



Village of Addison

Comprehensive Plan Update

2016-2019

Addison's Downtown Main Street is an architecturally and historically significant; re-habilitation, re-use, and renovation of downtown buildings has accelerated during the past 10 years. Following the Great Recession, nearly 70% of downtown buildings were vacant. After years of concerted effort from the Mayor, the Village Board & Planning Board and a successful NYMS grant: The downtown has been completely turned around, nearly every storefront is full. There are still many opportunities for improvement within the Village and the Downtown: Remaining vacant storefronts can be filled, approximately half of existing façades could be updated, upper story spaces can be updated for residential use, and properties throughout the Village can be updated (to meet the existing junk law, property maintenance law, and building code). Focused action by the Village Board, Planning Board, and Code Enforcement could mitigate the detrimental forces while accelerating positive forces for the greater benefit of the Village and its residents.



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Updated Goals

Goal: The Village of Addison is well-known and well-liked by residents of Southeast Steuben County. Addison's small businesses are strong and well known for serving the needs of the local population and the surrounding areas. All Main Street storefronts in the Village are occupied, creating a vibrant and inviting atmosphere downtown.

- Develop a brand for the Village and a marketing strategy. Undertake a marketing strategy to benefit both the Town and Village: "Just around the bend," "A journey through time", "Crown Jewel of the Canisteo"...
- Target Village thoroughfares for visual improvements.
- Undertake a comprehensive image review to cohesively improve the 'look' of Addison.
- Create and maintain an up-to-date online Business Directory to increase the visibility of Village businesses.
- Prepare for changing mix of services downtown, as the population in the Village continues to age.
- Recruit businesses that will satisfy the demands of local shoppers (and be viable in the long-term).

Goal: 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.

- 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.
- Work with Arbor Development and other similar organizations to provide high quality housing options for aging residents and locals with specified needs.
- Assist older residents (with USDA-RD) in maintaining the quality of their homes so that the value of residential property in the Village will increase over time
- Examine the potential of a cost-sharing program that incorporates village improvement grants with residential improvements.

Goal: Adequate and accessible transportation options will be available for all Addison residents without regard to poverty, age, or ability.

- 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.
- Install bicycle lanes and bicycle locking structures as appropriate in the Village.
- Consider the installation of a modern traffic circle or other solution 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.
- Improve bus connections to Bath, NY with a bus schedule that returns before the end of the school day.

Goal: Residents and visitors feel safe in Addison and appreciate the Village's historic homes, vibrant businesses, attractive roads, and convenient parks. The quality of multi-family housing in the Village will improve over time, with the joint efforts of village homeowners and Village officials.

- Strictly enforce property maintenance laws to improve the quality of buildings.
- Initiate a 'crack-down' on out-of-code multi-family properties. Increased scrutiny by the Village Code Enforcement Officer, with fines and prosecution, should bring the majority of properties into compliance.

Goal: Addison is an 'outdoor' destination with local winter activities, boating access, fewer barriers for the elderly/disabled, and convenient activities for the working age population. As an attractive Village on the Rt. 417/ Rt. 36 Scenic Byway and near the Pinnacle Park golf course, the Village attracts visitors from the Twin Tiers and the Northeast.

- Work with the Steuben County Conference and Visitors Bureau on the "experience package" approach.
- Attract travel writers to see Pinnacle State Park and the region.

Executive Summary

The Village of Addison is at a turning point. There are strengthening detrimental forces (like aging housing stock and population loss) along with increasing positive forces (ongoing downtown revitalization, government efficiency, and improving income levels of residents). Focused action by the Village Board, Planning Board, and Code Enforcement could mitigate the detrimental forces while accelerating positive forces for the greater benefit of the Village and its residents.

Addison's Downtown Main Street is an architecturally and historically significant; rehabilitation, re-use, and renovation of downtown buildings has accelerated. Following the Great Recession, nearly 70% of downtown buildings were vacant. After years of concerted effort from the Mayor, the Village Board & Planning Board and a successful NYMS grant: The downtown has been completely turned around, nearly every storefront is full. There are still many opportunities for improvement within the Village and the Downtown: Remaining vacant storefronts can be filled, approximately half of existing façades could be updated, upper story spaces can be updated for residential use, and properties throughout the Village can be updated (to meet the existing junk law, property maintenance law, and building code).

Based on local trends, available data, Village-wide survey results, and comprehensive plan committee comments, the following actions will most effectively move the village toward a village-wide revitalization.

