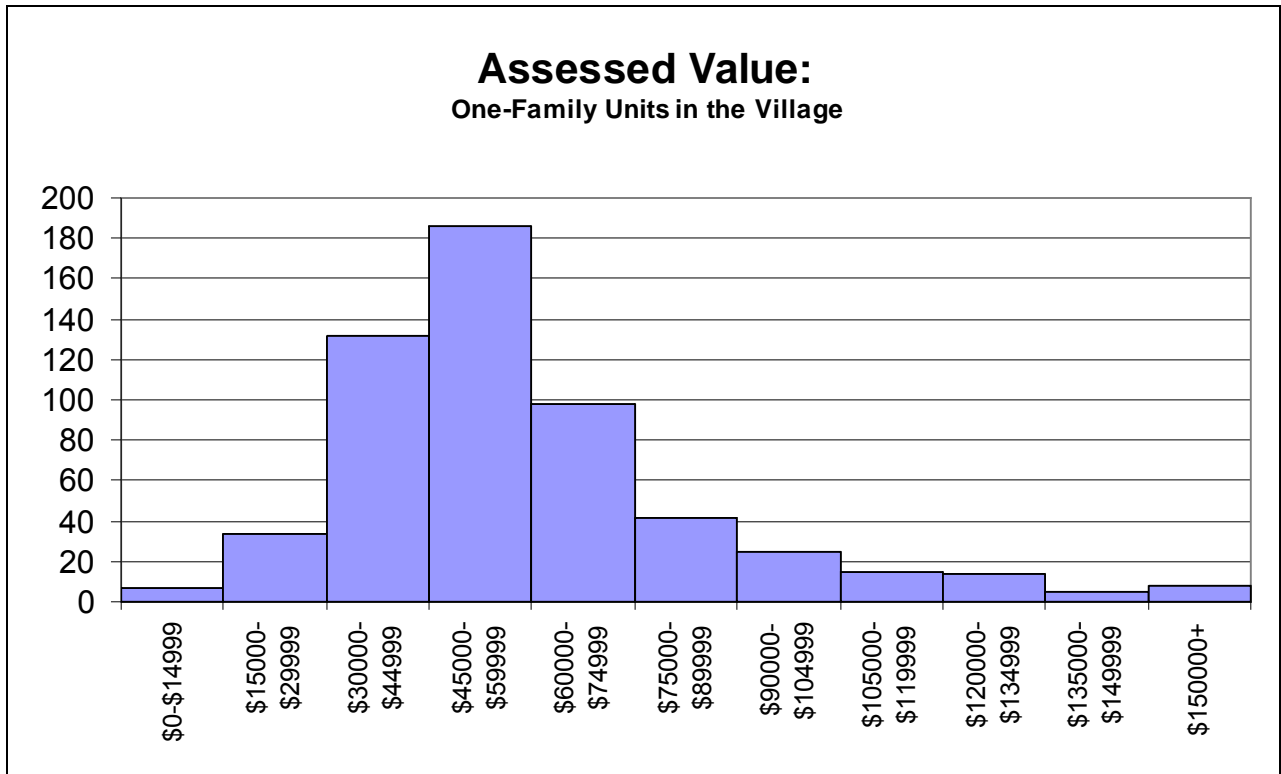


Figure 21: Single-Family Home Values

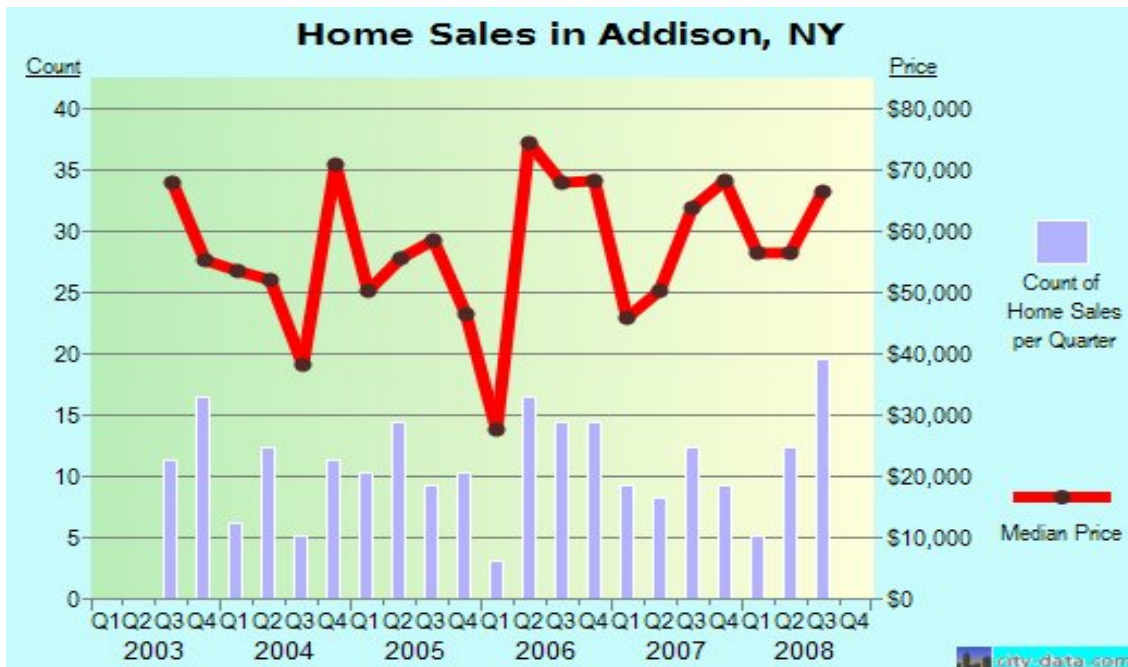


Figure 22: Home Sales and Prices

The Census provides a documentation of housing values. In 1990 the median housing value was \$37,700. At the time of the 2000 Census the average

housing value increased to \$53,400. Using the U.S. Bureau of Labor Statistics Inflation Calculation, the adjusted value for 1990 is \$50,461, thus illustrating a 6.7% increase in housing values. Table 5 illustrates the housing value changes between 1990 and 2000 for Addison and surrounding communities.

Table 5: Housing Unit Value 1990 - 2000

	Actual Value 1990	Inflation Adjusted Value 2000	Actual Value 2000	Percent Change (inflation adjusted)
Village of Addison	\$38,300.00	\$50,461.00	\$54,100.00	6.73%
Village of Canisteo	\$34,000.00	\$44,795.00	\$51,200.00	12.51%
Village of Savona	\$38,700.00	\$50,988.00	\$54,300.00	6.10%
Borough of Elkland, Pa	\$36,600.00	\$48,221.00	\$53,300.00	9.53%
New York State	\$130,400	\$171,804	147600	-16.40%

3.4 Historic Preservation

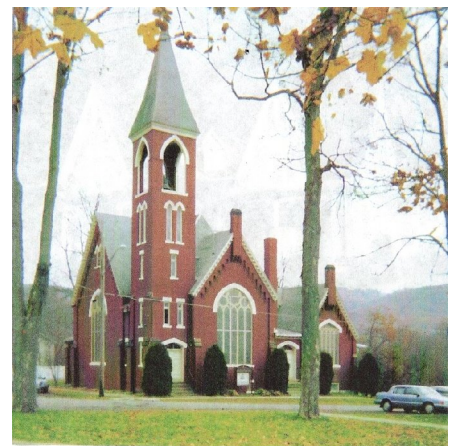
Historic houses are a physical asset for the Village. They tell the story of a wealthy and prestigious past and are sought after by people who appreciate building character. Of the Village’s 804 housing units 100 are located within a historic district.

Both historic districts in the Village contribute to the positive perception of Addison; these historic districts should be amplified and preserved to the extent possible. Renovations to nearby buildings should be as historically consistent as possible.

Policy 3.4: Historic homes and businesses in the Village are maintained and improved by the home/business owners in coordination with the Village and New York State.

Recommendations:

1. **Protect the appearance of historic houses by creating a historic review board. The board would protect historic resources within the historic districts and would work with the Village Board and residents to set standards for visual appearances in the Village.**
2. **Consider surrounding development when addressing an impact on the historic district.**



THE PRESBYTERIAN CHURCH
Corner of Church and Maple Streets
Pastor: Rev. Peter Marr

Figure 23: Historic Church in the Designated Historic District

3. **Amend the Village building code to encourage ‘invisible’ multi-family development. New multi-family homes should not be distinguishable from the single-family homes in the surrounding areas. Requiring single main entrance, landscaping, and rear-yard parking are simple changes that would make substantial improvements to the overall appearance of the Village.**

3.5 Main Street Second Floors

Upper story residential development was common in Addison from the construction of Main Street through the mid-1900’s when shop owners lived above their thriving businesses. With the decline in prosperity on Main Street, businesses closed and upper story housing quality deteriorated. At the same time, stricter building codes required better safety conditions, such as elevators to second stories (with three or more apartments), making rehabilitation for residential uses more costly.

Policy 3.5: Addison’s downtown buildings contain active businesses with attractive second-story housing above.

Recommendations:

1. **Strengthen the role of code enforcement in the Village to ensure that the highest quality apartments are built.**
2. **Provide Village-led grant assistance to any property owner with a viable urban development project.**

3.6 Multi-Family Housing

According to the Resident Survey, residents are unsatisfied with the appearance of apartments, duplexes, and multi-family complexes. Strong concern remains for the quality and appearance of multi-family structures, the quality of the housing, and the nature of the tenants and slumlords in the Village. According to the survey, 73.3% of the residents support increased enforcement on multi-family housing owners and residents.

Policy 3.6: The quality of multi-family housing in the Village will improve over time, with the joint efforts of village homeowners and Village officials.

Recommendation:

Initiate a ‘crack-down’ on out-of-code multi-family properties. Increased scrutiny by the Village Code Enforcement Officer, with fines and prosecution in Town Court, should bring the majority of properties into compliance. The routine ticketing of non-compliant properties will pressure landowners into compliance. The City of Corning recently dealt with these issues, and could be a resource for the Village CEO.

3.7 Mobile Home Provisions

Mobile homes provide access to shelter for some portions of the population that might otherwise be excluded from the housing market; however, unkempt mobile

homes and mobile home parks in disrepair can have a negative effect on the perception of the Village. Since the Village cannot unilaterally exclude mobile homes or mobile home parks, the Village should work within state law to ensure that Addison's mobile homes are not a detriment to healthy growth within the community.

Policy 3.7: Individual mobile homes and mobile home parks are well-kept and an asset to the Village.

Recommendations:

1. **Review the regulations of mobile homes and update them to include additional screening, play areas and other amenities to improve the quality of life in a mobile home park.**
2. **Consistent with the NYS Building and Fire Prevention Code, require visual upgrades to existing mobile homes within a specified time period. The required upgrades could include:**
 - a) **Covered bases that look consistent with surrounding foundations.**
 - b) **Screening measures to hide the density of a mobile home park.**

3.8 New Construction and Potential to Meet Future Demand

Potential construction for housing in the Village is severely limited by slope constraints, lack of demand, and the distance of vacant parcels to the Village Center. Some new construction is possible in the western parts of the Village, on Steuben Street, or in the northern areas of the Village near Wall Street. These sites have not yet been utilized due to restrictive slope problems. Any future development in these two areas would require runoff mitigation during construction as well as long term stormwater management.

There are in-fill sites available for development in the Village. These potential in-fill sites are currently vacant.

However, potential housing demand in the Village is limited. It is expected that the low cost of housing will attract "bargain hunters." Meanwhile, to grow, the Village must attract working-age adults and families. The quality and price of local housing will continue to stagnate unless pro-active Village-wide measures (like the \$28 million school renovation) are taken to address taxpayer concerns.

If substantial improvements are made to the Village, there are several groups likely to move to Addison:

1. Baby-Boomers

2. Environmentalists, due to the extraordinary walkability of Addison
3. Bargain Hunters

Policy 3.8: Addison has a mix of well-maintained, restored and new homes with solid property values.

Recommendations:

1. **Rehab or condemn deteriorating structures which do not meet NY State Housing Code and generate a negative perception of the village.**
2. **Encourage neighbors next to vacant land to purchase and landscape empty parcels as 'yard'.**
3. **Permit and encourage the demolition of old/undersized/dilapidated structures for the construction of new, larger homes on the same site or combined properties.**

Chapter 4 Transportation in the Village

4.1 Automobile Traffic and Parking

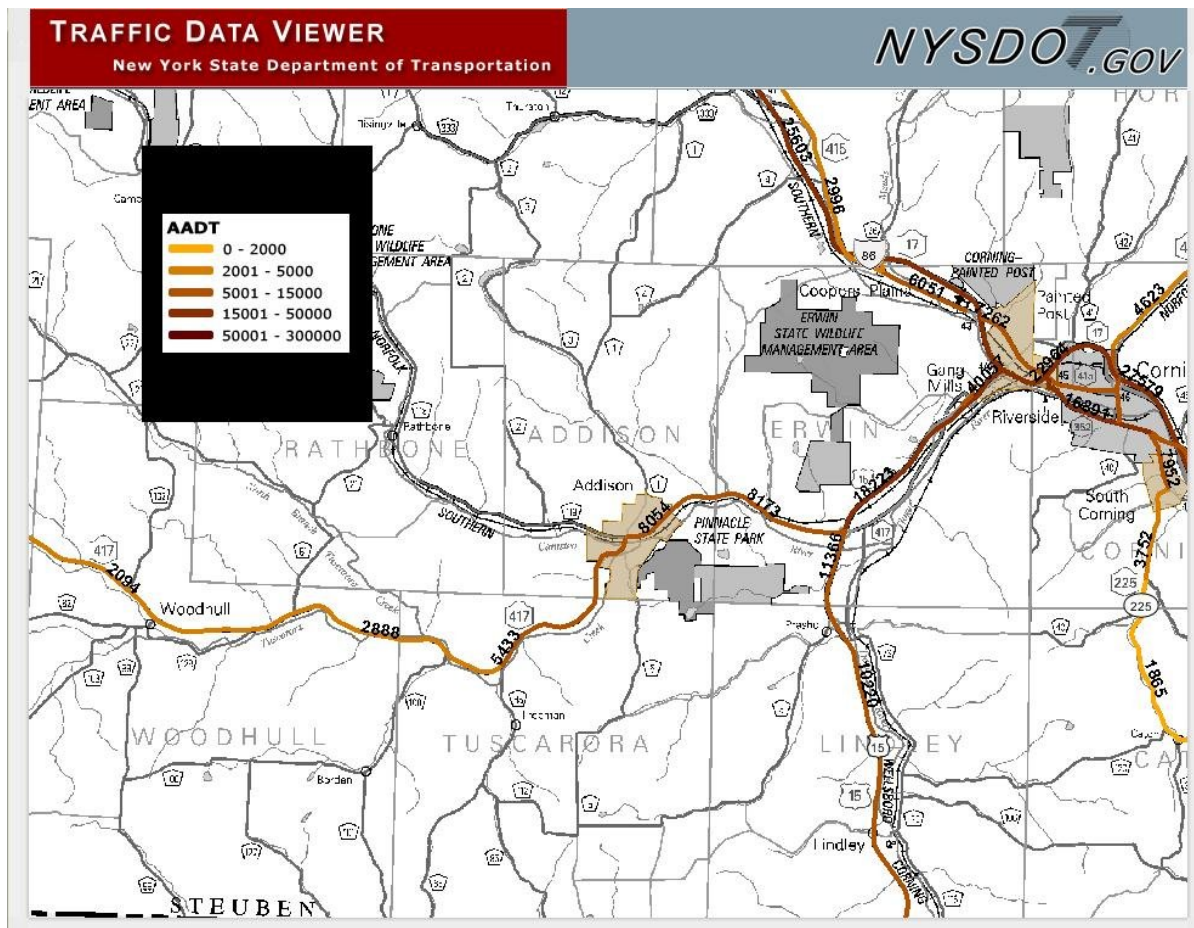


Figure 24: Average Annual Daily Totals (AADT) and Local Roads

Main Street (also known as Rt. 417), in the Village, is used as a collector road for a very large rural area, which extends well beyond the Village boundaries. Traffic flows through the Village are generally accommodated on the existing roadways. However, traffic conflicts are most common at the five-corner intersection. At times, volume through this major intersection can be very high, in effect slowing traffic and causing congestion. The recent installation of a left-turn arrow by NYSDOT may relieve congestion in that area.

Traffic volume through the Village on a daily basis is substantial with approximately 10,000 vehicles per day. Traffic flows exceeding 10,000 per day is a big plus for the Village. Through-traffic is a potential source of revenue for businesses along Route 417.

The table below provides a brief description of the transportation system within the Village.

Table 6: Transportation infrastructure in Addison

	Length: (ft)	Length: (miles)
Roadways:	83,604	15.83
Local:	65,728	12.45
County:	7,278	1.38
State:	10,598	2.01
Private:	16,667	3.16
Number of Roads = 37		
Sidewalk:	44,753	8.48
Road w/ Sidewalks:	---	---
Railroad:	10,130	1.92
Navigable River:	19,470	3.69
Canisteo River:	11,410	2.16
Tuscarora Creek:	8,060	1.53

Policy 4.1: Traffic will move smoothly through the Village and no single intersection will excessively slow traffic through Addison.

Recommendation:

Consider the installation of a modern traffic circle to alleviate potential future congestion and promote safe driving at the “Five Corners” (417 E., 417W., Steuben Street, Valerio Parkway, and South Street), if continued congestion occurs that intersection.

4.1.1 Traffic Accidents

According to the Police Department the Village has not experienced any major traffic accident pattern within the Village. Other than minor fender benders, mainly on Route 417, there has been no identifiable traffic accident pattern within the Village.

4.1.2 Travel Time to Work

Travel time to work is another factor that influences home-buying decisions. With fuel costs fluctuating and cheaper alternative energy sources still in the future, shorter commutes and carpooling are growing necessities. Downtown Addison has the potential for redevelopment into a bedroom community because of its relatively short travel time to major places of employment. The geographic location provides a centralized location to jobs in upstate NY and northern and central Pennsylvania. As Figure 25 displays, the mean travel time to work for residents of the Village of Addison is approximately 20 minutes. Another opportunity is the development of a park-n-ride in the Village, which may lead consumers into the local market.

