

Comprehensive Plan

Town of Perrysburg
Cattaraugus County, N.Y.

Perrysburg Town Board/Employees

Dennis K. Parker, Supervisor
Randy LaChausse, Councilman
Christopher Trybus, Councilman

Michael Sternisha, Councilman
E. Daniel York, Councilman

Daniel Stang, Highway Superintendent
Tamara A. Utley, Town Clerk
Lori Dankert, Justice

Perrysburg Town Planning/Zoning Board

Jim Everetts, Chairman
Rich Pecnic
Dick Gernatt

Tom Howard
Lisa Towne

Acknowledgments:

David Heckman, Code Enforcement Officer
Paul Dabolt, former Planning/Zoning Board Chairman
Jennifer Dabolt, former Supervisor
Myrton Sprague, former Planning/Zoning Board member
Lisa Towne, former Planning Board Secretary
Dick Gabel, former Councilman
Andrew Lord, former Councilman

List of Tables, Maps, Diagrams

Table

- 1 Assessment data - how it changed over years

Map

1. Comprehensive Plan, Perrysburg Community - road map
2. State property map
3. Residence property
4. Agricultural map
5. Town zoning map
6. Cattaraugus County road map
7. Perrysburg area snowmobile maps - courtesy of Perrysburg Snowgoers

*maps courtesy of Cattaraugus County GIS

Diagram

1. Water districts maps - Perrysburg, Prospect St., and Versailles
2. Sewer district map

Charts

1. Zoning charts

Suggested capital improvement program, Town of Perrysburg

VII. Zoning Ordinance

Purpose

General Scope of Proposed Zoning Ordinance

Features of the Proposed Zoning Ordinance

Characteristics of the Proposed Zone Districts

Residence Districts

Business Districts

Industrial Districts

Conclusion

VIII. Land Subdivision Regulations

Purpose

The Town of Perrysburg Subdivision

Regulations

Conclusion

IX. Continuing Planning Program

Commercial Land Use

Streets and Highways

Community Facilities

Sewer and Water Supply Systems

Town Center Plan

Neighborhood Analysis

Introduction

Community Facilities and Services

Property causing negative impact (JN Adam)

Conclusion

VII. Capital Improvement Program

- Introduction
- The Capital Improvement Program Procedure
- List of Capital Improvement Projects by Priorities and Jurisdictions
- The Capital Improvement Programs, 2019

Proposed Capital improvement projects and jurisdictions, Town of Perrysburg.

Suggested capital improvement program 2019, Town of Perrysburg.

Public Finance

- Perrysburg Community

Neighborhood Analysis

III. Community Comprehensive Plan Objectives

- Natural Resources
- Highways
- Residential Development
- Business and Industrial Land use
- Community Facilities
- Utilities

IV. The Town of Perrysburg Comprehensive Plan

Introduction

Future Land Use

- Introduction
- Residential Land use

- Commercial Land Use
- Industrial Land Use
- Recreational Land Use- Promotion of snowmobile use and tourism
- Other land use

Streets and Highways

- Street Improvement Standards

Community Facilities

- Parks, Recreation and Open Space
- Other Community Facilities

Sewer and Water Supply Systems

Table of Contents

- I. The General Purpose of Comprehensive Planning
- II. Summary of the Surveys and Evaluation Report

Regional Location

Population

- Trends and Projections
- Population characteristics

Economics

- Regional
- Major Institutions

Physical Characteristics

Community Facilities

- Public School facilities
- Libraries

Community Water Supply and Sewer Facilities

- Water Supply
- Sewage Disposal
- Perrysburg Community

Existing Land use

- Perrysburg Community

Streets, Highways and Transportation Facilities

- Streets and Highways
- Public Transportation Facilities

Abstract

Title: Comprehensive Plan Report, Town of Perrysburg, Cattaraugus County, New York

Author: Zoning Board Members 2018-21

Subject: Comprehensive Plan for future development of the Town of Perrysburg

Name of

Locality: Town of Perrysburg, Cattaraugus County, New York

Abstract:

The Comprehensive Plan Report deals with the gradual development of this rural/agricultural community. The Town has no Planning experience prior to the institution of this program. The Comprehensive Plan stresses the importance of public water supply and sewage disposal in the town and hamlet areas, if future growth is to occur. Also, the rugged and scenic areas along the western edge of the community are to be preserved as a low density recreational residence. The Plan also emphasizes the need for a closer working relationship between the communities of the Cattaraugus County area and the desirability of cooperative action is emphasized.