- 1) Step-up Code Enforcement on commercial and residential property throughout the Village.
- 2) Continue collaboration with local service providers, so all residents are able to access the human services they need.
- 3) Promote full use or re-use of existing buildings in the Village.
- 4) Continue working on complete streets and walkability for residents of all ages and abilities.
- 5) Promote volunteerism Village wide (Village Planning Board, Historical Society, Youth Center, and Food Pantry could all use event volunteers and board members).
- 6) Create a civic environment where small actions (like voluntarily planting a garden in the park, shoveling snow from a neighbor's sidewalk, mowing, or visiting) are recognized and appreciated by the community.

Several Human Services needs have been identified throughout the community:

- 1) Childcare—full day and after school,
- 2) Visiting nurse aid in senior cottages,
- 3) Additional high-density senior and low income housing.

Survey Results

Resident's surveys were gathered over a 6-8 month period, with 3 follow-up invitations due to a low response rate. With concerted effort by the village, the planning board, and STC, the goal of nearly 80 responses (5% of village residents) was achieved.

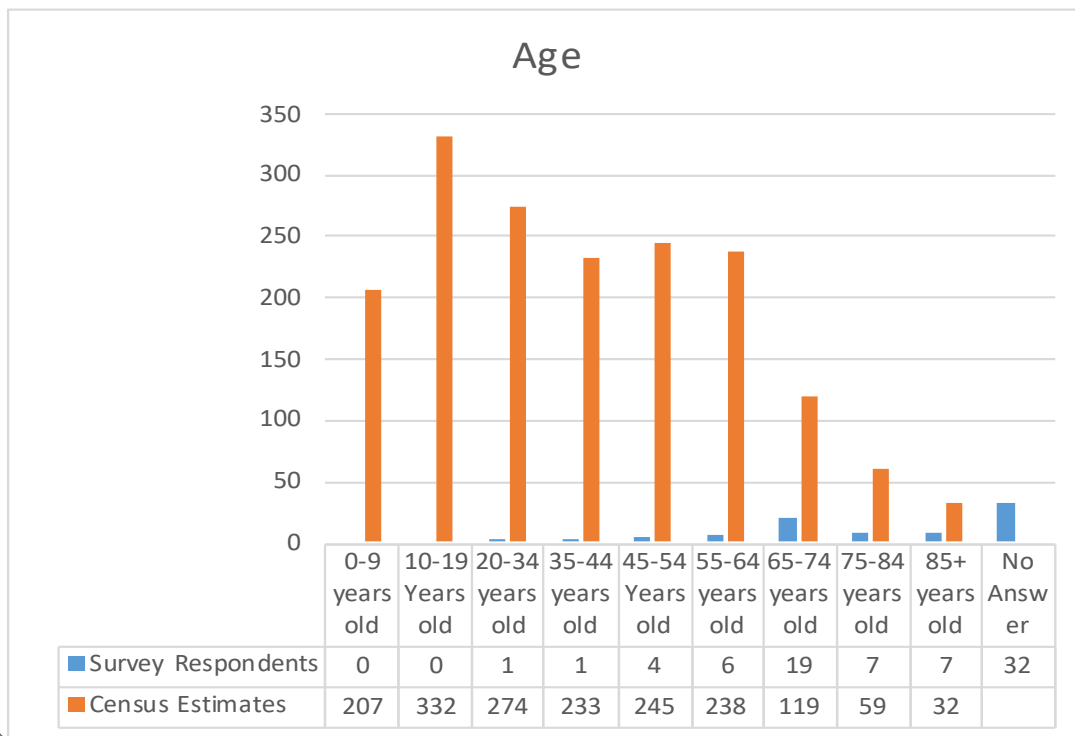
The difficulty was in getting completed survey responses. The results from the residents were notably consistent. Residents are generally happy with the Village government, they love the community and quality of life in Addison, but their primary area of concern is 'appearances'. The top priorities identified by a majority of survey respondents were:

- General upkeep and ongoing property maintenance
- Continued Downtown Revitalization
- Enhanced Code Enforcement
- Cleanup of junk on parcels in the Village.

Younger residents (people under 55) were dramatically underrepresented in the survey results. These residents are currently difficult to motivate into civic involvement. Focusing future outreach efforts to email & social media may increase the response rates.

Residents who completed the survey, tended to be older and were more likely to be retired.