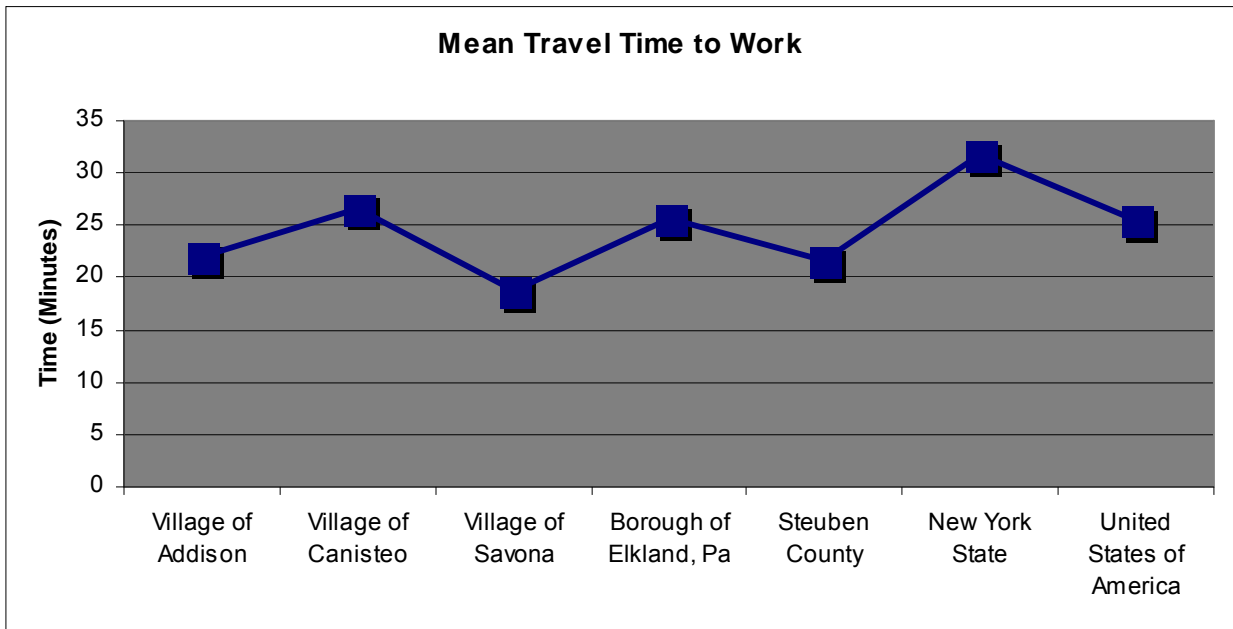


Figure 25: Travel Time to Work by Geography

4.1.3 Public Parking

A brief analysis of parking in the Village (see below) has shown that there is insufficient parking available to motorists in the Village. The only improved parking spaces in the downtown are directly on New York State Route 417.

On-street parking should be well-marked and additional parking should be made available in the rear of the downtown buildings. The successful implementation of the Downtown Green Parking project will alleviate some of the parking concerns in the village.

Table 7: Parking Spaces in Downtown

Downtown Use	Existing Public Parking	Required by Square Footage	Additional Parking Generated by Project	Percent Improvement
Retail/Office/Residential	≈70	≈314	43	61%

Policy 4.1.3: Adequate parking is available in the Village of Addison for the promotion of downtown business growth and the convenient use of downtown retail shops.

Recommendations:

1. **Facilitate the successful implementation of the 2009 Downtown Green Parking project.**

2. **Commission a Traffic and Parking study to identify any problem areas and site specific solutions, If the demand for parking remains unmet after the successful completion of the green parking project.**

4.2 Bicycle Usage

Cycling is becoming more popular as an alternative mode of transportation. School children also ride bicycles and village streets should be safe places for cyclists to ride.

Policy 4.2: Promote bicycling in the Village, as an affordable and convenient means of transportation available to the general public.

Recommendations:

1. **Install bicycle lanes and bicycle locking structures as appropriate in the Village.**
2. **Provide education about sharing the road and safe bicycling techniques to interested bicyclists and all drivers.**

4.3 Walkability and Streetscapes

Housing in the Village was generally built for the pre-automobile society. As a result the Village is highly walkable. The Village is dense, 804 housing units within 1.9 square miles. Density and the existence of sidewalks throughout the Village contribute to the walkability of the Village. As gasoline prices continue to go up, even greater incentive will exist to live in an easily-accessible, compact community.

Substantial improvements to the walkability of the Village can occur by updating the sidewalks, crosswalks, and “crossing-curbs” in the Village. As the demographic analysis showed, mobility disabilities are common in the Village and mobility impairments are likely to increase in the future necessitating improved pedestrian access.

Walkability is also affected by the quality of the urban environment. Trees and plantings in a downtown are often used to create a pleasant setting for customers and residents. Trees lined Main Street Addison in the past; but they became unsightly, diseased, and difficult to maintain. The Village removed the trees cleaning up the condition, but this left the streetscape harsh with little relief from pavement and buildings. Should funding become available to maintain street trees in the downtown, a planting and trimming schedule is recommended for the Village. Bringing trees to the downtown will incorporate the natural environment of Addison into the built environment.

Improving the streetscape will improve the overall walkability of the Village, as walking will become more convenient. Amenities such as shaded routes, well-designed and well-placed garbage receptacles, and comfortable benches will be assets to the community.

Policy 4.3: Main Street Addison is welcoming with appropriate trees, plantings, street “furniture” and seasonal decorations.

Recommendations:

- 1. Explore the Tree USA program through the Arbor Day Foundation to establish a tree and landscaping program downtown.**
- 2. Pursue grants for upgrading sidewalks and street furniture in the Village.**

4.4 Public Transportation

The Village of Addison is not served by the Corning Erwin Area Transportation System (CEATS) or the Hornell Area Transportation System (HATS). Unofficially, Steuben Area Rides provides service to the general public from Addison to Corning/ Bath. A community such as Addison would substantially benefit from an effective and efficient public transportation system. The current system is inadequate.

The Village has a variety of potential users of a public transportation system that typically fall into the following categories. People who are:

- without an alternative form of transportation.
- with access to inadequate forms of transportation.
- without the ability to drive.
 - Permanently unable to drive (the physically or mentally disabled, the aged).
 - Temporarily unable to drive (a young person with temporary ailment).
 - Intermittently unable to drive (an older person with occasional vertigo).
 - Those who have not yet learned how to drive.

Steuben Area Rides (established by the Steuben ARC) is providing service to Addison primarily for the disabled, but the community at large is permitted to use the Steuben Area Rides. There is an unserved user base in the Village including car-less teenagers, large families, part- or full-time employees, “downshifters” (people who are scaling back), retirees, and the elderly. However, even with the high need, public transportation is underutilized in the Village.

Attracting residents who will commute to jobs in Corning, Bath, and Gang-Mills via public transportation will reduce the cost of living for the residents (the wear and tear on a vehicle) while increasing the average income of the Village residents (workers in the urban area are paid more).

In addition, the low cost of living in Addison should make the community attractive for those on a limited income, like Social Security. Providing necessary services (like public transportation) to marginalized groups is a way to improve the overall quality of life in the Village.

Policy 4.4: Adequate public transportation options will be available for all Addison residents without regard to poverty, age, or disability.

Recommendations:

1. **Form a Village transportation Committee with the involved partners; coordinated planning between the Village and transportation service providers will have many positive benefits including increased ridership.**
2. **Increase access to employment opportunities outside of Addison, through thoughtful design of new bus routes.**
3. **Develop a high quality public transportation system from Addison to Corning/ Bath Increase transportation connections to other communities in the valley.**
4. **Work with the ARC of Steuben (Steuben Area Rides) to provide additional public transportation.**
5. **Decrease reliance on single-passenger automotive travel.**

4.5 Railroads

Rail lines exist and are frequently utilized in the Village. The rail lines are adjacent to land in the industrially - zoned districts.

Future commercial and industrial development in the Village may hinge on improved rail access and increased traffic.



Figure 26: Historic View of Rail Lines in the Village

Policy 4.5: Maintaining and improving rail service through the Village of Addison will provide access to a larger market area for village businesses. Rail improvements will also help to keep Addison engaged in the larger rail-transportation network.

Recommendation:

Take part in transportation planning efforts to improve rail service.

4.6 Horse & Buggy

Because of the large population of Amish around the Village of Addison, horse and buggy traffic is common in the Village. The Amish living in the surrounding areas are an asset to the Village since they are good Village customers, provide a reliable work force and generate tourism dollars as visitors come to the area to admire their farms and buy their products. Occasionally, Village residents have concerns about horse manure. The following recommendations may help to alleviate concerns:

Policy 4.6: Mennonite/Amish people thrive in the Addison area and are well served by support businesses in the Village.

Recommendations:

1. **Promote driver education both automobile drivers and buggy drivers.**
2. **Consider a manure collector requirement or tail bag law.**
3. **Meet with community elders to discuss ways the Village might provide services needed by the Amish (hitching posts, signage, other.)**

4.7 Community Concerns

The following comments were recorded in the 2006 survey of Village residents that concerned transportation topics:

Table 8: 2006 Summary, Comments on Transportation

<i>Transportation</i>
People should walk on the sidewalks rather than on the street.
Remove the red light – bring a short spur of Steuben street between the bank and the fire hall. Make the part of the street that is now between the west end of the fire hall & red light into parking. This would eliminate the 5 corner problem.
Sidewalks to be kept in good condition & kept clean from snow.
A left turn lane and light for people traveling west on Main St.
Sidewalk system from Agway to Post Office needs addressing.
new sidewalks
Public transportation especially to Bath, Corning, Hornell.
Enforce speed limit on Tuscarora Street.

Chapter 5 Village Public Schools/ Childcare

School quality is a strong factor influencing property values⁵. Home buyers routinely underprice homes in districts where school quality is perceived to be low. Over the years, Addison has suffered under this perception. However, the school district is making major improvements which bodes well for the future of the Village.

5.1 Facilities

The school is currently undergoing a \$28,000,000 construction and renovation project. Included are renovating existing classrooms, construction of new classrooms, creating a network administration center, new High School Cafeteria, pool renovation, handicapped accessibility structures, technology upgrading, energy efficiency upgrading, new insulated roofing on Tuscarora Elementary and the High School, as well as other improvements. Once completed there will be no outstanding issues with facilities. After the completion of this project, Addison school facilities will be the most modern in Steuben County and should meet the needs of the school-age population for the next thirty-five years.

5.2 Enrollment

Student enrollment during the 2008-2009 school year was 1308. Prior predictions of decreased enrollment have not been realized. The district is flexible enough to function very well at all levels of enrollment; there is no minimum number of students required to maintain adequate function. Currently there is some overcrowding due to the construction project. Upon completion there will be adequate facilities for the enrollment.

5.3 Performance

Thoughtful consideration should be given to the performance of the Addison School District. It is well documented that school quality has a positive correlation with housing value. The performance of this district has shown significant improvement in recent years. The Addison school district is competing with other school districts in the region on standardized test scores, graduation rates, in school violence and teen pregnancy, and property taxes. The district must reach parity with their competitors in these measures of school success, in order to substantially improve the value of real estate in the Village.

5.4 School Age Population

School age population is very closely tied to the overall population. Given the changing demographic trends in Steuben County and the Village of Addison, over the next thirty years the number of students enrolled in the Addison school district could fall by one-third to one-half

⁵ <https://www.dallasfed.org/research/er/1996/er9604a.pdf>
<http://www.mitpressjournals.org/doi/abs/10.1162/003355399556070>

If, through the implementation of the comprehensive plan, the population in the Village is stabilized, then the Addison School District should plan to operate at a new stable level.

Policy 5.4: The Village is home to an independent and high-quality Addison Central School District within a regional education system.

Recommendation:

Prepare for a new ‘equilibrium’ at potentially lower enrollment levels so that the district will remain viable and the standardized test performance of the students will not decrease, even during periods of population loss.

5.5 Teen Pregnancy

Teen pregnancy is a concern for potential residents in the local area as identified in the resident survey. In order to promote growth in the Village, all barriers to attracting new residents must be removed; the perception of high teen pregnancy rates in the Village is one such barrier. High teen pregnancy numbers perception may be caused in part by the exceptionally high rate in Cameron which is included in the school district with Addison.

The reality in Addison has the median teen pregnancy rate in the County (by zip code). Eleven areas have lower teen pregnancy rates and eleven other areas have higher rates. Furthermore, the overall rate of teen pregnancy declined from 2000 to 2007.

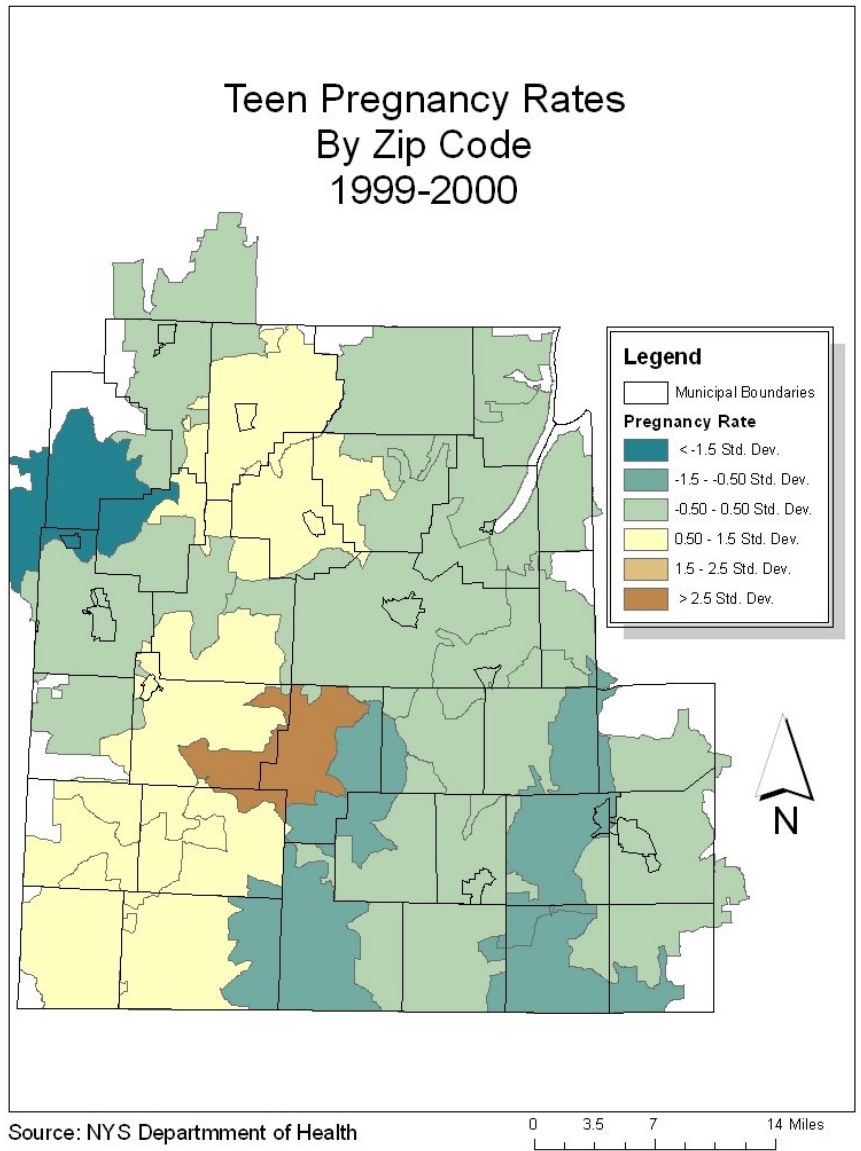


Figure 27: Teen Pregnancy

Table 9: Teen Pregnancy by Zip Code

Teen Pregnancy (Age 15-19) Rates by Zip Code 1998-2000		
Zip Code	Municipality	Teen pregnancy rate per 1,000
14807	Arkport	24.7
14898	Woodhull	33.7
14820	Cameron Mills	36.1
14858	Lindley	44.4
14870	Painted Post	49.0
14840	Hammondsport	54.1
14572	Wayland	54.4
14830	Corning	54.5
14810	Bath	56.0
14879	Savona	56.5
14873	Prattsburgh	58.3
14801	Addison	61.7
14843	Hornell	61.7
14821	Campbell	62.7
14809	Avoca	68.2
14839	Greenwood	71.4
14823	Canisteo	72.1
14855	Jasper	74.8
14808	North Cohocton	75.3
14885	Troupsburg	75.3
14877	Rexville	78.4
14826	Cohocton	80.2
14819	Cameron	122.0

http://www.alleganydatareserve.org/upload/images/teen_pregnancy_by_zip_2000.pdf

Source: NYSDOH

The following are initiatives/programs/resources available within the high school dealing with teenage pregnancies:

- A. Two faculty members as Social Workers that deal directly with the students.
- B. Department of Health Grant: Abstinence Education and Promotion w/ Sex Education component
- C. Steuben County Social Work on Addiction
- D. Addison Youth Center. Various agencies involved
- E. Healthy Families of Steuben County -home visitations, training, birth control, etc.

Policy 5.5: Reduce the perception of teen pregnancy in the Village and the frequency of teen pregnancy in the Village.

Recommendations:

- 1. Undertake a public outreach effort that identifies Addison as a place with normal teen pregnancy rates (not significantly above the county average.)**
- 2. Continue School District efforts to prevent teenage pregnancy through their sexual education program and college goal setting.**

5.6 How Village youth get to school

Elementary school students are provided school bus transportation service to and from school. Junior high and senior high school students within the Village usually walk or provide their own transportation.

5.7 Childcare

5.7.1 Day Care

Kaye DuVall (of Kaye's Family Fun House at 33 Tuscarora Street) has run a day care service for 10 years. She is licensed by New York State Office of Children and Family Services. She is an on-site provider in her home with the cost of \$26/per day (Sept. 2009). The county charges \$28/day. This is the average cost for this locality. There are six other licensed day care providers in the village: Barb Sullivan, Vickie Tanner, Deb Harris, Amanda Mahnke, Angie/Crystal Day Care and Annie Wheatcraft.

5.7.2 Family Services

The Jenny Mose Family Resource Center is a family enrichment center for families located in Addison and is at the Tuscarora School. A quote used to describe the center is "Where having fun and strengthening families is what it's all about." The center has loan programs for toys, books and child care equipment. They offer crafts, a play area for young children, parenting classes, field trips and babysitting courses for older teens. Information about the center and upcoming events can be found on their Monthly Calendar of Events and Offerings.

5.7.3 After School Programs

The Addison Youth Center runs an after-school program. For children preschool to third grade, the after-school program is located in the Tuscarora School. Fourth grade and above, the children are bused to the youth center on Community Drive. The Addison Youth Center offers homework help, fun activities, and meals after 5:00 p.m. for needy children. A "Latch-Key Kid" program is run through the Addison School.

The Youth Center is open to youth ages 8 to 12 attending an Addison Central School. The program provides snack, structured activities, homework assistance, and free time. Programs focus on healthy living choices, self-esteem, and community service.

The Youth Center is located in the upstairs of the 21 Community Drive building, and is open every day after school until 6:00 p.m., as well as during school vacations.

The Advantage Tuscarora Program, located at the Tuscarora Elementary School, is an after-school program for grades K-3. The program is run Monday-Friday from 2:45 p.m. to 6:00 p.m. The Advantage program provides: snack, recreation, homework help, quiet time, games, computers, special programming, youth development, a light dinner, and much more. The Advantage staff and program strive to strengthen, as well as meet, academic, parental involvement, and attendance goals.

5.7.4 Preschool

There may be one pre-school in the Village, dedicated to the education of 3-4 year olds.

5.8 Community Concerns

The following comments were recorded in the 2006 survey of Village residents that concerned school/youth topics:

Table 10: 2006 Resident Survey Comments on Schools/Youth

School District/ Youth
More activities for young adults.
school system
The High School.
Quality of school.
Teenagers are out of control in town, need something to do besides make babies.
Join the Corning district school district.