The General Purpose of Comprehensive Planning

The Comprehensive Plan of a community is no more, nor no less, than an accepted general guide for the ultimate development of the community. It is based on a realistic assessment of the existing conditions and of the anticipated trends in those characteristics that describe the physical features and the social and economic functions of the community. Consideration is also given as to how these might be modified to achieve certain community planning goals. Planning objectives on which the Comprehensive plan is based evolve out of this assessment.

The Comprehensive Plan that springs from this general process depends largely on the quality of the foresight exercised at its inception. The plan projected should be stated, both texturally and graphically, in terms of general principles; a concept rather than a detailed and exact plan for the ultimate development of the community. It is to be hoped that the experience and wisdom of those who

draft a Comprehensive plan of ultimate development for a community will be such that its concept will have long-term validity. This is not to say that its development details may not change, but it does recognize that, in our complex urbanizing society, stability can only be achieved through continuity and reasonable consistency in overall community planning goals. This does not mean that changes cannot be accommodated when the facts indicate the need for such accommodation. However, it does mean that such changes should be dovetailed into the overall Comprehensive Plan as constructive modifications of it. Since evolution is a necessary part of the Comprehensive planning process, it is obvious that the process itself is a continuing operation.

Therefore, the planning board has two major areas of activity: one, the day-to-day housekeeping operation, and two, the monitoring of overall conditions and the determination of when and how modifications to the Comprehensive plan should be accomplished.

The importance of establishing continuity and stability in the long-range Comprehensive plan guide for community development lies in the fact that in our mobile society population turnover is a constant activity. Families move frequently. They are no longer pinned down in a particular community because their parents happen to have lived there. In moving from one place to another, they can choose among communities within a reasonable distance of the household's place of employment. As a result, communities are in a sense, competing with each other for family commitments and investments. Since the family's investment in a home is one of its most important ones economically, it is reasonable to expect a family to seek a certain degree of security for its investment. This can generally be found in the history and consistency of Comprehensive plan or development policies and in the provision of supporting facilities and services necessary to maintain the desired environmental quality. Typical of this latter factor is the significance attached to the quality of the public school system.

The importance of establishing continuity and stability in the long-range Comprehensive plan guide extends still further into the field of public investments. Today's community facilities and services are far more sophisticated and expensive than those of the past. It is not uncommon to find that their actual availability to a community does not depend simply on local initiative and funds, but rather that county, state, and federal assistance and funding are frequently involved. Under such circumstances, where a high degree of cooperation and heavy public investments are called for, it becomes

necessary to assure the logic of such a commitment and also its long-range effectiveness. Therefore, if a community is to enjoy such facilities and services, there must be assurance that this continuity and stability actually exists. For this reason, the Comprehensive plan is increasingly being required as a pre-requisite to financial assistance.

In this report a brief summary of the findings from the survey and analysis phase is presented first; then, the town Comprehensive Plan is set forth, starting with their planning objectives. The second section of the Comprehensive Plan Report will be devoted to implementation of these Comprehensive plans. The measures described will call for both immediate action and action over ensuing years. Zoning ordinance and subdivision regulation requirements and procedures are also to be recommended. These will take effect on their adoption which should take place shortly after completion of the Comprehensive plans. They will have an immediate impact on all private land development. However, their influence will extend into the long-range future of the developing community.

Finally, it should be stated that there is no provision in the enabling statutes for the formal adoption of a Comprehensive plan. A planning board may, of course, indicate its general approval of a given Comprehensive Plan as a guide for future community development and public improvements. This may be transmitted as a matter of general recommendation to the Town Board for their consideration. However, the real vitality of such a Comprehensive Plan lies in the whole-hearted support it gets from both municipal officials and the general public. Leaders must be prepared to move on its recommendations, not leave them to others or to succeeding administrations. These Comprehensive plans will only have value if they are put to work by the people and become part of the community's way of life.