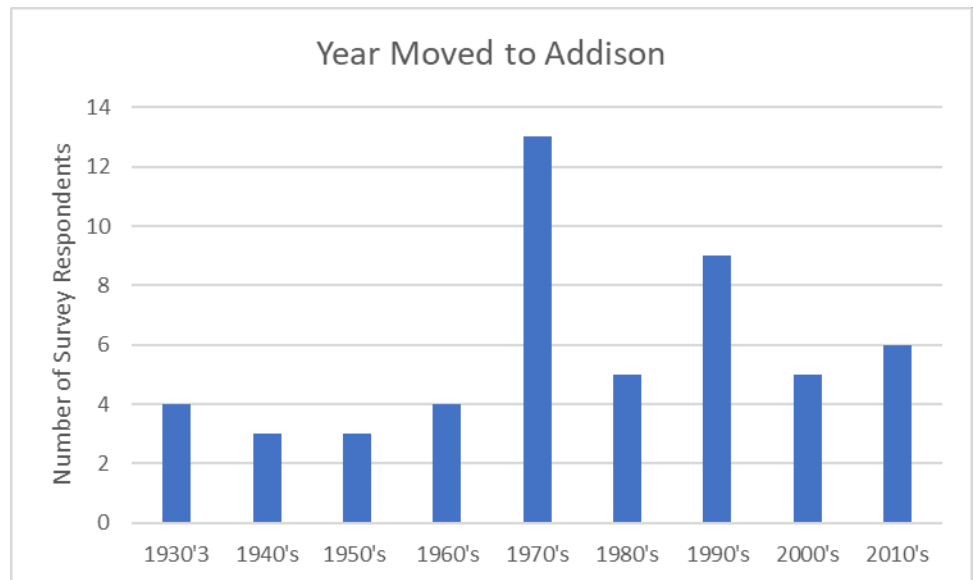
The Village will keep residents informed by maintaining a list of email addresses and including articles in the Addison Post.



Demographic Profile

Addison is an aging community, like many other small villages throughout Upstate NY. The population trajectory for the village was falling, post 1950's. However, the significant loss of housing units in the Greater Corning Valley following the disastrous 1972 flood (due to hurricane Agnes), resulted in a one-time population

increase in the village. New residents (typically aged 20-50 in the 1970's) came from flood impacted communities and moved to Addison in search of available housing. The 'boom' residents are now 60-90 years old which highlights the demographic concerns in the Village. 6.3% of residents and 10% of householders are aged 75+, which will result in the sale of many homes as those residents die or move away.



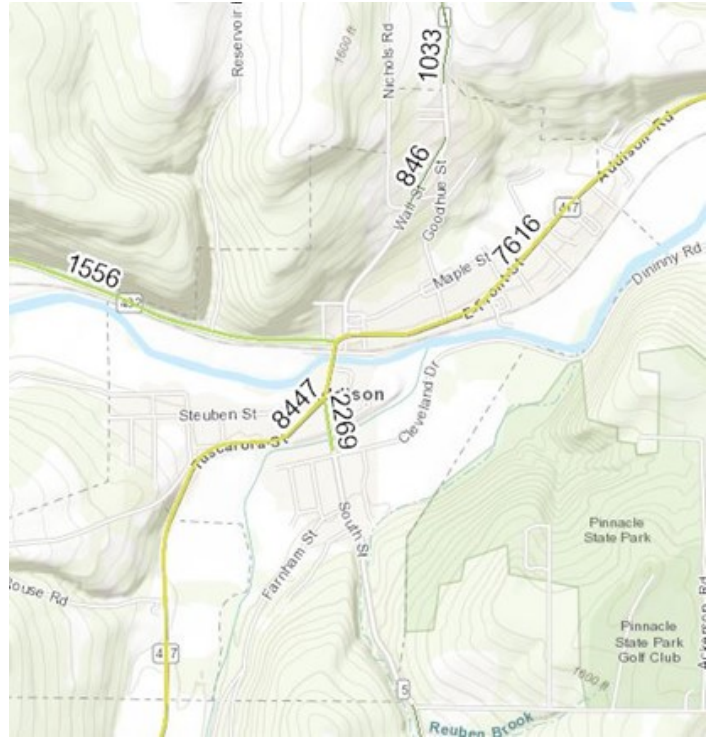
Poverty in the Village is high. Lack of employment opportunities (full or part time) are poverty triggers in the village. According to recent Census (ACS) data, 25% of children under 5 in the village live in poverty. 28/32 parents of small children are in the workforce, there is an unmet need for childcare in the Village of Addison.

Most workers (5/6) in the Village commute out of the village for work and the majority (6/8) are employed by for profit companies, 1/8 are gov. employees, and 1/8 are not-for-profit employees.