Chapter 6 Village Taxes & Government

6.1 Village Taxes

According to the 2006 Resident Survey some of the residents feel the tax rate is high - and that they are not receiving the full value of their taxes back in public services.

A first step towards reducing the cost of public service is to examine the potential for shared services in this area. As of the public survey in 2006, the population was willing to consider sharing services with the Town, annexing land from the Town, or merging the Town and Village. Healthy growth in the Addison area would benefit both units of government (Village and Town).

There was also a call to improve the quality of the services rendered by the local governments. Residents seemed willing to consider paying higher taxes to 'get more' public services (2006). However public sentiment runs strongly toward high efficiency. Those responding to the survey generally understood that changing the appearance of the Village would be impossible without changing the tax structure in some way.

6.2 Tax Base

Table 11: Summary of Budget - By Funds

CODE	FUND	APPROPRIATIONS	LESS ESTIMATED REVENUES	LESS UNEXPENDED BALANCE	AMOUNT TO BE RAISED BY TAX
A	General	847,875	291,793	10,000	546,082
C	Enterprise Revenue Fund				
CD	Community Development Fund				
CF	Federal Rev. Share Fund				
F	Water	222,180	189,250	32,930	0
G	Sewer	343,359	335,600	7,759	0
H	Capital Project				
J	Joint Activity				
L	Public Library				
V	Debt Service				
TOTAL		1,413,414	816,643	50,689	546,082
	Plus Allowance for Uncollectible Taxes				
	Plus Deferred Tax Revenues				
	TOTAL TAX LEVY				546,082
	TAX RATE 12.246473 TOTAL TAXABLE 44,590,964				

6.3 Taxes vs. User Fees

Both taxes and user fees have a place in good governance. User fees allow government to re-coup costs without impacting the general population. The Village is fortunate to be able to provide both water and wastewater services to most residents. Even though some residents feel that the user fees are too high, the Village user fees are well below NYS average. The basic charge for water in the Village is \$14.00 per month. The basic charge for wastewater is \$32.50 per month, for a total of \$46.50 per month for both water and wastewater. The NYS average for water services is \$88.00/month (\$42.00 per month for water, the NYS average for wastewater is \$46.00 per month).

Taxes are a hot topic at all levels of government, particularly in these tough economic times. To establish a competitive advantage against other local municipalities, the Village of Addison should work to lower property taxes. The Village of Addison is currently involved in a shared services feasibility study with the Addison Central School District and the Town of Addison. They recently have received \$23,400 for funding the study. The outcome of the study could identify any future savings that could be realized by sharing additional services.

Policy 6.3: The Village local government is solvent, even with stagnant property values, by operating the Village as a fiscally-responsible municipality that is ready to provide adequate services in the long term.

Recommendations:

1. Study the fiscal benefits of consolidating of local government services.
2. Engage with the public to identify the most important and effective municipal services and work with the public to improve those services.
3. Address outstanding concerns about quality-of-life issues in the Village.
4. Provide outreach to residents about how taxes are assessed (exterior and interior improvements) and on the role of the Code Enforcement Officer in the community.

6.3.1 Community Concerns

The following comments were recorded in the 2006 survey of Village residents that concerned government topics:

Table 12: 2006 Resident Survey Comments on Government

Village Government
Village more stable.
Sensible return of Village Board – not personal projects.
Cut the number of employees.
The minutes of Village meetings posted in Addison Post.

Village dissolved
A ban on signs in park by Library that are political or private party ads.
Give people tax breaks that keep up those homes & businesses.
Raise taxes on property that is not kept up.
Three tax district – taxes to high.
New Village sign.
Appearance of Front Street approaching from East
The fire dept should get better in how to talk to public and have better training.

6.4 Signage Directional/Way-Finding – Informational

The overall impression of the Village by outsiders is often less than positive. The factors contributing to the negative perception include: visibly deteriorating properties, a strong perception of local poverty, a negative perception of the Addison School District. Some aspects of the streetscape can be modified. By keeping the streets clean and by asking residents to maintain the most highly visible properties, the appearance of the Village should improve. A funded program of roadside improvements will allow the Village to make improvements in the most difficult and costly areas. A roadside improvement program should be implemented on Rt. 417.

Coordinated improvements should take place under the Scenic Byways Program.

Consider a Brown NYS Historical Sign paid for by the merchants association.

6.4.1 Public Image and Perception

Marketing is not being adequately used to promote the Village or businesses in the Village. The Village does not have a marketing budget, a brand, or a marketing strategy.

The appearance of buildings along the main routes through Addison gives a very poor overall impression of the Village. Property improvements are generally not being made in the Village to maintain or improve property values. The negative public impression of the Village has restricted the development potential in the Village boundaries.

Policy 6.4.1: The Village of Addison is a well-known and well-liked ‘commodity’ in Southeast Steuben County.

Recommendations:

Undertake a marketing strategy to benefit both the Town and Village: Addison “Just around the bend,” Addison – “A journey through time” or Addison- “Crown Jewel of the Canisteo” or similar.



Figure 28: Addison is an Inviting Community

1. Undertake a comprehensive image review to cohesively improve the 'look' of Addison.
2. Consider promoting gold and black "branding" as an effective long-term imaging strategy. The colors gold & black are striking, somewhat unusual locally and historically consistent. These colors should remain attractive for many years (they are not part of a 2009 fad).
3. Target Village thoroughfares for visual improvements.

6.5 Marketing/Branding/Public Communications

Establishing a media liaison to promote events/activities in Addison is very important. Putting forward a positive image of the Village should be a top priority of each elected official.

Communication within the Village of Addison is easily accomplished, but Addison must communicate with the surrounding towns and the larger population clusters in Southeast Steuben County. Communication in the Village is accomplished mainly by newspaper distribution with the "Addison Post" reported most frequently, followed by "a special newspaper", and "The Leader."

6.5.1 Community Concerns

The following comments were recorded in the 2006 survey of Village residents that concerned social issues topics:

Table 13: 2006 Residents' Survey on Social Concerns

Social Concerns
eradication of apathy
See invested people take part in planning the future
increase reputation of community accentuating the positive
Reputation
The reputation
community spirit and sense of pride
Greater togetherness – cultural events.
Village officials working with youth groups to host events.

Chapter 7 Business Environment & Village Way of Life



Figure 29: Historic Addison Glass Factory, a Source of Local Employment. Circa 1908.

As a part of the comprehensive planning process, the Village commissioned a resident survey in 2006. In general, the survey results have been incorporated throughout the Comprehensive Plan. However, there was extensive comment from Village residents on the current situation in Addison. Before making economic recommendations for improving the Village, a clear understanding of the comments received as part of the Resident Survey is required.



Figure 30: Grand Opening of the Newest Bank in Addison

Residents report a willingness to utilize any/all potential new services in the downtown. Village residents have a strong preference for local services (lawyers, accountants, etc.) and food sales (an additional restaurant and a grocery store). These types of businesses would be successful and meet local needs. The future development of Addison cannot be based on out-dated ideas about economic recovery. However, some survey participants seem fixated on manufacturing/industry and retail outlets as a solution to Addison's problems. The manufacturing past of Addison is gone; development in the Village must be based on the current local conditions. The Village is too small to host a retail outlet:

Residents report a willingness to utilize any/all potential new services in the downtown. Village residents have a strong preference for local services (lawyers, accountants, etc.) and food sales (an additional restaurant and a grocery store). These types of businesses would be successful and meet local needs. The future development of Addison cannot be based on out-dated ideas about economic recovery. However, some survey participants seem fixated on manufacturing/industry and retail outlets as a solution to Addison's

there is insufficient population, inadequate developable land, and the Village is too far from a major transportation corridor.

The downtown is already an integral part of Addison; the downtown experiences a great deal of traffic, and residents report including the downtown in their everyday lives. More than half of survey participants report having contact with the downtown by traveling through the downtown, by shopping at downtown stores, or by eating in downtown restaurants, although 90% report utilizing the services/shops available in other communities. Plans for business growth in downtown Addison should seek to expand on these common experiences.

Table 14: Residents' Recommended Downtown Improvements as Noted in the 2006 Survey

Downtown Businesses
stores need to be used
another grocery store besides Webb's
additional business
Spruce up downtown
Paint/repair store fronts and pick up trash
nice clean complete up to date grocery store
drug store
dress shop
Would like to see Main Street restored – buildings & business
Main Street's cleanliness.
Downtown improvements to Main Street.
More businesses – like a drug store or dept. store.
more stores.
a larger grocery store.
attract employees

Residents enjoy many of the service amenities provided by village life and have highly practical concerns for improving the Village. Police/public services and Village 'feel' are some of the most commonly identified qualities that Village residents appreciate about life in Addison. The most viable of the recommended improvements are listed in Chapter 8.

The experiences of residents who visit downtown Addison are varied. Residents strongly appreciate the existing businesses for both variety of goods sold and the friendly nature of the merchants. The easy and convenient walking distance to downtown shops is another positive quality mentioned by survey participants. The top two complaints about the downtown focus on the poor quality of downtown buildings and the prevalence of empty storefronts. Residents are also concerned about loitering, and the overall impressions of the downtown as "junky" and "run-down".

Village residents are not satisfied with the retail options available in Addison. Big Flats, NY has become a local 'retail powerhouse'. Potential new shops in Addison cannot compete with the variety and low cost of the malls in Big Flats. Convenience is the one aspect of shopping where the Village can provide a higher level of service than the

malls in Big Flats. Villagers and other locals are likely to visit a supermarket in Addison, if the local shop has prices comparable to the large chains.

Utilization of local resources has not been adequately promoted. The Village of Addison cannot compete with Big Flats for ‘shoppers’. However, the Village and the Town have natural and historical resources that Big Flats lacks.

Businesses in Addison are not centrally located; non-locals can have a difficult time finding businesses “off the beaten path” and there is limited support for new businesses. Traffic on the non-arterial roads in the Village of Addison is generally limited to locals.

Village businesses are not adequately advertised. Word of mouth and local advertising are not likely to draw in sufficient business from outside the Village/Town. Advertising is a major key to increasing sales in the Village.

Nearly half of the survey respondents (in 2006) requested a bakery, in 2008 a bakery opened in downtown Addison. The bakery is becoming a local ‘hot spot.’ Village “branding” and a Village advertising campaign could enhance the feeling of community which has developed around the bakery and the nearby Addison Historical Society.



Figure 31: People enjoy the Addison Historical Society.

Summary of Factors:

Earlier chapters of this Comprehensive Plan provide the data needed to evaluate the local economy and to make recommendations for improvement. In summary, the Plan has addressed:

1. Population Trends

The population of the Village is falling, and Village population has reached historic lows. The falling population has eroded the base of growth in the Village. These changes must be addressed, or positive future outcomes for the Village are limited.

2. Housing

The greatest potential for the future of the Village is to enhance the existing residential development. The Village could succeed as a healthy bedroom community, away from the activity and clamor of the Corning Valley. Two main impediments to the success of Addison as a residential community exist: excess vacant housing and perception of poor school quality.

The drop in population in the village and the surrounding communities has reduced the demand for housing. Until the quantity and quality of housing stock in the Village is brought into alignment with consumer demand, substantial increases in property value will not be possible.

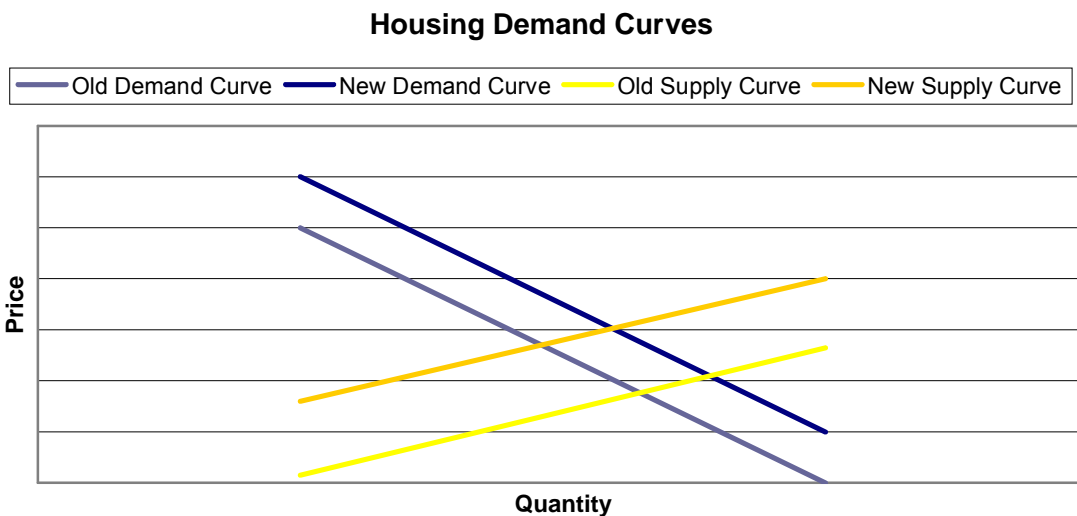


Figure 32: Supply and Demand

3. Employment

Successful economic development is the final result of many factors coming together in the Village. Implementing the suggested recommendations regarding changes in population levels and Village housing stock will create a strong basis for limited retail growth, home businesses and niche businesses. Large scale industrial development is unlikely.

Business growth in the Village and environs has been limited. Village government is not set up to assume all of these business development roles. Village resources are limited to single-handedly change the economic outlook for the Village.

4. Reasons for Residency

Residents in the Village often choose to live in Addison because of the local sense of community and to remain connected to their families. According to the 2006 Village Resident Survey ‘small town atmosphere’, ‘close to family and friends’, and ‘born and raised here’ are some of the most frequently selected answers to the question “Why do you live in Addison?”. The three least frequent answers for “Why do you live in Addison?” were ‘reputation- community’, ‘good schools’, and ‘convenient to work’. To make the Village more attractive to outsiders, effort and attention must be spent addressing the flaws perceived by locals and potential residents.

Chapter 8 Village Development & Revitalization

8.1 Retail Opportunities in Downtown

8.1.1 Retail Analysis

Based on the conditions in Addison and the results of the Resident Survey, Business recruitment should target/recruit businesses to satisfy the service/retail demands of villagers, including:

- Grocery Store
- Hardware Store
- Movie theatre
- Laundromat

In addition to examining the survey responses, STC staff undertook a Retail Gap Analysis to evaluate the potential businesses suited for downtown Addison. The retail gap analysis is accomplished by identifying the geographic origin of consumer spending and tracking the location of final purchases. The results for Addison show that a great deal of the retail spending by village residents occurs outside of the Addison area. Nearby “Retail Powerhouses,” like Wal*Mart in Gang Mills and Consumer Square in Big Flats, draw customers away from the Village for shopping trips. Upon review of the Retail Gap Analysis, there is potential for expansion of local businesses and for the recruitment of five additional retailers to the Village (based on 2008) sales figures. See Table 15 for a detailed analysis

- | | |
|------------------------------------|---|
| - Automotive Dealers, | expansion |
| - Home Centers, | expansion |
| - Other Building Material Dealers, | expansion |
| - Grocery Stores, | recruit |
| - Pharmacies and Drug Stores, | recruit |
| - Family Clothing Stores, | expansion |
| - E-commerce, | recruit to 2 nd story office space |
| - Full Service Restaurants, | recruit |
| - Limited Service Restaurants, | recruit |

For the most part, the Retail Gap Analysis does not contradict the results of the Resident Survey. The retail gap analysis supports the recruitment of several small businesses to the downtown. The results of the Retail Gap Analysis can be shown to prospective business owners, to quantify the Village’s un-met demand. Striking evidence of the similarities between the Survey and the Retail Gap Analysis can be found in the Village’s most recent retail development - a pharmacy. As of 2006 the survey respondents’ top retail choice for the Village was a drugstore. The retail gap data shows that local demand (within a five mile radius of the Village) is strong enough to support a pharmacy/drugstore. There is a drugstore in development, to be located in downtown Addison, which shows

the effectiveness of the Retail Gap analysis & survey results in identifying needed/wanted businesses for Addison's downtown.

Table 15: Retail Analysis

Retail Opportunity Gap 2008 Gap Calculated at the NYS Retail Figure \$245/ Square Foot 0.00 - 5.80 Mile radius from Addison Village Center					
Retail Stores	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus	Opportunity Square Footage	Opportunity Sales
Automotive Dealers-4411	\$17,290,596	\$8,559,312	\$8,731,284	7,128	\$1,746,257
Home Centers-44411	\$3,995,605	\$1,519,934	\$2,475,671	2,021	\$495,134
Other Building Materials Dealers-44419	\$5,214,393	\$742,371	\$4,472,022	3,651	\$894,404
Grocery Stores-4451	\$11,545,401	\$6,940,060	\$4,605,341	3,759	\$921,068
Pharmacies and Drug Stores-44611	\$3,887,091	\$0	\$3,887,091	3,173	\$777,418
Family Clothing Stores-44814	\$1,812,404	\$0	\$1,812,404	1,480	\$362,481
Electronic Shopping, Mail-Order Houses-4541	\$4,259,197	\$0	\$4,259,197	3,477	\$851,839
Full-Service Restaurants-7221	\$4,205,677	\$0	\$4,205,677	3,433	\$841,135
Limited-Service Eating Places-7222	\$3,697,530	\$808,240	\$2,889,290	2,359	\$577,858

Policy 8.1.1: Addison's Downtown is a host to an excellent mix of businesses which serve the needs of Village residents and the surrounding communities.

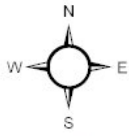
Recommendation:

Pursue expansions or recruiting the following: Grocery Store, Hardware Store, Movie Theatre, Laundromat, Automotive Dealers, Home Centers, Other Building Material Dealers, Pharmacies and Drug Stores, Family Clothing Stores, E-commerce, Full Service Restaurants, and Limited Service Restaurants.