II. SUMMARY OF THE SURVEYS AND EVALUATION REPORT

Regional Location

The Town of Perrysburg is located in Cattaraugus County, which although south of the suburban development of the Buffalo Metropolitan area, must be considered in part as a satellite. The Village of Gowanda, our nearest

community, is the major conveniently accessible commercial center. Travel to Buffalo from Gowanda by highway is approximately 32 miles. This takes from one hour to one hour and fifteen minutes during rush hour.

Population:

Perrysburg: In analyzing the population of the Perrysburg community, the Town total is the only component used. From 1930 to 1960 the Perrysburg Community increased by less than 500 persons. The Town population at last census was 1,626 in 2010.

Population Characteristics: Other than the Village of Gowanda, the population density in the Perrysburg communities is relatively low.

Economics:

Regional: Perrysburg communities cannot be considered economic entities unto themselves, but rather must be examined as a satellite of Buffalo and the characteristic trends exhibited by Erie County.

Business and professional services are the primary employment groups of the resident labor force in Perrysburg communities.

Agriculture, although one of the dominant land uses in the communities, has been declining both in terms of number of farms and total acreage farmed. However, the average size of farms has been increasing.

Major Institutions: The Collins Correctional Facility is a major employer in the area, and is expected to maintain resident population over the course of the next ten years. The number of employees would maintain the same level of employment.

Physical Characteristics: The physical characteristics of the Town of Perrysburg are one of the greatest resources. With today's technical advances that have made urbanization possible, mankind has often disregarded these natural resources, frequently substituting economic means and ends for the natural processes and environment of the community. As it is obvious that further development will occur in the Town of Perrysburg, the question is how to balance the technological possibilities against the natural resources in planning an economically viable and attractive community.

The primary physical feature of the Perrysburg Community is the Cattaraugus Creek, which serves as the main drainage course for the area. The Cattaraugus Creek is a catalyst for recreation and tourism.

Various county and regional agencies have issued reports which have considered the problem of flood damages, water resources control and recreational aspects. A number of projects were recommended for Perrysburg, notable being “multiple purpose reservoir sites,” on the Cattaraugus Creek and Clear Creek and flood control improvements for Gowanda and vicinity.

Community Facilities:

Versailles Commons	Versailles Community Hall
Perrysburg Town Park	Versailles Vol. Fire Department
Town Hall Park	Perrysburg Vol. Fire Department
Town Hall – Clerk	Town Hall - Court
Town Hall – Historical Museum	

Public School facilities

Two public school districts serve the Perrysburg communities: Gowanda Central School District and Forestville Central School District

Libraries

Perrysburg does not have a library of its own. However, it is well served by both the Gowanda Free Library and the Collins Public Library.

Community Water Supply and Sewer Facilities:

Water Supply

There are three public water districts in the Town of Perrysburg

- Versailles
- Prospect
- Perrysburg

Sewage Disposal

The only sewage treatment plant in the area is located in the Village of Gowanda.

Existing Land Use

An understanding of the character of existing community development is the basis on which to begin planning for future development. The Town of Perrysburg still retains a certain amount of self-sufficiency, while the primary retail center for the community is the Village of Gowanda.

Table 2 Projected Distribution of Future Land Use and Population At Ultimate Development

Town of Perrysburg Data & Demographics (as of July 1, 2018)

<u>Population</u>		<u>Housing</u>	
Total Population	1,613	Total Housing Units	736 (100%)
Population in Households	1,563	Owner occupied HU	517 (70.2%)
Population in Families	1,229	Renter Occupied HU	124 (16.8%)
Population in Group Qtrs	50	Vacant Housing Units	95 (12.9%)
Population Density 1	57	Median Home Value	\$120,072
Diversity Index 2	16	Average Home Value	\$146,422

<u>Households</u>		<u>Income</u>	
Total Households	641	Median Household Income	\$60,299
Average Household Size	2.44	Average Household Income	\$68,452
Family Households	413	Per Capita Income	\$27,983
Average Family Size	3		

<u>Growth Rates</u>	2010-2014	2014-2019
Population	-0.1%	-0.3%
Households	-0.13%	-0.35%
Families	-0.35%	-0.44%
Median Household Income		2.97%
Per Capita Income		2.85%

- 1) Population Density = total Population per square mile.
- 2) The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area's entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.