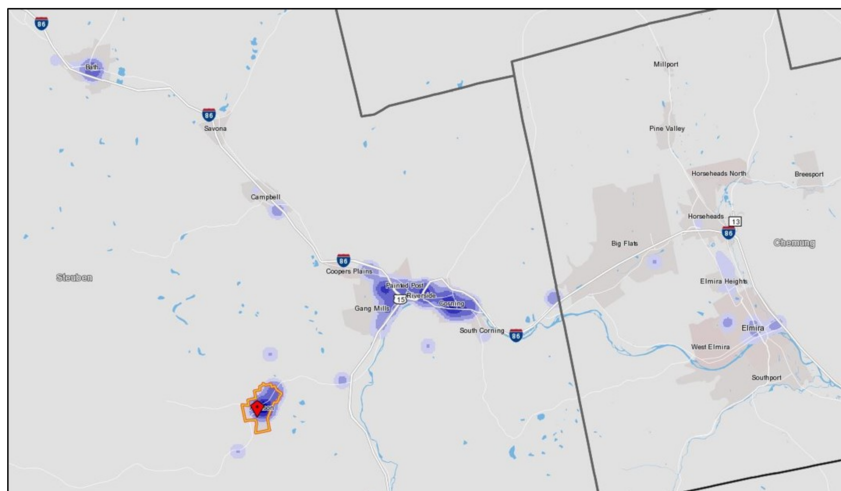
Business Profile

The Village community has worked during the last decade to strengthen business development in Addison. The strong commitment to reusing existing retail spaces and demolishing unsuitable structures has resulted in a decrease in the number of vacant storefronts. Traffic through the village decreased slightly following the completion of the local section of I-99 (Northern PA to NY's southern tier); however current traffic remains strong, with nearly 8,500 trips per day on Addison's Main Street (Rt. 417).

Addison is the first urban hamlet for east-bound travelers from communities as far as Greenwood, NY and Elkland PA. Travelers from Tuscarora, Rathbone, and Cameron frequently visit and drive through Addison.



The Addison Central School district is a notable employer in the Village. Wade's Farm and Home is a hub for farmers and shoppers from the surrounding community. Several Home improvement stores and building contractors are located in Addison. Addison's downtown hosts one bank and one credit union. According to Census and tax data, about 725 Village residents were employed, only 11% worked within the Village boundary; the remaining 88% (641 individuals) commuted outside of the Village for employment. The most common employment destinations were the Corning valley, Bath, and Elmira. Approximately 429 residents from the surrounding community commute into the Village of Addison. These daily commuters and their families represent an important base of potential customers.



Land Use Update



The Village of Addison is a “fully built-out” community. There isn’t any vacant ‘highly developable’ vacant ‘greenspace’ remaining in the Village. Any major new construction in the Village will incur some cost for environmental analysis, demolition, and hauling debris. Property sellers should be aware of this limitation when setting a price and listing a property. Any future development in the Village will be infill on one of the following: the larger lots on Front Street or a large lot formed by aggregating several adjacent smaller lots.

Redevelopment opportunities are possible in some of the vacant buildings in the Village. Updates and improvements to existing buildings are possible can more easily be made in Levee protected areas and areas of the village above the floodplain.

Any buildings in the Village that could be condemned, should be condemned. The demolition of dilapidated building and the successful reuse of land in the Village were a top priority identified in the resident survey results. Any unsafe structures should be:

- 1) demolished and the now-vacant land should be used for redevelopment or
- 2) updated as necessary to meet new code for Certificate of Occupancy
- 3) demolished and aggregated into a larger parcel for re-use.

Regional Profile

Economic conditions through the Southern Tier are weak when compared to the nation. Employment growth is a telling indicator of overall economic strength and employment growth has been weak or negative for several years in this region. The generalized economic weakness has effects across the region even Addison has experienced some effects.

The greater Southern Tier is not a primary destination for people seeking a good climate or low taxes. Wages in the region are lower than in the major metropolitan areas. Young adults are likely to leave the area ('brain drain') for higher education, increased employment opportunities, and access to a broader social network. The loss of young adults has a particularly damaging impact on the broader population: young adults are a driving force in 'entry level' real-estate and are heavily responsible for childbearing. A community with fewer young adults will have less appreciation in the housing market, fewer births (a smaller next generation of employees), and a higher proportion of older people.



Regional Profile



People moving to this area are primarily moving back to be closer to their family and access the outstanding quality of life in the Southern Tier.

Employment opportunities do exist. According to the I-86 Innovation Corridor Workforce Committee Study, there were about 5,000 unique positions available across the region in the last year. A lack of 'qualified applicants' is the factor limiting employment growth throughout the Southern Tier. This region is not particularly attractive to potential workers due to climate, taxes, and the lack of competition for employees with specialized skills.

The region is well covered by retail and food service establishments. Utility coverage is strong (there is some opportunity for improvement in the green infrastructure / power generating capacity). Residents have basic access to health providers; there is competition amongst health networks in the 'urban core' of the region, but there is a significant provider shortage in the rural reaches of Steuben County.