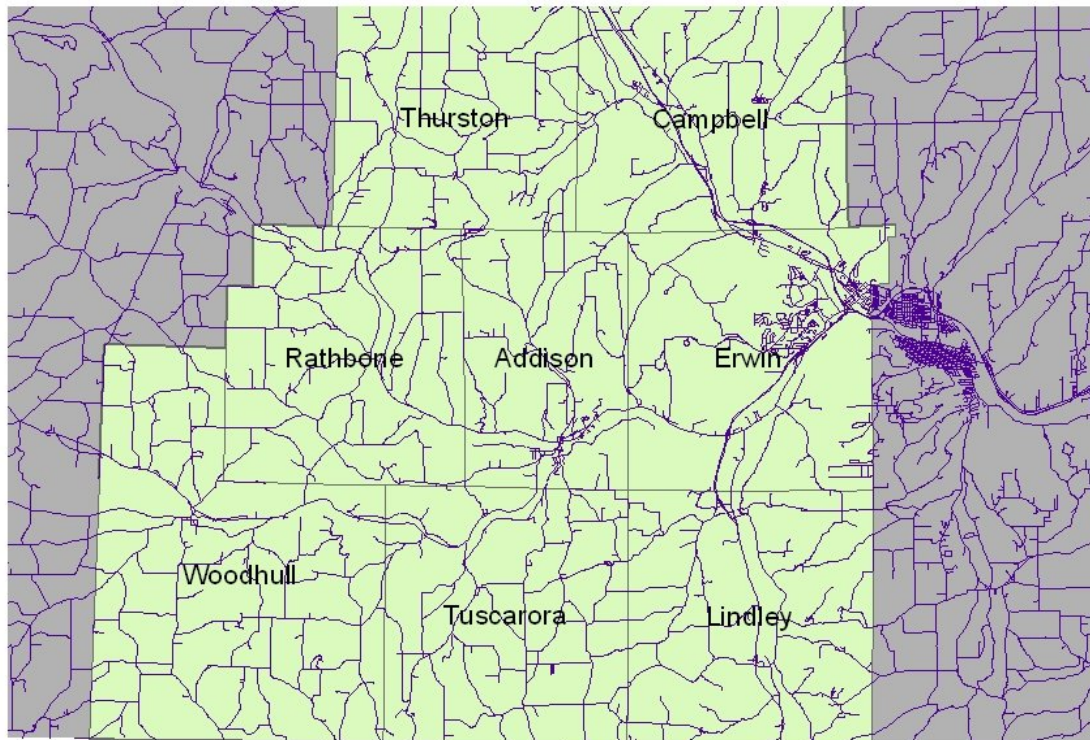
8 .1.2Retail Growth

There is enough un-met demand in the local economy to attract several small businesses to the Village of Addison. Businesses likely to thrive must keep their costs low and provide a necessary service to the residents. Retail development in the Village will succeed when new businesses can survive on the sales generated by the local market (within a 5 mile radius).

Unless the population of the Village increases, or the wealth of local residents increases it is unlikely that the village would experience any additional retail expansion beyond the shops recommended in Table 15. However, once these businesses are established in a vibrant downtown, Addison may become more of a 'draw' to nearby residents. By improving the mix of businesses downtown and by providing additional improved parking spaces, there is some potential to draw consumers from the surrounding towns to shop in the Village. Geographically, the Village of Addison has the potential to serve the needs of residents between Thurston, Lindley, and Woodhull; this potential is not being fully developed. In the future, the projected small contraction in the Village population may be balanced by serving additional customers from the surrounding rural communities. If parking downtown and the mix of businesses is improved, the Village could expect an increase in visiting shoppers and a greater conversion of 'passers-by' to shoppers, thus offsetting any population declines.



Nearby Communities Surrounding The Village of Addison



Southern Tier Central
Regional Planning &
Development Board



0 2 4 8 Miles

Figure 33: Locational Map

8.1.3 Shoppertainment, Recreation, and Social Activities

Customers want to have a rewarding and enjoyable time wherever they shop. Commerce is not just a business transaction for today's shoppers; a shopper will spend more money and return more frequently to a business which was interesting, novel or educational. A downtown designed for "shoppertainment" will incorporate interesting local activities with a pleasurable shopping environment.

According to the Resident Survey, the other 'most requested retail options' were semi-social activities, like a health club and a cultural center. Approximately one-third to one-half of survey respondents showed interest in these activities.

Expanding the idea of a thriving downtown, to include spaces for clubs and activities will create more incentive to visit Addison.

8.2 Asset Based Development

8.2.1 Weekly Craft Fair

“The Windmill” is a very popular Amish craft market run on Saturdays, May through December, in Dundee, NY. The Windmill is a not-for-profit organization, which has assisted in the creation of other satellite ‘craft markets’ in the past.

The development of an Amish/Craft market, similar to the Windmill, will enhance the retail mix in Addison. The local population of Anabaptists is large enough to support a small weekly market. The population of Amish and Mennonites regularly seek off-farm income. A local craft fair would significantly improve the sales potential of local producers, and traffic to the Village would increase.



Figure 34: Image of "The Windmill" on a Weekday

Policy 8.2.1: The Village of Addison is a host to a weekly craft fair, which attracts residents and visitors from around the region.

Recommendations:

- 1. Use the Village Improvement District as a not-for profit to run a weekly craft fair, selling locally-made goods at a “Windmill” type facility. A local craft fair would significantly improve the sales potential of local producers, and traffic to the Village would increase. The development of an Amish/Craft market will enhance the retail mix in Addison. The local population of Anabaptists is large enough to support a small weekly market. The population of Amish and Mennonites regularly seek off-farm income. We recommend an initial trial period of one to two years locating the market in the Addison High School Gym. The High School has existing space that could be utilized for public use. School parking facilities are adequate for a weekly craft fair. If the public response to the craft fair is positive and strong, the craft market would re-locate to a sustainable location.**
- 2. Explore the development of a permanent craft fair. The Village is also a potential location for growth of a craft fair; and is looking for a historic site in the Village that is adequately sized to permit the development of a permanent craft market. Ideally, the heavy traffic flow that the Village experiences will generate potential sales at the craft market**

3. **Examine potential Amish Marketplace and interpretive center development.**

8.2.2 Pinnacle Park Resort Development

Commercial/ Residential re-development potential in the Village is limited, as long as the larger economic situation remains constant. A small resort would satisfy some unserved local demand for outdoor activities. The design and construction phase would increase employment in the town. The ongoing operation of a resort would increase employment in the area. A resort would bring in regular visitors, increasing the total spending by tourists in Addison. These findings are based on the Pinnacle Park study done in 2002.

Policy 8.2.2: Addison is an attractive Village on the Rt. 417/ Rt. 36 Scenic Byway. The Pinnacle State Park hosts a four-season resort and 18-hole golf course, attracting visitors from within Steuben County and the Northeast, consistent with the goals of the NYS 2009 Comprehensive Outdoor Recreation Plan (SCORP) with increased local winter activities, increased boating access, fewer physical barriers for the elderly/disabled, and convenient activities for the working age population.

Recommendations:

1. **Work with the Steuben County Conference and Visitors Bureau on the “experience package” approach.**
2. **Attract travel writers and make sure they see Pinnacle State park and the Region.**
3. **Promote the adoption of the Route 417/36 Scenic Byways Study. Implement the recommendations of the NYS DOT Scenic Byways and Champion Communities Study.**
4. **Push development of scenic byways and linkages between byways to the top of the agenda as a joint activity between the Village of Addison, the Town of Addison, the Route 417 / 36 Scenic Byways Committee, and the Friends of the Chemung River Watershed.**

8.3 Physical Development, Vacancy & Grant Funding

The buildings on Addison’s Main Street are a physical legacy of the past; a time when residents shopped locally and walked to work/school. Modern society has changed the behavior of the locals; until recently there was no corresponding economic incentive to update the downtown. The ‘legacy of the past,’ the form and function of Addison’s historic buildings, must be brought into alignment with the demands of the Village’s modern residents. Vacancy and disrepair are signs of the disconnect between the villager’s needs and the opportunities provided by the existing structures.

Recently funding sources have been made available, to improve the physical environment of the downtown while preserving the historic heritage which

enriches Village life. Available grant funding has not been fully utilized within the Village. The Village does not have an adequate existing grant administration program, adequate staff is not allocated to pursue and manage grants. Grant funding should be used to renovate and re-purpose downtown structures, so that the village may experience increased occupancy and vitality.

Vacant storefronts downtown are an impediment to future development and positive perceptions of the Village: The retail potential in the Village is limited, based on regional shopping patterns and the size of the local population. The amount of “Prime Retail Space” in downtown Addison is in excess of 37,800 square feet; the availability of retail space exceeds the demand for retail space at this time. It is unlikely that Addison will ever experience 100% retail occupancy of the downtown. The excess space has left the existing historic structures under-utilized and apparently abandoned.

A solution to the vacancy problem would be to locate municipal offices (town and village) in the downtown. Although the current Town Hall has been recently renovated, it is not architecturally compatible with the rest of the historic downtown (not brick, not two-stories), and it is out of scale with the other structures. In the event of a disaster which substantially damages the town hall, we do not recommend on-site rehabilitation. We recommend, in this case, that the Town Hall be demolished and the offices should be relocated to a vacant building on Main Street. Deconstructing the Addison Town Hall Building (or other equivalent structure) will reduce the supply of ‘retail’ space on Main Street, thereby increasing the value of the remaining buildings.

Another solution to the vacancy problem would be to locate the offices of service organizations to the downtown. Relocating service organization offices to downtown Addison is a win-win-win outcome; offices are located near the clientele that they serve, vacant storefronts will be occupied by long-term tenants, and the Main Street buildings will be properly maintained / upgraded to modern standards by government and not-for-profit tenants which are often held to the highest standard. By locating busy offices in the downtown, Main Street will experience increased foot traffic; thereby, making the remaining unoccupied storefronts more attractive to for-profit enterprises.



Figure 35: Downtown Location of the Historical Society

Policy 8.3: All Main Street storefronts in the Village are occupied, creating a vibrant and inviting atmosphere downtown.

Recommendations:

1. Recruit businesses that will satisfy the demands of local shoppers (and therefore be viable in the long-term).
2. Remove outlying buildings from the retail marketplace to reduce the total square footage of retail space to be supported by consumers in Addison. Of course, any demolition work would be done with sensitivity to the Downtown Historic District and the relationship to remaining buildings.
3. Take buildings out of the 'retail' market by filling space with residents and not-for-profit services.
4. Promote the expansion of local organizations into vacant downtown buildings (i.e. Village Historical Society and Museum).
5. Make substantial improvements to downtown buildings to be ADA handicapped accessible.
6. Initiate a building improvement program with corresponding local tax abatement (see Section 485b in the City of Corning.) Decreasing the costs associated with making necessary upgrades, (in this situation, limiting the potential tax increases) will encourage improvements to the buildings throughout the Village.
7. Work with Arbor Development and other similar organizations to provide high quality housing options for aging residents and locals.

8.4 Revitalization & Retention: Village Long Term Plan

Policy 8.4 A: Addison is a center for small businesses serving the needs of the local population and the surrounding rural population.

Recommendations:

1. Create a 501C (3) not-for-profit dedicated to the improvement of the Village. This not-for-profit could be a public-private partnership chartered to handle the day-to-day administration of the proposed weekly craft fair, Restore NY Grants, grant-funded flood mitigation projects, and Village beautification.
 - a. identify inhibitors to development and act to improve the potential of local businesses.
 - b. Follow through with a consolidated development strategy funded by the Village with grant assistance.

- c. Hire a business development specialist to manage the grant applications and project management.
 - d. Study the potential to use the 501c (3) as a Village Improvement District (VID), using a Village development bond (5 year planned expiration date, renewed pending public vote) as the funding source.
2. Develop a brand for the Village and a marketing strategy.
 3. Immediately begin marketing the Village as an Opportunity Zone (or similar designation).
5. Prepare for changing mix of services downtown, as the population in the Village continues to age.

Policy 8.4 B: Addison businesses are strong and well-known in the Southeast Steuben area.

Recommendations:

1. Initiate a “buy-local” campaign.
2. Create and maintain an up-to-date online Business Directory to increase the visibility of Village businesses.
3. Pursue bulk advertising by Village businesses using effective media such as Google ads, radio, TV, and E-Mail marketing.
4. Develop a co-operative marketing strategy. Retailer should use every possible opportunity with a customer to promote the Village. Customers will appreciate receiving ‘inside information’ and other retailers will benefit from increased foot traffic.
5. Undertake a comprehensive and ongoing “Census of Local Businesses” to understand the forces acting on local business and how best to promote Village businesses to regional residents.
6. Use the Village Improvement District as a not-for profit to run a small business incubator.
7. Create a Village/Town small business incubator in a downtown structure to encourage development in the Village. Centrally locating young businesses in a downtown incubator will give greater visibility to new businesses and provide essential services to businesses that may grow faster with assistance. Businesses, which have grown out of the incubator, will continue to provide a market for appropriate downtown locations.

8. Partner with companies like Jigsaw.com to create a complete Village-wide directory.

Policy 8.4 C: Residents and visitors feel safe in Addison and appreciate the Village's historic homes, vibrant businesses, attractive roads, and convenient parks.

Recommendations:

1. Identify ways to make downtown feel safe and attractive to visitors, while hosting a variety of healthy businesses.
2. Strictly enforce property maintenance laws to improve the quality of buildings downtown.

Chapter 9 Village Projects

9.1 Recently Completed Projects

- \$3,000,000 Waste Water Treatment Project

9.2 Current Projects (2009)

- School Upgrade: Complete facilities renovation, the Addison School district will have the newest school facilities in the County when the renovation is complete. - \$28 million
- ARC/USDA water upgrade: see Chapter 13.2
- CHRP/COPS grant: hire the Village's third full-time Police officer for 3 years at no cost to the Village.
- FEMA Grant for \$325,000 for a new fire engine/rescue truck for the Village.
- FEMA Grant for \$890,000 for construction of a new fire house for the Village.
- Intended Use Plan (IUP): \$1,056,000 to upgrade water mains in the Village from 4" to 10" as necessary.
- Downtown Green Parking Project

9.3 Future Needs

- Funding assistance to loop several dead end water mains in the Village.
- Funding assistance to do inspection of and painting of the 750,000 gallon water tank on Goodhue Street
- Funding assistance for upgrading buildings on Main Street to provide low/moderate housing for Addison.

Chapter 10 Natural Resources, Open Space, & Recreation

10.1 Topography

The Village of Addison is a part of a larger region which lies in the northern glaciated part of the Allegheny Plateau physiographic province. Topographically, the area is characterized by flat-topped hills having rounded shoulder, steep narrow slopes and broad flat-bottomed valleys. The hilltops reflect the nearly horizontal attitude of the underlying sedimentary rocks. The rounded shoulders of the hills appear to be remnants of broad, shallow valleys that were deepened by the continental ice sheets. The valley floors are underlain by glacial drift, which can be several hundred feet thick.⁶ Most of the Village of Addison is located in the flat valley bottom at the confluence of Tuscarora Creek and the Canisteo River with residential development climbing the steeper hillsides, (see Figure 37).

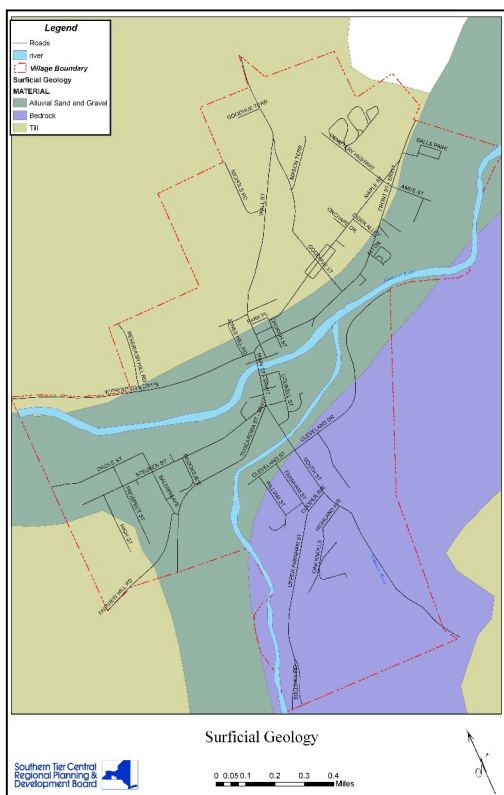


Figure 36: Soil Types

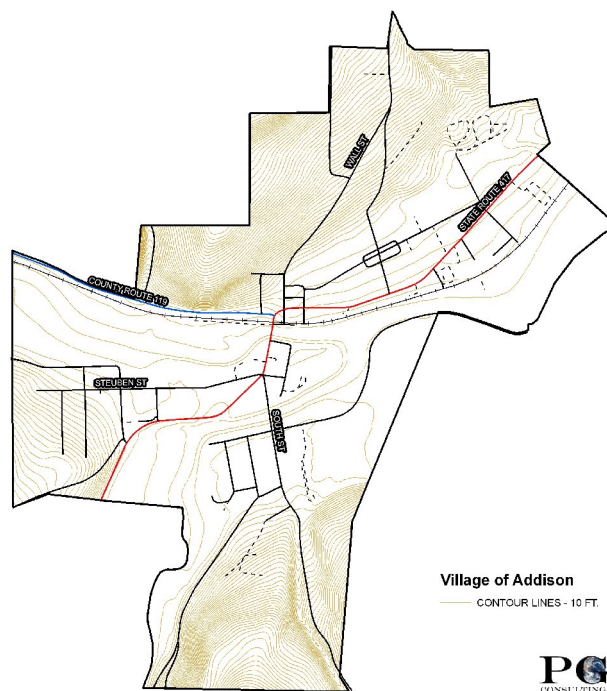


Figure 37: Village Topography

⁶ “Land Development Analysis, Southern Tier Central Region, December, 1973, STCRPDB, page 37.

10.2 Surficial Geology

The underlying bedrock was created by compaction of the sediments that were deposited in an ancient lake overlying the area. These layers became sandstone, limestone and shale. Over time the bedrock eroded. This erosion was spurred by the advance of the ice sheets over the southern tier. As gradual climate warming occurred, the ice sheets melted leaving the valleys choked with blocks of stagnant ice. As the ice on the uplands melted, the rock materials it had picked up during its advance were transported by the melt water. As the velocity of these streams decreased, their ability to transport materials diminished. The result was the deposition of boulders, rock and stone, gravel and sand in broad channels.⁷

10.3 Soils

The valley soils are generally of two types: the Hornell-Lordstown Association and the Howard-Chenango-Middlebury Association. The HL soils underlying the Village north of the Canisteo River are somewhat poorly drained to moderately well drained soils that are moderately deep over soft shale bedrock or hard sandstone bedrock reflecting their geologic origins. Soils to the south of the River are well-drained to excessively drained deep soils formed in glacial outwash deposits in the valley.⁸ The hill soils are generally Mardin-Volusia-Lordstown soils. These are moderately well-drained to somewhat poorly drained deep soils with a fragipan (a “hard pan” layer made up of clay that will pond water instead of letting water absorb into the soil.) The accompanying map shows the location of soils and their characteristics for development.

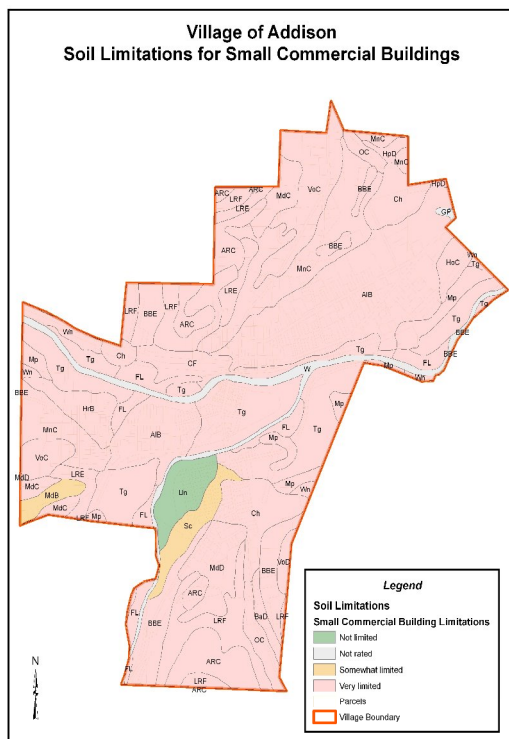


Figure 38: Commercial Building Limitations

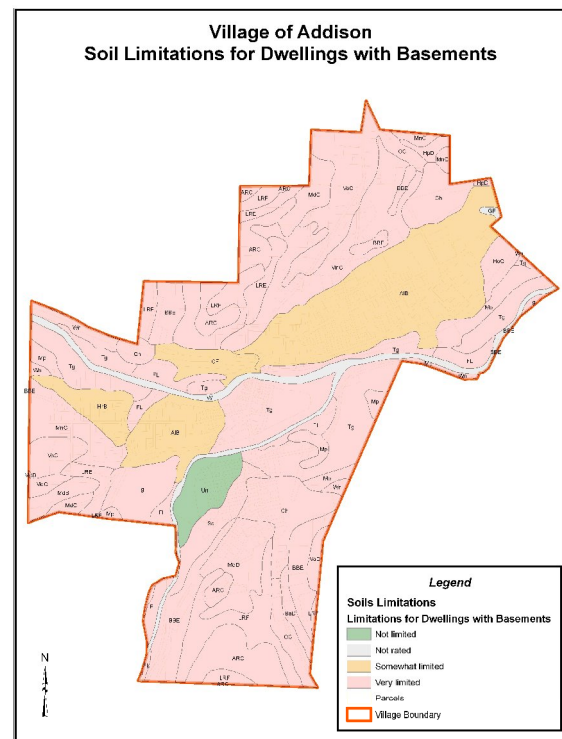


Figure 39: Residential Building Limitations

⁷ Land Development Analysis, Southern Tier Central Region, December, 1973, STCRPDB, page 40.

10.4 Village Recreation and Open Space

The Village of Addison has a Village Hall Memorial Park, located on the site of the former Village Hall. It was created on November 10, 2001 with funding from fundraising and in-kind labor; the park is a focal point for the Village residents. Additional public recreational lands include two village greens on Maple Street located in the historic district, as well as the play fields at the high school



Figure 40: 2009 Fall Festival- Memorial Park

and at Firemen's Field. The Village Trees & Park Committee has examined the potential of pursuing additional funding opportunities.

Open space is also in private ownership as private forest land or conservation areas. Lands included in open space include active farms with agricultural exemptions; the parks that are included in the open space designation are public parks. (See Figure 40) Furthermore, much of that undeveloped landscape is protected by its intrinsic qualities: steeply-sloped land and floodprone lands are undevelopable and, thus, remain open. Floodplains contained within the flood control structures are carefully maintained by the state for flood protection but they serve as open space within the Village boundaries. Regionally, the Village is the gateway to the Pinnacle State Park. An extensive study undertaken in 2002 details the Pinnacle's opportunities for recreation and economic development.⁹

Recreational paddling is gaining popularity. Every year Addison holds the Addison Race Fest on the first Saturday in May on the Canisteo River with professional and recreational paddlers competing. The Addison Boat Launch Site was established near Fireman's Park off Cleveland Road in 2007 as part of the Chemung Basin River Trail which stretches from Canisteo, NY more than 80 miles to the PA line.

Policy 10.4: Green space and access to the river for recreation and passive enjoyment is maintained and expanded, protecting land values and the rural quality of life. Addison Ambassadors works to unify and oversee many of the village-wide events.

⁸ Ibid. Map 4 General Soils.

⁹ "To the Pinnacle! A Strategy for Tourism, Recreation & Economic Development in Pinnacle State Park and the Pinnacle Region, peter j. smith & company inc., September 2002.

Recommendations:

1. Continue to maintain Village parks and open space areas and expand recreational areas at the Village boat launch site.
2. Expand on the success of the First Annual Art Festival
3. Continue to hold the Pinnacle Fall Festival, which has been held the last weekend of September since 2004. 2009 will be the first Fall Festival held downtown: promote growth in attendance to greater than 3,000 visitors.
4. Continue “Thunder in the Valley” which brings attention to the Village of Addison through the NASCAR Circuit.
5. Support “Music in the Park” by pursuing additional funding sources, increasing advertising, and by utilizing social networking to increase awareness.
6. Continue support for RaceFest, a popular 25+ year program hosted in the Village.
7. Make improvements and continue maintenance on Firemen’s Field on Cleveland Drive.
8. Encourage expansion and help with assistance, where appropriate, of the addition of another Cinderella Field on Cleveland Drive. Only one field currently limits the activities that can be held at the field.
9. Promote, as is feasible:
 - Middletown Historical Society - Christmas Brunch
 - Mother’s Day Tea
 - Addison Council of Churches - Annual Holly Fair
 - Addison Scout Troops
 - Addison Ambassadors



Figure 41: Photo from Music in the Park



Figure 42: Photos from the Mother's Day Tea.

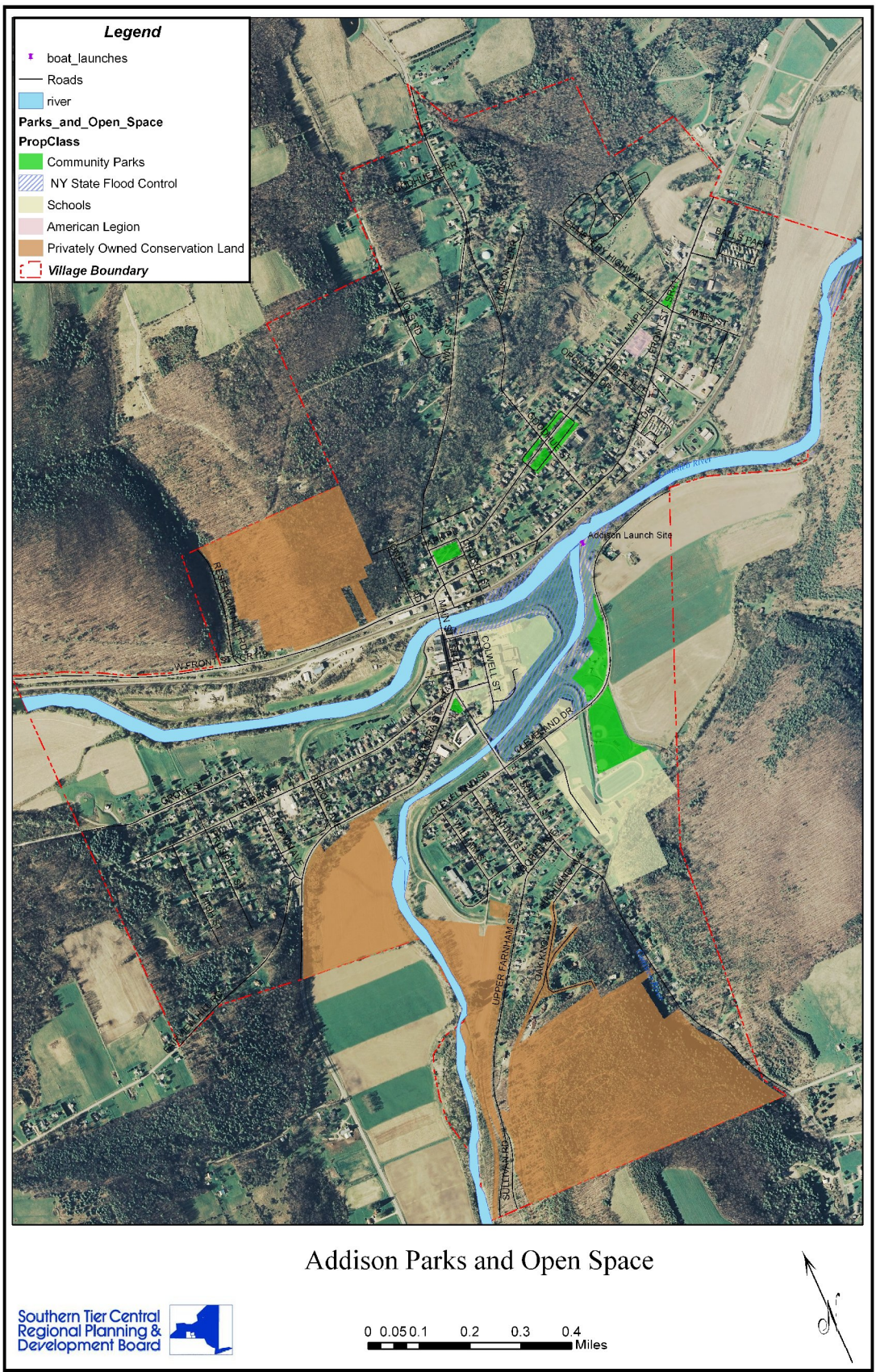


Figure 43: Parks and Recreation

Chapter 11A Water Resources

11A.1 Rivers and Streams

Addison is located at the confluence of Tuscarora Creek and the Canisteo River. These drain to the Chemung River which drains to the Susquehanna River near Athens, PA which flows to the Chesapeake Bay. According to the Steuben County Water Quality Strategy, water quality in the Canisteo River is good. There are minor problems due to stream instability. Some issues are caused by building runoff, roads, agriculture and invasive plants. Most of these issues are related to poor stormwater management which results from the amount of pavement in the watershed.

The most important impact from the Canisteo River is its propensity for flooding. This is discussed later in this chapter.

Water quality has improved over the years as pollution has been curbed through regulation and good land management practices. Wildlife is returning – Bald Eagles are becoming a familiar sight as well as Great Blue Heron and other shore birds.



Figure 45: A Typical Rain Garden

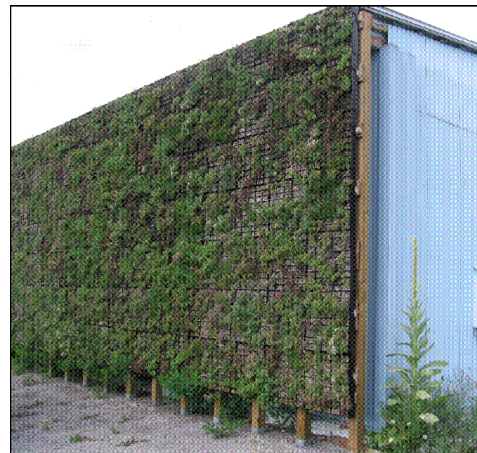


Figure 44: A "Living Wall" in Ithaca, NY

Policy 11A.1: The Village reduces stormwater runoff to infiltrate more rainwater into the landscape, to keep pollutants out of the surface water and to reduce flooding.

Recommendations:

1. To build "green" infrastructure and low impact development (LID) that will enhance the aesthetics of the Village as these practices absorb and use water. These include re-directing downspouts from Main Street buildings and area residences to rain gardens or bio-retention areas, using pervious pavers or other materials that infiltrate water, and building "living walls" or "green" roofs, and by reinstating the Village tree program.

2. To protect and restore riparian buffers so that they function again as wildlife habitat and provide shade along the stream banks cooling and improving fish habitat.



Figure 46: Historic view of the Canisteo River

11A.2 Wetlands

Wetlands are transitional areas between terrestrial and aquatic environments where the water table (the level of groundwater) is at or near the ground surface of the land is covered by shallow water. A NYS designated wetland is located on the southeast border of the Village.

Policy 11A.2: Wetlands are protected from inappropriate development or disturbance.

Recommendation:

Consider wetland protection as part of the site plan review process for proposed development.

11A.3 Aquifers

Aquifers are water-bearing sands and gravels that lie in the valley floors. In the Addison area, the aquifer is from 20 to 40 feet thick and supplies water to the Village of Addison municipal well. The estimated well yield is from 50 to 500 gallons per minute. Land on the north side of the River in the Village is highly permeable while the remainder has a moderate infiltration rate. This means that the aquifer recharges easily; however, groundwater is vulnerable to contamination since spills or other discharges can soak readily into the soils reaching the water table.¹⁰

Policy 11A.3: Groundwater quality is protected because it is the source of the Village's water supply.

Recommendation:

Consider the adoption of an Aquifer Protection Overlay Zone in the zoning law to ensure that hazardous materials are stored properly to reduce the risk of contaminating the Village water supply.

¹⁰ Atlas of Eleven Selected Aquifers in New York, U.S. Geological Survey, Water-Resources Investigations, Open-File Report 82-553, pages 182-189.

Village of Addison - Comprehensive Plan

Hydrology

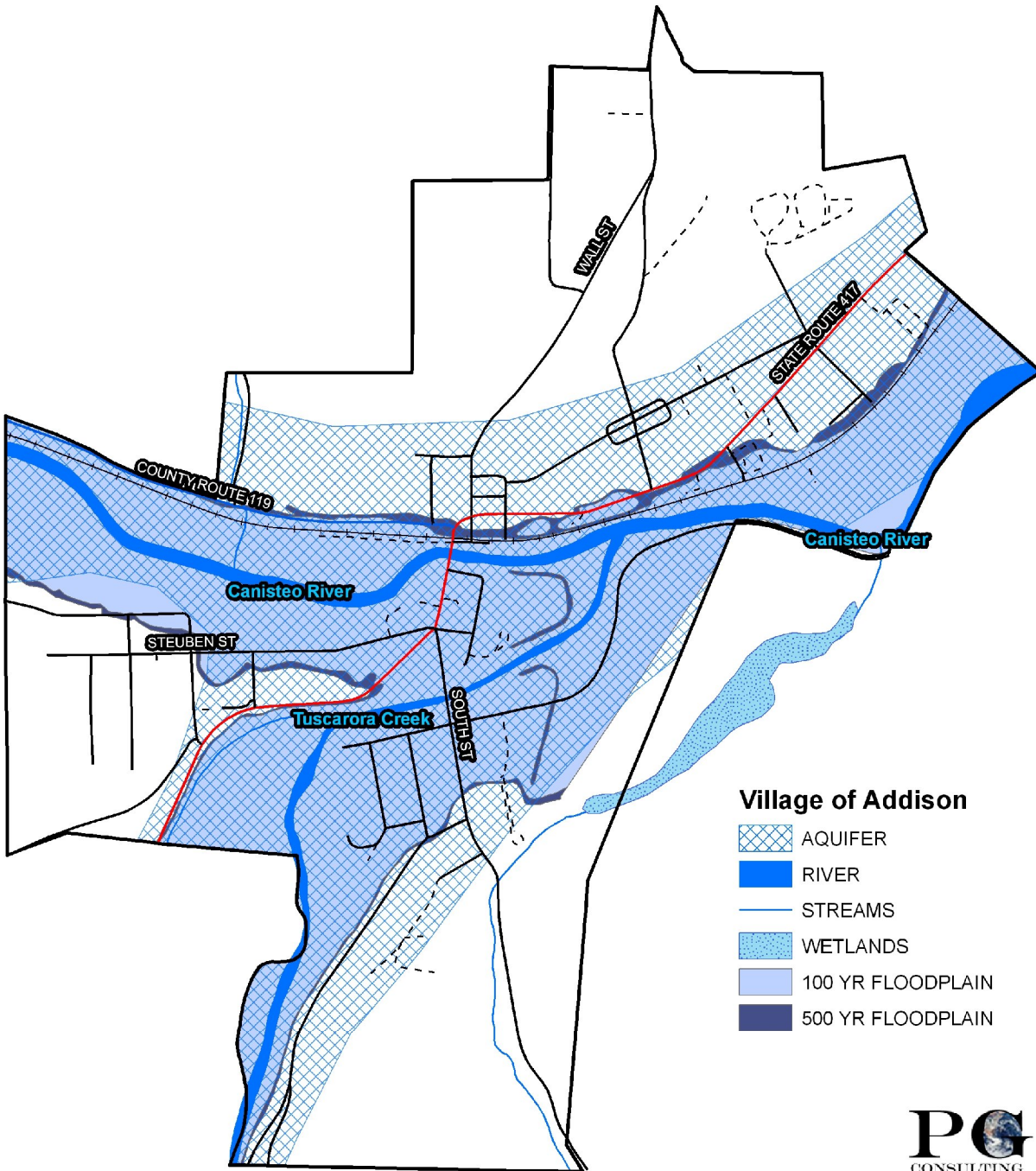


Figure 47: Water Resources within the Village of Addison

Chapter 11B Flood Hazards

The Village of Addison is subject to flood hazards from both the Canisteo River and Tuscarora Creek. The Village was flooded repeatedly before flood control levees were constructed in 1947. Since that time, only the 1972 Tropical Storm Agnes flood has overtopped the levees, flooding parts of the Village with up to 8 feet of water. Low-lying areas outside of the levee protection were severely impacted in 1972 and continue to experience periodic flooding. The location of flood protection levees and the mapped floodplain is shown in Figure 48.

During the 1972 Tropical Storm Agnes flood, water from the Canisteo River overtopped the existing flood protection project at two locations (between Main Street and the old water treatment plant and at a sandbag closure in the Steuben Street area). Flooded areas included the high school, school bus garage, Village hall, fire station, and over 50 residential, commercial, and industrial structures. Other flood-related costs resulted from disruptions in local transportation and public utility services; labor and equipment for installing sandbag closures; and emergency operations (levee patrols, rescue work, operation of an emergency center, etc.). Total damages and associated costs caused by Agnes were estimated to be \$4,078,000 (1972 dollars). The U.S. Army Corps of Engineers estimated that a recurrence of Agnes in 1995 would have caused \$12,071,000 of damages in the Village of Addison.¹¹

11B.1 Flood Protection Levees

In 1947, the U.S. Army Corps of Engineers constructed local flood protection works, consisting of:

- approximately 3,100 feet of earth levee and 730 feet of concrete flood wall on the right (south) bank of the Canisteo River;
- about 2,200 feet of earth levee on the left (northwest) bank of Tuscarora Creek;
- about 4,600 feet of earth levee on the right (southeast) bank of Tuscarora Creek; and various drainage structures.¹²

¹¹ U.S. Army Corps of Engineers Baltimore District, April 1995, "Addison, New York, Local Flood Protection Reconnaissance Study."

¹² New York State Department of Environmental Conservation, December 1997, "Hydrologic & Hydraulic Analysis of the Addison Flood Control Project, Village of Addison, Steuben County, New York."

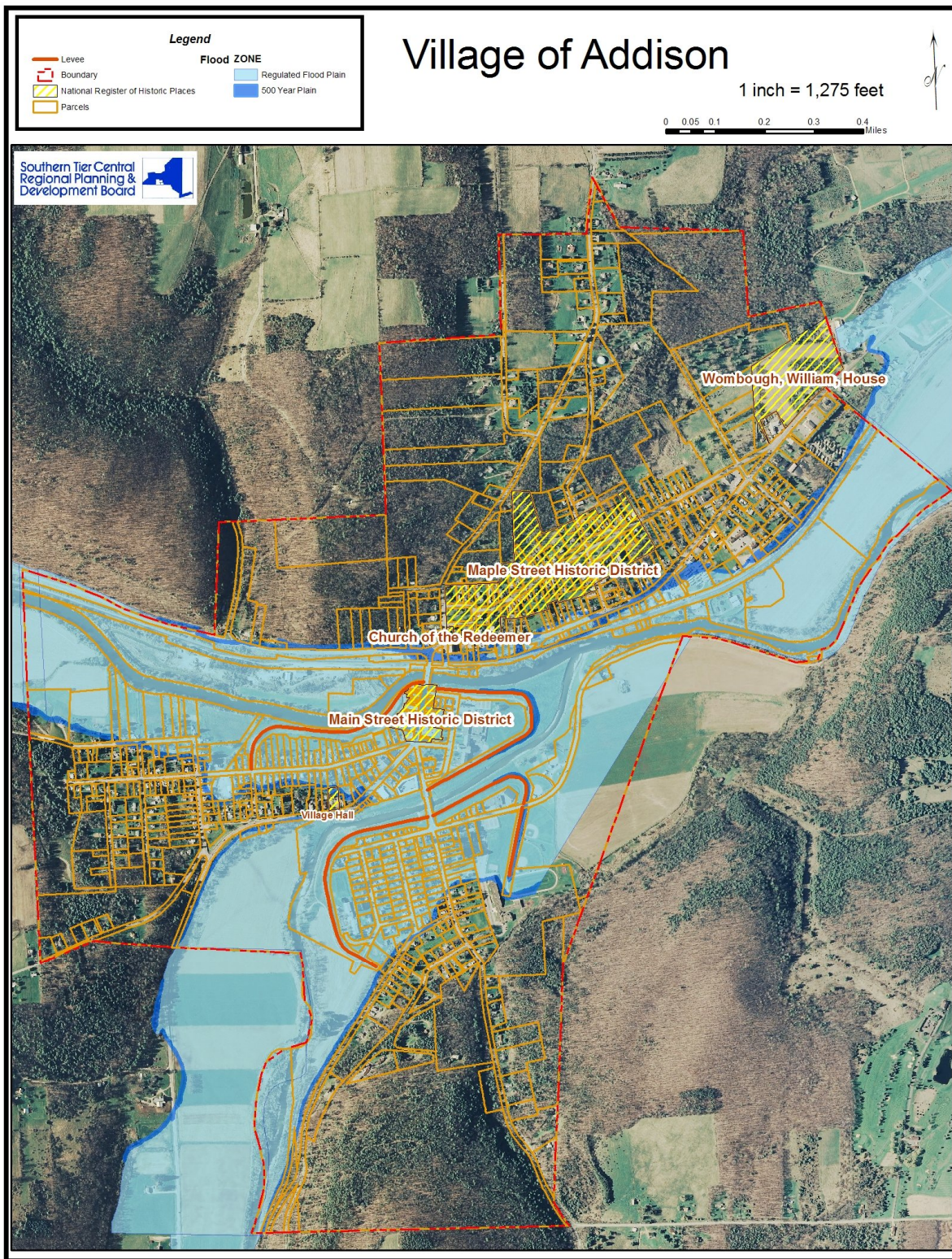


Figure 48: Village Floodplains

Although this flood protection project has served its intended purpose well, it is not rated as providing protection from the 100-year design storm (which is used for floodplain management and other purposes). The project design was based on the floods of record in 1935 and 1940 and was thought to provide an adequate level of protection. However, subsequent analyses for the Federal Emergency Management Agency's (FEMA) Flood Insurance Study¹³ and Flood Insurance Rate Maps (1980) indicated that the existing project provides only a 50-year level of protection on the Canisteo River side of the Village and a 10-year level of protection on the Tuscarora Creek side of the Village.

In 1995, the U.S. Army Corps of Engineers evaluated alternatives for increasing the level of flood protection in Addison.¹⁴ This report concluded that it was technically feasible to increase the level of protection to either a 40- or 100-year design level. The modifications required to provide 100-year protection (with the required 3 feet of freeboard) include:

- raising the Canisteo River levee approximately 2 feet at the downstream end and 5 feet at the upstream end;
- raising the Tuscarora Creek levees approximately 2 feet at the downstream end and 10 feet at the upstream end;
- levee extensions of approximately 800 feet along the Canisteo River and approximately 850 feet along the left (northwest) bank of Tuscarora Creek;
- replacing the existing floodwall and increasing its height;
- installing a stop log closure at the Main Street bridge; and displacing six property owners and one business.

The estimated project cost to provide 100-year protection was \$11.4 million (1995 dollars). A 40-year level of protection could be achieved for an estimated \$7.5 million. Positive benefit cost ratios were projected for both projects (1.01 for 100-year protection and 1.36 for 40-year protection). Despite the conclusion that the project was both technically and economically feasible, it was determined that the Addison project did not have "national significance" and could thus proceed only if a non-Federal sponsor was willing to provide 75 percent of the project cost.

Funding has not been found to proceed with the flood protection improvements evaluated in the 1995 Reconnaissance Study. It is not known if subsequent development (such as an addition adjacent to the levee at the Addison Junior/Senior High School) has impacted the feasibility or cost of the levee improvement project. In addition, the nation is undergoing changes to levee

¹³ Federal Emergency Management Agency, Federal Insurance Administration, December 1980, "Flood Insurance Study, Village of Addison, New York."

¹⁴ U.S. Army Corps of Engineers Baltimore District, April 1995, "Addison, New York, Local Flood Protection Reconnaissance Study."

safety standards and certification policies, which could affect future efforts to increase the protection level of the Village of Addison levee system.

11B. 2 Floodplains

Floodplains are low-lying areas that are naturally subject to periodic flooding. The floodplain serves a vital function by reducing the height and speed of spreading floodwaters. Vegetation enhances the naturally beneficial floodplain functions by reducing flow velocities, absorbing energy, and protecting the soil from erosion. Floodplains also serve as areas of groundwater recharge and wildlife habitat.

The floodplain areas subject to special floodplain development requirements are identified on the Flood Insurance Rate Map published by FEMA¹⁵ and shown as regulated floodplain in Figure 48. Because the Addison flood protection levees are not rated as providing protection from a 100-year flood event, the regulated floodplain extends beyond the levees into developed areas of the Village. The regulated 100-year floodplain is the area that has a 1% or greater chance of being flooded in any given year. It comprises more than a third of the Village and contains more than 200 existing residential, commercial, and public structures, including the Main Street Historical District.

Table 16: Floodplains within the Village

	Percentage of Village	Acres
Regulated (100-Year) Floodplain	36%	446
500 Year Floodplain	2%	25

The requirements and development restrictions applicable to areas identified on the Village's Flood Insurance Rate Map¹⁶ as 100-year floodplain include the following:

- Flood insurance is required for any structure covered by a federally-backed mortgage. For buildings constructed after adoption of the Village's floodplain management regulations (June 15, 1981), the cost of flood insurance is based on the height of the first floor relative to the 100-year flood height. Reduced-cost policies are available for older structures that do not comply with current floodplain construction standards.
- Any development activity requires a floodplain development permit from the Village. The definition of development applies to "any man-made

¹⁵ Federal Emergency Management Agency, Federal Insurance Administration, "Flood Insurance Rate Map, Village of Addison, New York," effective date June 15, 1981.

¹⁶ Federal Emergency Management Agency, Federal Insurance Administration, "Flood Insurance Rate Map, Village of Addison, New York," effective date June 15, 1981.

change,” and thus includes new buildings, renovations, fill, storage of materials, paving, mining, and other activities.

- All development “shall be consistent with the need to minimize flood damage.” The Village can only issue a permit for floodplain development if the project is protected against damage from the 100-year flood and does not contribute to increased flood risks for other properties.
- For new buildings, permit compliance generally involves elevating the 1st floor of the building two or more feet above the designated flood height. In parts of the Village, this elevation requirement mean that the first floor will be elevated 10-12 feet above grade. The area below an elevated structure can be used for parking and storage.
- A substantial improvement is any reconstruction for which the cost exceeds 50% of the market value of the structure. If a building is substantially improved or sustains substantial damage – from fire, flood, or other cause – it must be brought into compliance with the standards for new construction. For flood insurance purposes, a substantially improved structure is rated like a new structure, so failure to comply with the elevation requirements could result in extremely high flood insurance costs.
- Historic structures are exempt from the substantial improvement requirement if the alteration does not preclude the structure’s continued designation as a historic structure. Any renovation project should still be consistent with the need to minimize flood damage. Areas listed on the National Register of Historic Places are shown in Figure 48. The Main Street Historic District is completely within the 100-year floodplain.

The standards for floodplain development are specified in the Village of Addison Local Law No. 2 of the Year 1997 and in the New York State Building Code and Residential Code. These locally-enforced standards are consistent with federal standards and thus enable the Village to participate in the National Flood Insurance Program (NFIP), through which property owners can purchase flood insurance. Although the Village can grant variances from the floodplain development requirements, such variances should only be issued for situations that would otherwise result in exceptional hardship.¹⁷ In addition, the variance must be the minimum necessary, considering the flood hazard, to afford relief. If the Village allows violations of floodplain regulations (including inappropriately granting variances) they may be subject to suspension from the NFIP.

¹⁷ FEMA guidance states, “The applicant has the burden of proving unnecessary hardship. Reasons for granting the variance must be substantial; the proof must be compelling. The claimed hardship must be exceptional, unusual, and peculiar to the property involved. Financial hardship, inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one’s neighbors do not qualify as exceptional hardships.” (FEMA 480)

In 1997, the NYS Department of Environmental Conservation conducted hydrologic and hydraulic analyses on the existing flood control project in Addison. The report concluded that a 100-year flow event on the Canisteo River would successfully be contained by the existing flood protection facilities with a freeboard (excess levee height) greater than three (3) feet. NYSDEC modeling also concluded that the existing Tuscarora Creek levee would match the 100-year peak flow without overtopping, but with only two (2) feet of freeboard.¹⁸ The standard for removing land from the regulated floodplain based on levee protection is that the levee contains the 100-year flood with at least three feet of freeboard. However, FEMA has not revised the Village's floodplain map (for areas subject to flooding from the Canisteo River) based on the NYSDEC modeling results. FEMA has subsequently established additional criteria (in addition to freeboard) that must be met to certify levees for floodplain mapping purposes. It is not known if the Addison levee system could be successfully accredited, based on current standards, to enable removal of protected areas from the regulated floodplain.

11B.3 Flood Insurance

The National Flood Insurance Program (NFIP) provides a means for homeowners, renters, and businesses to protect themselves from some of the financial impacts of flooding. Flood insurance coverage is available throughout the Village as long as the Village maintains participation in the NFIP by enforcing floodplain development standards that meet or exceed FEMA requirements. Congress has mandated that federally regulated or insured lenders require flood insurance as a condition of the mortgage for buildings located within the 100-year floodplain.

Table 17: National Flood Insurance Program Statistics

Village of Addison (as of 1/31/2009) ¹⁹	
Number of policies in force	74
Total coverage	\$4,993,400
Total premiums	\$43,845
Total claims since 1/1/1978	21
Total payments since 1/1/1978	\$192,810.51

Discounts on NFIP flood insurance premiums are available for policyholders in municipalities that go beyond the minimum standards for floodplain management and participate in the NFIP Community Rating System (CRS). The amount of the CRS discount (up to 45%) depends on the number of credits the community earns for qualifying activities. The Village of Addison does not currently participate in the CRS program. Examples of activities that reduce flood damages, improve the quality of life, and earn CRS credit include:

¹⁸ New York State Department of Environmental Conservation, December 1997, "Hydrologic & Hydraulic Analysis of the Addison Flood Control Project, Village of Addison, Steuben County, New York."

¹⁹ Federal Emergency Management Agency website: <http://www.fema.gov/business/nfip/statistics/pcstat.shtm>.

- Preserve open space in the floodplain
- Enforce higher floodplain development standards for safer new development
- Maintain drainage systems
- Inform people about flood hazards and how to reduce damage

Policy 11B.1. Maintain and enhance the flood protection provided by the Addison flood control levees.

Recommendations:

1. **Levees:** Continue to support NYSDEC efforts to maintain and improve the flood control levees protecting parts of the Village. Promote efforts to increase the level of flood protection provided by the existing levee system so that protected areas of the Village would not be inundated during a 100-year flood event (which has a 1% chance of occurring during any year).

Polciy 11B.2.A The naturally beneficial functions of undeveloped floodplain areas are protected and restored.

Recommendations:

1. **Beneficial Floodplain Functions:** Pursue opportunities to protect and enhance the beneficial functions of undeveloped floodplain areas. These may include:
 - a) Zoning revisions to include additional floodplain areas that lack levee protection in the Conservation Zone;
 - b) Developing trails and other open space uses in unprotected floodplain areas; and
 - c) Enhancing the flood storage and energy dissipation functions of riparian areas by establishing native vegetation, creating wetlands, or otherwise restoring natural functions along Tuscarora Creek and the Canisteo River.

Policy 11B.2.B Increased exposure to flood hazards is prevented by regulating development in floodplain areas.

Recommendations:

1. **Floodplain Map:** Support any revision to the Village's Flood Insurance Rate Map that would result in a more accurate representation of flood risks.
2. **Floodplain Development Standards:** Enforce existing floodplain development standards in order to protect against flood damage and maintain the Village's good standing in the National Flood Insurance Program. Obtain training for Code Enforcement staff, Planning

Board members, and Zoning Board of Appeals members. Request technical assistance from outside agencies (NYSDEC and STCRPDB) as needed.

3. **Elevated Buildings:** Conduct a public information campaign to promote local acceptance of elevated buildings, so that applicants for new and substantially improved floodplain structures will choose to comply with floodplain development standards rather than request variances.
4. **Remove Flood-prone Development:** Support the removal of flood-prone development from unprotected floodplain areas, particularly areas on the north bank of the Canisteo River. Approach property owners to determine their interest in voluntary buyout and relocation programs when federal grant funding is announced and/or following damaging flood events.

Policy 11B.2.C The flood-resistance of existing floodplain development is increased.

Recommendations:

1. **Retrofit Floodplain Development:** Provide information and technical assistance for implementing floodproofing techniques (such as elevating utilities and using flood-resistant building materials) in order to reduce the susceptibility of existing floodplain development to flood damage. Obtain training for Code Enforcement staff.
2. **Main Street Historic District:** Addison's Main Street Historic District is located within the 100-year floodplain in an area where levees provide protection from smaller floods. Although these historic structures are exempt from the substantial improvement requirements for floodplain development, renovations should incorporate flood resistant design and materials while maintaining the historic character of each structure. Village Code Enforcement staff can provide technical assistance with retrofitting techniques. Support inclusion of additional historic floodplain structures on the National Register of Historic Places so that substantial improvements can be permitted without destroying the historic character of these buildings.
3. **Industrial Zone:** The Village's Industrial Zone is located in the 100-year floodplain north of the Canisteo River. Businesses and industry that are currently located in this and other flood-prone areas should incorporate flood resistance into their facilities and operating procedures. They should have emergency plans in place to provide for notification of anticipated flooding so that vulnerable equipment and materials can be elevated or relocated. In light of the potentially significant economic impacts of a flood, the Village should work with

each business to develop a strategy for minimizing flood losses. Alternate locations outside of the floodplain should be promoted for new commercial and industrial development.

Policy 11B.3 Increased flood insurance coverage is facilitated by qualifying for premium discounts.

Recommendations:

1. **Flood Insurance:** Provide the owners of floodplain property with information about flood insurance, including the reduced premiums for elevated buildings and the extremely high actuarial rates for buildings that are not in compliance with elevation standards.
2. **Community Rating System:** Evaluate the feasibility of participating in the Community Rating System by reviewing application materials, identifying existing activities that might qualify for credit, and assessing the value to the community (from reduced flood insurance premiums and increased resilience to flood damage). If the Village chooses to participate in CRS, the Mayor can appoint a CRS Coordinator to complete the application process. Assistance is available from the NYSDEC and STCRPDB.

Chapter 12 Land Use and Zoning

12.1 Land Use

The land use pattern in the Village of Addison is typical of a rural northeastern village. Retail, commercial, and manufacturing uses are concentrated on the Village's main roadways. Many of the commercial and manufacturing uses are located on the largest privately owned parcels.

Large centrally-located parcels are an asset to the Village; the long term development and viability of the Village must be considered whenever development on these parcels is proposed.

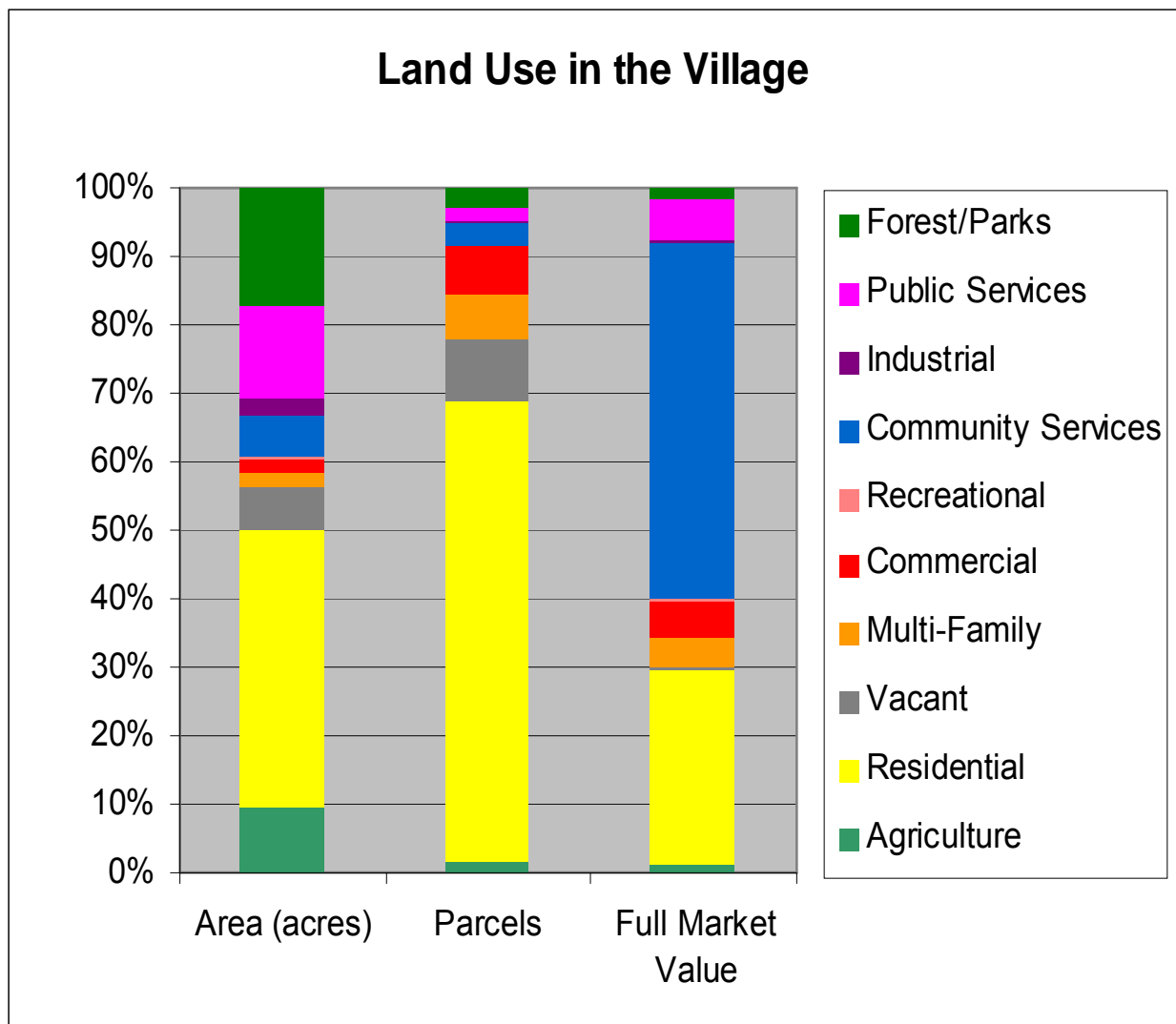


Figure 49: Land Use by Assessed Value

Table 18: Land Use in the Village

LAND USE	Percent	Area (acres)	Number	Full Market Value
Agriculture	9.5%	105	14	\$1,239,200
Residential	40.5%	446	526	\$31,316,081
Vacant	6.4%	70	70	\$593,800
Multi-Family	1.8%	20	51	\$4,767,100
Commercial	2.4%	26	56	\$5,749,500
Recreational	0.1%	1.05	1	\$389,300
Community Services	6.2%	68	25	\$57,036,300
Industrial	2.4%	26	2	\$679,400
Public Services	13.6%	150	17	\$ 6,481,000.00
Forest/Parks	17.2%	189	21	\$ 1,670,500.00
TOTALS	100.0%	1101.05	783	\$109,922,181

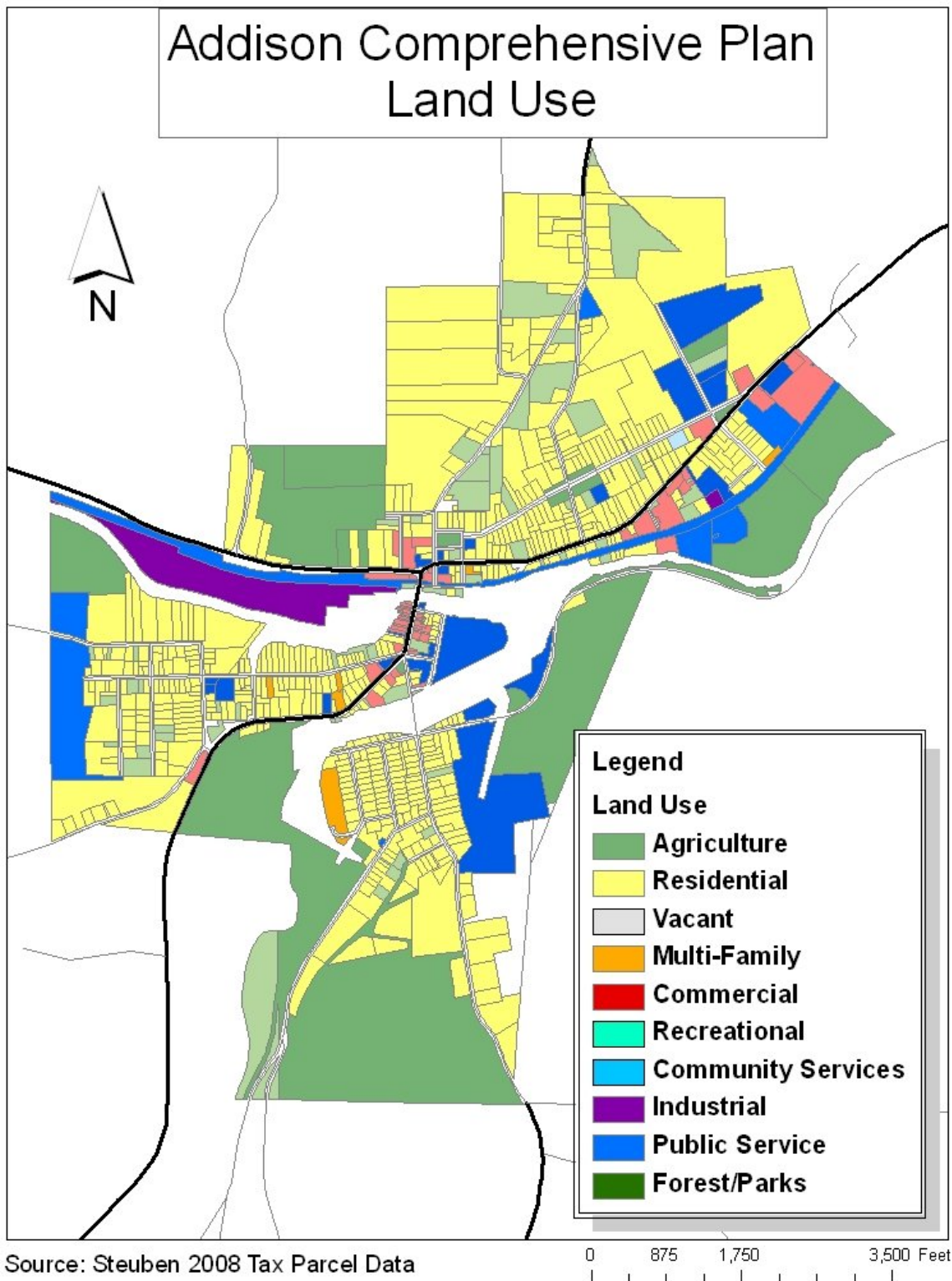


Figure 50: Existing Land Use Pattern

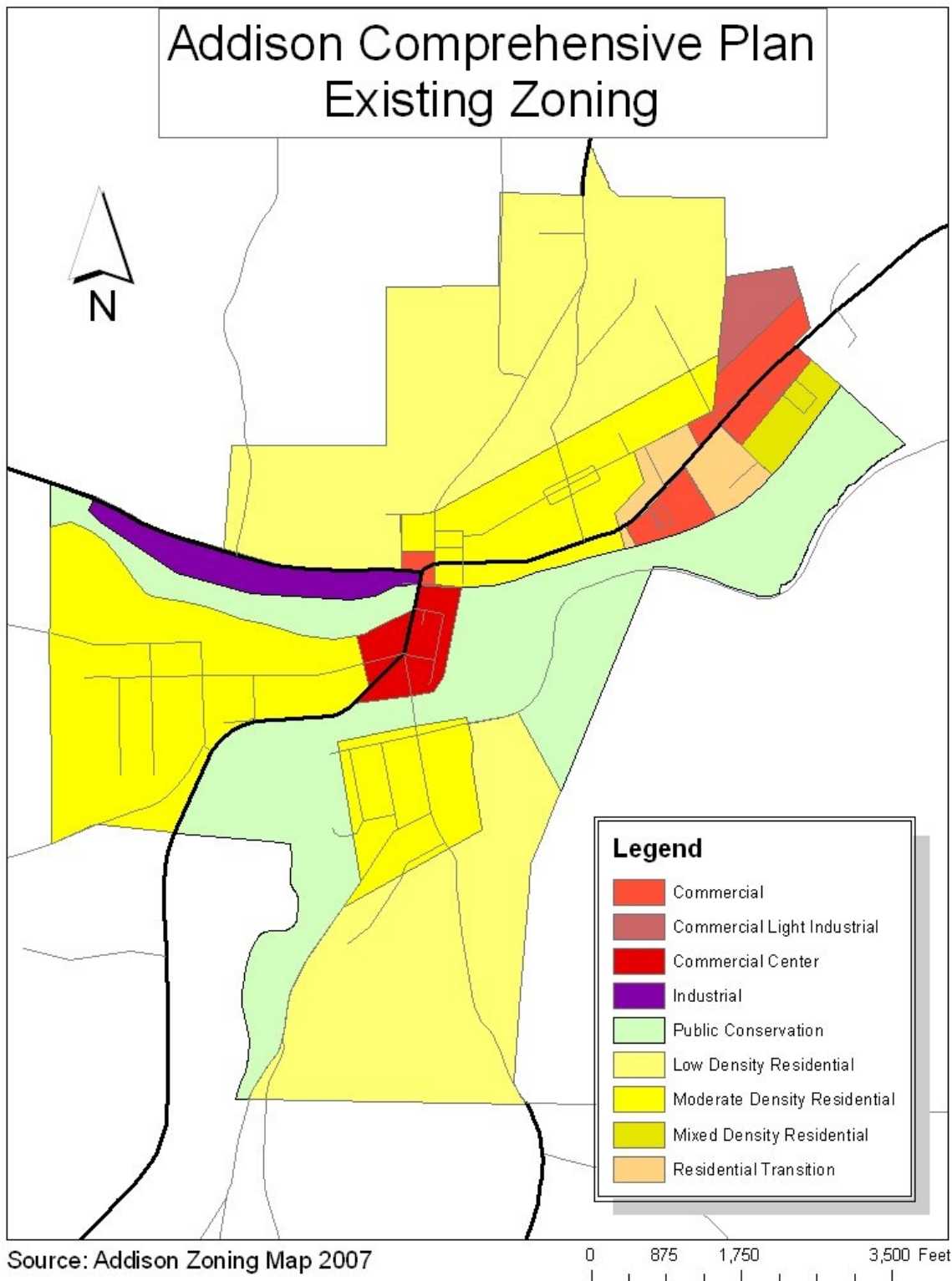


Figure 51: Existing Zoning Map

12.2 Zoning Law Review

The zoning law of the Village of Addison is fundamentally sound. The zone descriptions and zoning language are consistent with the goals of the community. However, language could be updated to encourage “smart growth” and to institute new thinking on stormwater management as well as floodplain protection.

Policy 12.2: The zoning law is updated where needed to implement the Comprehensive Plan.

Recommendations:

- 1. Review of the Zoning Law for consistency with current New York State Law and Zoning Case Law.**
- 2. Add the suggested historic / downtown façade improvement language.**
- 3. Consider “Dark night” lighting ordinance to preserve views of the night sky.**
- 4. Ensure that creative solutions to assist the aging population are possible within the Zoning ordinance.**
- 5. Generate an outreach campaign to educate resident and businesses owners on the value of a zoning ordinance for cohesive physical development.**
- 6. Consider implementing an Aquifer Protection Overlay Zone in the Village.**

Chapter 13 Utilities and Infrastructure

Table 19: Comments on Utilities and Infrastructure from the Resident Survey 2006

Utilities
More street lighting
Lower taxes, utilities, cable
Adequate drainage of storm drains.
Higher & better flood control devices to lower insurance costs.
The hydrant system should be upgraded
Electric services underground.
Curb all the streets
Get grants to upgrade water system, so water is not so bad.

13.1 Power in the Village

Electric power is provided by NYSEG, village-wide. Corning Natural Gas is responsible for the provision of gas to Village residents.

Propane is also supplied in the Village by several vendors. Because of the cost of propane compared to the cost of natural gas, most residents use natural gas as their main source of fuel supply. Propane is used mostly for outside cooking on gas grills.

13.2 Water

The Village is considering applying for additional funds from the State Drinking Water Revolving Loan Fund particularly to loop the water mains in the Village.

The Village water system has been recently upgraded, though additional improvements are needed. The following table notes important design details.²⁰

Table 20: Recent Water Improvements

STEUBEN COUNTY WATER SYSTEMS					
Municipality	Capacity	Average Use	Reserve	Source(s)	Recent Activity/ Notes
Village of Addison	907 gpm			Wells	New well #5 and upgraded treatment plant in 2003. Village request for \$1.35 million from SRF for additional improvements.

²⁰ 2010 Comprehensive Economic Development Strategy," STCRPDB, 2009, page 36

Table 21: Municipal Wells

MUNICIPAL WELLS AVAILABLE FOR PRODUCTION			
Steuben County, NY			
Well Designation	Owner	Date Completed	SRBC reported yield in gal/min.
Well #2	ADDISON, VILLAGE	1960	357
Well #3	ADDISON, VILLAGE	1960	357
Well#5	ADDISON, VILLAGE	2002	350

All of the residents in the low-lying areas of the Village are serviced by municipal water; some of the residents who live on the hillsides are at an elevation above the municipal water reservoirs and are not connected to the municipal water supply. Hillside residents who live at elevations above the reservoir would not have any water pressure on the municipal system; as a result these residents utilize water from private wells.

13.3 Sewers and Wastewater Treatment

The Village of Addison wastewater treatment plant and wastewater treatment system is in excellent condition. With the recent completion of \$3,000,000 upgrade and rehabilitation to the wastewater treatment plant and treatment system the Village is now in full compliance with the NYS wastewater testing requirements for effluent water released to the Canisteo River. With the addition of an onsite backup power generator, Addison is now assured of uninterrupted service to the residents in case of a power outage. Because the plant is operating at only a 40% capacity, Addison is poised and ready for residential, commercial, and economic growth. Design statistics are noted below.²¹

The majority of homes in the Village of Addison have access to the municipal sewer lines. Some property owners have discovered they were not connected to the municipal system and these property owners were connected to the municipal system immediately.

²¹ “2010 Comprehensive Economic Development Strategy,” STCRPDB, 2009, page 48.

Table 22: Local Wastewater Treatment

SOUTHERN TIER CENTRAL REGION Wastewater Treatment Plants and Collection Systems					
County	Municipality	Design Flow (MGD)	Average Daily Flow (MGD)	Meets NYSDEC Water Quality	Type of Collection System
Steuben	Village of Addison	0.42	0.191	Yes	Separate

The upgrade of the Village’s trickling filter was completed in early 2000 and included:

1. the repair and epoxy sealing of the interior concrete surfaces of the filter,
2. replacement of the old stone media with new plastic media, and
3. replacement of the center column and distribution arms of the filter. The Village submitted an application to ARC in June 2007 as part of a \$2.9 million proposal to implement improvements to the wastewater treatment plant with a design capacity of 242,000 gallons per day.²² The facility has undergone a total renovation: onsite generators, new pumps, installation of a new lift station on Stallwell Street, and the installation of new lift station generators. The wastewater treatment plant improvements should be completed during the fall 2009. It appears that the Village has adequate capacity for potential increases in demand.

13.4 Telecommunications

Communication in the Village is provided by Armstrong Telephone, Time Warner Cable, Road Runner Internet service, and two satellite internet providers: Direct TV and Dish Network. Network traffic in the Village is low and no public Wi-Fi hot spots are maintained by merchants in the Village. An unofficial survey of Planning Board Members indicates that the network speeds are very good. The internet infrastructure is CAT5 Cable and the wiring was installed recently. DSL is utilized very successfully in the Village.

Policy 13.4: Constant access to information via ‘the web’ is an asset to residents of Addison and will promote growth in the Village. The Village encourages residents and merchants to connect to the internet in all feasible ways.

Recommendation:

Pursue further study of providing “free” wireless to Village residents at public locations.

²² Ibid. page 46.

Chapter 14 Public & Community Services

14.1 Capital Improvement Plan and Municipal Buildings

14.1.1 Village Hall

The current Village Hall building located at, 35 Tuscarora Street actually started out as a Grammar School. Construction of the building started out in the spring of 1888 and continued until completion in early 1889. The building had two large rooms on the first floor and two large rooms on the second floor. In the basement was the heating plant, (coal



Figure 52: Village Sign

fired), and storage facilities. This original floor plan has, over the years, been altered by subdividing into smaller areas. This nineteenth-century school building is distinguished by a central pavilion, the corner of which is marked by engaged octagonal turrets which flank the round-arched entrance. The recessed doorway under the round arch is a Romanesque touch while the turrets and gable end stick-work show a product of the eclectic work of the period. A heavy roof line is announced by corbelled brick work, while a double band formed by three string courses divides the first and second stories all around the structure. (Herschensohn and Reed, Architectural Survey of Addison, 1980). The building is located in set back from the street in a park-like setting. The building was used from 1889 until 1928 when the new high school building was completed on Colwell Street. From 1928 to early 1950's its use is unclear, but most probably used as storage. In the early 1950's it was again used as a school due to the renovation and addition being put on the high school at that time. This use lasted until 1957 when Tuscarora Elementary School was finished. From then until 1973, it was used as storage for the Addison Central School District. In 1973, on March 14th, the voters of the district voted (98 to 2), to sell the building to the Village of Addison for \$1.00. The Village, at the time, was in need of different facilities. This was due to the deterioration of the Old Village Hall at the five corners intersection of the Village. The Village, upon possession, embarked upon renovating the structure to meet its needs. On the North, rear, side of the building, in 1974, were added a fire escape and a small vault room. During that year and proceeding years, the interior of the building has been rearranged for the adaptive use of the village for use as a village hall and police station. Within the last twenty years, (1989-2009), upgrades and renovations have been carried out. Some of these renovations include renovation of the clerk's office and police station office, new front entrance, new restrooms, as well as lighting, new windows, new handicap ramp at the front entrance and paving of the parking lot.

Much of this work was done by village employees and local contractors. The building serves as a link to Addison's past and a functioning structure for now and the future.

14.1.2 Capital Programming

The Village maintains a contingency fund in its yearly budget to cover costs of emergency repairs and other unexpected costs. However, wear- and-tear on facilities can be anticipated and funding can be set aside to pay for the needed upgrades or replacement when needed. The Village does not have a capital improvement plan in place at this time.

Policy: 14.1 The Village plans ahead for repair and replacement of public utilities and infrastructure.

Recommendation:

Create a capital improvement plan and long term improvement strategy.

14.2 Municipal Services

Taxes, crime, and community character are very important to residents' decision to stay in the Village. These factors likely also have a strong influence on potential buyers. According to the survey results, 63% of respondents claim they would leave the Village due to an excessive increase in taxes. Approximately 42% claim that they would leave Addison due to an increase in crime or a loss of community character. While these results may paint a striking picture of life in the Village, these figures may be misleading. Survey respondents likely did not calculate the true costs of moving (the inconvenience, broker and realtors fees, selling their current house, finding new employment, and re-enrolling children in school) in comparison to the cost of increased taxes. Survey participants identified 'attracting higher income residents' as a potential solution.

Concern about the quality of structures in the Village was significant; making substantial improvements to buildings in the Village would solve all three of the villagers' top concerns.

Increasing property values through renovation should decrease the tax rate.

Improving buildings in the Village should eliminate the perception of "high crime areas".

Coordinated improvements all over the Village should bolster the sense of community character experienced by the residents.

The major challenges that the survey respondents expect the Village to face 2006-2011 are:

- Tax increases: Village residents are concerned about property taxes.

- Downtown development: The residents observe the failure of Main Street to attract and maintain thriving businesses.
- Real Estate Trends (housing and school quality): Residents are rightfully concerned with school quality, as school quality has a direct relationship to property value. Residents are also rightfully concerned about their neighbor's property values. Near-by sales and home quality have an impact on the value of houses in the Village.

14.2.1 Police Department

The Addison Police Department has made great strides in the last three years. With the help of a grant from Senator Winners' office Addison was able to purchase much needed new computers, monitors, and printers along with a security camera system for the entire Village Hall building. The next top priority to make the police department more effective would be a police records software system and to be able to provide twenty-four police protection for the residents. In order to do this Addison would again have to be successful in the receipt of a grant. The Village recently applied for a (CHRP) COPS grant but were unsuccessful in the first round of recipients. Addison will continue to apply because we are determined and dedicated to providing the best possible police protection to the residents of the Village of Addison that we can.

Table 23: Resident Survey 2006 Comments on Police Protection

Police
Having a police officer stay longer so we can get to know them
Paying the top police officer enough to retain and require residence
Control drug buying on Main St. in town.
Reduce speeding on residential streets, especially evenings, weekends and summers
Increase neighborhood police patrols
The crime rate
Police department should stay in the Village and not all over
Stronger enforcement of overnight parking on Main Street.
All dogs to be kept securely tied when outside.
Enforce non-parking between sidewalks and curbs

Many of the comments received by the 2006 survey were also concerned with Village law enforcement. Top priorities identified by residents (via write-in) were:

- 1) Anti-drug enforcement.
- 2) Prevention of parking on Main Street at night.
- 3) Preventing the loitering of children downtown.
- 4) Full time police coverage but may be cost prohibitive.

Policy 14.2.1 Addison has up-to-date police coverage.

Recommendation:

- 1. Undertake an assessment of the value of officers compared to cost.**
- 2. Acquire additional software and equipment needed for improved police coverage.**

14.2.2 Fire Department

The Addison Volunteer Fire Department and Ambulance Corp is an all-volunteer department consisting of approximately thirty members. The equipment consists of two Engine/Pumpers, two ambulances, a tanker, a brush buggy and several other smaller pieces of equipment. It is, and has always been, a challenge to maintain active members within the department. With most of the members also holding a regular job it can be difficult to muster up three or four firefighters or EMT personnel during a weekday fire or ambulance run. The Village has recently applied for a FEMA grant for a new fire truck Engine Pumper/Rescue vehicle and also a grant for a new fire department building. A successful grant application for both of these would greatly enhance the department's ability to provide a higher level of protection and service to the fire district residents.

14.2.3 Code Enforcement

Code Enforcement's efforts must be consistent with the needs of Village residents. Code enforcement is very important to the Village of Addison and to the success of the economic growth that is planned for the Village. The Village has a full-time code enforcement officer that is dedicated to both residential and commercial property maintenance. With NYS Property Maintenance Laws constantly changing and several Village Local Laws in effect that deal with property maintenance, the job of code enforcement is a challenge, to say the least. The key to being an effective code enforcement officer seems to be education and certification by the State. The cost of this education and certification is high but the payback is worth it in the end. Without code enforcement the Village would be unable to follow the Comprehensive Plan. The code enforcement officer is subject to an ongoing training schedule, with a minimum required number of training course credits in order to remain certified with the State of New York.

14.2.4 Planning Board

The Village of Addison Planning Board meets monthly, on a regularly scheduled basis. Planning Board members are required to complete a minimum number of training hours per year to maintain their status on the planning board. Locally offered training courses are utilized, when available, to meet some of these requirements. The planning board has been very busy the last several months developing a comprehensive plan to better meet the present and future needs of the Village.

14.2.5 Records Management

Three years ago the Village of Addison was successful in obtaining a records management grant. The purpose of the grant was to identify records that needed to be kept and to arrange them into an approved filing system that would allow them to be accessed when needed. Over one-hundred and fifty years of records were sorted through and identified for retention or destruction. The retained records were arranged into a manageable filing system. Record retention and filing is an ongoing task with the Village of Addison. Because this is a very important and required function, the Village of Addison has a records management employee dedicated to records management.

14.2.6 Trash Collection/ Recycling

Trash collection services are provided by several local companies, contracted by individual landowners. All residents are covered by the Steuben County Recycling Guidelines. The majority of household products are disposable through the Steuben County recycling system.

14.2.7 Addison Public Library

The Addison Public Library serves the Village of Addison and the surrounding Addison community. It receives funding from three local townships (Addison, Rathbone, and Tuscarora). The Addison Central School District, through a separate Library tax, New York State (through the Southern Tier Library System), public donations and in-house fundraising, are also sources of funding for the Public Library. It has a circulation of 6,416 per year and a library of 16,488 volumes. It also has interlibrary loan capabilities with any of the members of the Southern Tier Library System. The Library has life use of the present building. It has five public computer stations with internet access as well as four laptops available. It is governed by a board of trustees, and also has a director, a clerk and several volunteers on staff.

14.3 Government Continuity

The Village of Addison is concerned with and dedicated to government continuity. The Village Board consists of a Mayor and four Village Trustees. The term of office for each position is two years. The reelection of Village Trustees is limited to a maximum of two trustees per year, thus ensuring that there are always at least two incumbent trustees serving on the board. This allows for a minimum of at least two experienced board members serving on the board at all times.

14.4 Public Health and Safety

The Mayor of the Village of Addison is also the Public Health Officer. As Public Health Officer of the Village, the Mayor deals with all health issues under the guidance of the New York State Health Office in Hornell NY.

14.5 Emergency Preparedness

Addison has adopted the Steuben County Hazard Mitigation Plan.

The Village of Addison has taken a very pro-active view of emergency preparedness. Emergency plans are in place, staff has been trained to provide assistance in an emergency, and substantial Village resources have been devoted to ensuring resident safety in case of an emergency. Addison has an Emergency Preparedness Task Force, composed of Village Board members, Police Department employees, Fire Department employees, Department of Public Works staff, Village staff, the School Superintendent, and residents. The Emergency Task Force is trained (as required by FEMA) in NIMS 100 and NIMS 700.

Due to the geography of the Village (two halves divided by the Canisteo River) the Village has two Fire Stations and two ambulance stations; both with stations on either side of the River. These provide adequate emergency services to all residents. This commitment to the safety of the residents is a practical measure; the bridge connecting both halves of the River could wash-out in a severe flood. In that case, the quality of service provided to the Village residents will not diminish.

Emergency services will be provided to the villagers from any/all of the following locations:

1. Addison Village Hall has been outfitted with an emergency auxiliary gas generator, and has the fuel capacity to run with no interruption in service. Village Hall is a primarily administrative base of operations.
2. Tuscarora Elementary School is not in the floodplain, has emergency generators and the capacity to house evacuees, and is a staging area for the American Red Cross. The elementary school is a base of humanitarian relief during an emergency.
3. The Leland D. Flint Community Center has a generator and is used as a complementary base of operation during an emergency.
4. Steuben County Office of Emergency Services.
5. Steuben County Hazard Mitigation Plan.

Local residents should take the time to become familiar with the potential risks outlined in the emergency plans.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A.** The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B.** Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C.** The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

ADOPTION OF THE VILLAGE OF ADDISON COMPREHENSIVE PLAN

Name of Action

VILLAGE OF ADDISON VILLAGE BOARD

Name of Lead Agency

Raymond Walch,

Mayor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Raymond Walch

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

12/17/09

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION ADOPTION OF THE VILLAGE OF ADDISON COMPREHENSIVE PLAN		
LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY) Village-wide		
NAME OF APPLICANT/SPONSOR Village of Addison Village Board		BUSINESS TELEPHONE (607) 359-2100
ADDRESS 35 Tuscarora Street		
CITY/PO Addison	STATE NY	ZIP CODE 14801
NAME OF OWNER (IF DIFFERENT)		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION -Adoption and Implementation of the first Comprehensive Plan for the Village of Addison. The Comprehensive plan illustrates the community's vision for the future of the Village, prioritizes development goals for sustainable growth/improvements, and describes what potential for development exists within the Village. The comprehensive plan includes policies & recommendations for the Village to pursue as time permits.		

Please Complete Each Question—Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: _____ acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24.2 and 24.3 ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type (1-4) on project site?
- a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site.
 Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ Acres (see 1NYCRR 370).

4. Are there bedrock outcroppings on project site? YES NO
 a. What is depth to bedrock? (in feet) _____
5. Approximate percentage of proposed project site with slopes: 0-10% _____ % 10-15% _____ %
 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? YES NO
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? YES NO
8. What is the depth of the water table? _____ (In feet)
9. Is site located over a primary, principal, or sole source aquifer? YES NO
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? YES NO
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 According to: _____
 Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?) YES NO
 Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 If yes, explain: _____
14. Does the present site include scenic views known to be important to the community? YES NO
15. Streams within or contiguous to project area:
 a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name: _____
 b. Size (in acres): _____
17. Is the site served by existing public utilities?
 a. If YES, does sufficient capacity exist to allow connection? YES NO
 b. If YES, will improvements be necessary to allow connection? YES NO
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? YES NO
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 817? YES NO
20. Has the site ever been used for the disposal of solid or hazardous wastes? YES NO

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
- b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped _____ acres.
- d. Length of project, in miles: _____ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %
- f. Number of off-street parking spaces existing _____; proposed _____
- g. Maximum vehicular trips generated per hour _____ (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure _____ height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? _____ tons/cubic yards.
3. Will disturbed areas be reclaimed? N/A YES NO
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? YES NO
- c. Will upper subsoil be stockpiled for reclamation? YES NO
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? YES NO
6. If single phase project: Anticipated period of construction _____ months, (including demolition)
7. If multi-phased:
- a. Total number of phases anticipated _____ (number)
- b. Anticipated date of commencement of phase 1 _____ month _____ year, (including demolition)
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? YES NO
8. Will blasting occur during construction? YES NO
9. Number of jobs generated during construction _____; after project is complete _____
10. Number of jobs eliminated by this project _____
11. Will project require relocation of any projects or facilities? YES NO
- If yes, explain: _____
12. Is surface liquid waste disposal involved? YES NO
- a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Type _____ YES NO
14. Will surface area of an existing water body increase or decrease by proposal? YES NO
- If yes, explain: _____
15. Is project or any portion of project located in a 100 year flood plain? YES NO
16. Will the project generate solid waste?
- a. If yes, what is the amount per month _____ tons
- b. If yes, will an existing solid waste facility be used? YES NO
- c. If yes, give name _____; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? YES NO
- e. If yes, explain: _____
17. Will the project involve the disposal of solid waste? YES NO

- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? YES NO
19. Will project routinely produce odors (more than one hour per day)? YES NO
20. Will project produce operating noise exceeding the local ambient noise levels? YES NO
21. Will project result in an increase in energy use?
If yes, indicate type(s) _____ YES NO
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.
23. Total anticipated water usage per day _____ gallons/day.
24. Does project involve Local, State or Federal funding? YES NO
If yes, explain: _____

25. Approvals Required:

	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	TYPE adoption	SUBMITTAL DATE
City, Town, Village Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
City, Town, Village Planning Board	<input type="checkbox"/>	<input type="checkbox"/>		
City, Town Zoning Board	<input type="checkbox"/>	<input type="checkbox"/>		
City, County Health Department	<input type="checkbox"/>	<input type="checkbox"/>		
Other Local Agencies	<input type="checkbox"/>	<input type="checkbox"/>	County Planning review	
Other Regional Agencies	<input type="checkbox"/>	<input type="checkbox"/>		
State Agencies	<input type="checkbox"/>	<input type="checkbox"/>		
Federal Agencies	<input type="checkbox"/>	<input type="checkbox"/>		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? YES NO
If Yes, indicate decision required:
 Zoning amendment Zoning variance New/revision of master plan Subdivision
 Site plan Special use permit Resource management plan Other _____
2. What is the zoning classification(s) of the site? All zoning districts apply to the Village
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Industrial, commercial, residential and open space uses.
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? YES NO
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Low density residential or agricultural/residential
8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? YES NO
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? YES NO

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? YES NO
 a. If yes, is existing capacity sufficient to handle projected demand? YES NO
12. Will the proposed action result in the generation of traffic significantly above present levels? YES NO
 a. If yes, is the existing road network adequate to handle the additional traffic. YES NO

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Village of Addison Date 12/17/09
 Signature Raymond Walch Title MAYOR

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

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- When completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the Proposed Action result in a physical **NO** **YES** change to the project site?

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., **NO** **YES** cliffs, dunes, geological)

• Specific land forms: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will Proposed Action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts _____

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts _____

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AIR				
7. Will Proposed Action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON PLANTS AND ANIMALS				
8. Will Proposed Action affect any threatened or endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
Examples that would apply to column 2			<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES				
10. Will Proposed Action affect agricultural land resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				

Examples that would apply to column 2

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)
- Construction activity would excavate or compact the soil profile of agricultural land.
- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).
- Other impacts _____

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

• Other impacts _____

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)? NO YES

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts _____

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts _____

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply? NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts _____

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community? NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed Action will conflict with officially adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts? NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

**RESOLUTION TO APPOINT THE VILLAGE OF ADDISON
COMPREHENSIVE PLAN COMMITTEE**

WHEREAS, the Village of Addison Board of Trustees is seeking to make cosmetic, economic, and infrastructure improvements to the Village of Addison.

WHEREAS, the Village of Addison, Board of Trustees is anticipating these improvements will enhance both the living standards of residents and increase the tax base for the Village of Addison.

WHEREAS, the Village of Addison, Board of Trustees does realize that the Village taxpayers cannot fund these improvements alone and must seek outside sources of funding, in the form of grants.

WHEREAS, the Village of Addison, Board of Trustees does also realize that to be successful in securing these grants the Village of Addison must have a completed written Comprehensive Plan.

WHEREAS, the Village of Addison, Board of Trustees also recognizes that a written Comprehensive Plan can help village capital improvement decisions, is a basis for any needed changes to zoning, and will contain useful analysis for business owners interested in locating in the Village, among other purposes.

WHEREAS, the Village of Addison, Board of Trustees did charge the Village of Addison Planning Board in April, 2007 with the task of initiating, composing and completing a written Comprehensive Plan for the Village of Addison.

NOW THEREFORE BE IT RESOLVED, that the Village of Addison, Board of Trustees does here and now appoint the Village of Addison Planning Board as the Official Comprehensive Plan Committee for the Village of Addison.

ADOPTED this 14th day of December, 2009.

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

Project Number

Date:

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

The **Village of Addison Village Board**, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: Adoption of the Village of Addison Comprehensive Plan 2009

SEQR Status: Type 1
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Adoption and Implementation of the first Comprehensive Plan for the Village of Addison. The Comprehensive plan illustrates the community's vision for the future of the Village, prioritizes development goals for sustainable growth/improvements, and describes what potential for development exists within the Village. The comprehensive plan includes policies & recommendations for the Village to pursue as time permits.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination; see 617.7(d) for Conditioned Negative Declaration)

The **Village of Addison** has considered the **Adoption of the Village of Addison Comprehensive Plan** received on **November 9, 2009** as proposed by the Village Planning Board and as commented upon by the public at a public meeting(s) at regular Planning Board meetings throughout 2009 and at the **October 26, 2009** public hearing.

The Village Board has reviewed the long EAF and has thoroughly analyzed the relevant areas of environmental concern and has determined that :

The main effect of this action will be to improve the environment in the Village of Addison. The Comprehensive Plan has identified several very specific areas of concern: property maintenance, flood mitigation, historically consistent development, and the general appearance of major Village corridors. As a result of the plan, the Village will be positioned to update local laws to reflect the concerns of residents, create economic development tools to attract appropriate development, enforce property maintenance codes to improve the quality of development, apply for funding for downtown rehabilitation, open space/parks, community infrastructure, and other related grants. As a result of this Plan, property values in the village will improve and occupancy in existing downtown buildings will increase.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

For Further Information:

Contact Person: Raymond Walch, Mayor

Address: Village Hall, 35 Tuscarora Street, Addison, NY 14801

Telephone Number: 607-359-2100

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

Chief Executive Officer, Town / City / Village of Addison

Other involved agencies (if any) NONE

Applicant (if any) NONE

RESOLUTION ADOPTING THE
VILLAGE OF ADDISON COMPREHENSIVE PLAN

Dated December 14, 2009

- WHEREAS, the Village of Addison, Board of Trustees is seeking to make cosmetic, economic, and infrastructure improvements to the Village of Addison, and
- WHEREAS, the Village of Addison, Board of Trustees is anticipating these improvements will enhance both the living standards of residents and increase the tax base for the Village of Addison, and
- WHEREAS, the Village of Addison, Board of Trustees does realize that the Village taxpayers cannot fund these improvements alone and must seek outside sources of funding, in the form of grants, and
- WHEREAS, the Village of Addison, Board of Trustees does also realize that to be successful in securing these grants the Village of Addison must have a completed written Comprehensive Plan, and
- WHEREAS, the Village of Addison, Board of Trustees also recognizes that a written Comprehensive Plan can help village capital improvement decisions, is a basis for any needed changes to zoning, and will contain useful analysis for business owners interested in locating in the Village, among other purposes, and
- WHEREAS, the Village of Addison, Board of Trustees appointed the Village of Addison Planning Board as the Official Comprehensive Plan Committee for the Village of Addison. Furthermore, the Village of Addison, Board of Trustees did charge the Village of Addison Planning Board in April, 2007 with the task of initiating, composing and completing a written Comprehensive Plan for the Village of Addison, and
- WHEREAS, The Village of Addison Planning Board contracted Southern Tier Central Regional Planning and Development Board with assistance from LDG Engineers and P&G Consulting to assist in the creation of an appropriate and thorough comprehensive plan in 2008, and
- WHEREAS, The Village of Addison Planning Board reviewed and discussed the Comprehensive Plan at their regular meetings during 2009, and
- WHEREAS, the Planning Board, as the Master Plan Committee, received and reviewed the Comprehensive Plan at a special meeting on September 21, 2009, and
- WHEREAS, the Planning Board, as the Master Plan Committee, held a public hearing at their regular meeting on October 26, 2009 and recommended that the Village Board adopt the Comprehensive Plan as a framework for economic and community development policy, as the basis for continued updates to the Village zoning law and as a guide for implementation measures to improve the economy of the Village, and
- WHEREAS, The Village Board received the Comprehensive Plan at their meeting on

November 9, 2009 and

WHEREAS, The Village Board, on December 14, 2009, declared themselves Lead Agency under the State Environmental Quality Review Act (SEQR), classified the action as a Type I Action because the Comprehensive Plan sets public policy for economic development throughout the Village, prepared and thoroughly reviewed the long Environmental Assessment Form (EAF), and made a Negative Declaration of Environmental Significance because the purpose of the Comprehensive Plan is to develop the Village's built environment and economic assets in a sustainable way while protecting and enhancing the environment, and

WHEREAS, The Village Board held a public hearing on December 14, 2009 for the purpose of obtaining public comment, and

NOW THEREFORE BE IT RESOLVED, that the Village of Addison hereby adopts the Comprehensive Plan as public policy to guide economic development within the Village, and

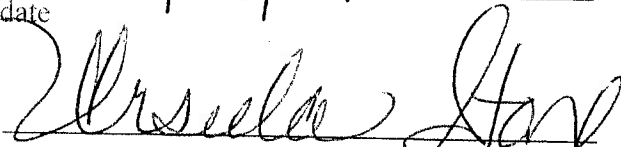
BE IT FURTHER RESOLVED, that the Comprehensive Plan be updated every five (5) years.

Motion made by: Trustee England, seconded by Trustee Champlain and passed by the following vote of the members:

	Yes	No
Trustee Frank Cook	X	
Trustee Arnold Champlain	X	
Trustee Robert England	X	
Trustee Scott Greene	X	
Mayor Raymond Walch	X	

date

12/17/09


Ursula Stone, Village Clerk/Treasurer