Perrysburg Community

The total land area in the Town of Perrysburg (including the dissolved Village of Perrysburg) is 18,560 acres. Of this figure, the village accounts for 6,400 acres and the Cattaraugus Indian Reservation has 3,678 acres. The Perrysburg Community can be described as being largely farm and pasture land with development concentrations in the Hamlets of Perrysburg and Versailles. The largest un-taxable land use of 674 acres belongs to the City of Buffalo/N.Y.S. (the former J.N. Adam property.) Farms and pastures account for the largest percentage of all land area.

- Single-family dwellings are the largest category of residential housing
- There is very little commercial and no industrial development in Perrysburg

Streets and Highways

Streets and Highways

Relative to the past expansion of the Buffalo Metropolitan Area, the Perrysburg community has been virtually untouched. This is due to the travel time required from these areas to reach the major employment centers.

Very little in the way of new road construction is planned by the county or state highway departments for Perrysburg. Other than a re-surfacing and intersection projects on N.Y.S. Route 62 and Route 39, there have been no real changes forthcoming. The basic street and highway pattern is essentially good in both communities, although there are notable problem areas such as NYS Route 39 as it leaves Gowanda and passes through Jolls Road as it has a very steep and winding alignment.

Public Transportation Facilities

While there is no longer passenger service, the Lake Erie Railroad operates freight service via a single track through Gowanda and Dayton.

Perrysburg Town

The Town of Perrysburg has evidenced relatively conservative expenditures both operationally and in capital outlays and bonding. Existence of a good capacity to handle future town growth and needs is assured by prudent fiscal history in the Town of Perrysburg

Neighborhood Analysis - refer back to Data and Demographics p. 14

III.

Community Comprehensive Plan Objectives

The Perrysburg Community of the future will be essentially hamlets serving as suburban-residential areas to the larger Village of Gowanda which will continue to be a satellite center at the perimeter of the Buffalo Metropolitan Area. These development areas will be the centers of community facilities and utility services while the broad areas of each community will develop as rural or recreational countryside with relatively self-sufficient development units.

Natural Resources

1. Preservation of the Zoar Valley Gorge as low intensity recreation and erosion protection areas
2. Establishment of open space along natural streams to serve as drainage ways, linkage parks and in some instances, where ample land area is available, as local playgrounds
3. Preservation of wooded hillside slopes and hilltops as part of the natural scenic beauty of the community

4. Identification and protection of points at which particularly attractive views may be seen through roadside areas, scenic easements, suburban design and similar devices
5. Consider compatible surface land uses in the vicinity of underground storage facilities for natural gas
6. We are a right to farm community (*will be part of the Town Zoning Law)

Highways

1. Upgrade conditions along the highway rights-of-way so that land service roads may be as efficient as possible and also aesthetically attractive.
2. Eliminate known hazardous conditions either through new construction or improvements.

Residential Development

1. Provide appropriate housing for all people living in the communities in terms of economic and social needs and reasonable preference among a variety of housing types including modular and manufactured housing. Utilizing the town building ordinances and NYS building codes, we will monitor and approve by the use of building permits. Building codes will assure that existing dwelling units and newly constructed dwelling units will follow a proper standard through code enforcement.
2. Focus on the existing hamlet areas as the centers of future residential growth.

Commercial and Industrial Land Use

1. Establish three characteristic business uses. The existing zoned districts are Agriculture, Commercial, and Residential. See zoning map for details. Consider certain low intensity recreational uses as special exceptions in the more open residential areas.

2. Aside from neighborhood shopping facilities and some limited business centers in the Perrysburg Hamlet, consider the main thrust of business center to be oriented toward the Village of Gowanda.

Community Facilities

1. Recognizing the future residential concentrations in the hamlet areas, locate community facilities, including neighborhood parks and playgrounds, in the centers of such areas where appropriate or on their perimeter when adequate sites are not available within them.
2. Designate significant sites which should be given specific consideration and also the general park open space and farm land concepts that are to be implemented as opportunities present themselves.

Utilities

1. Provide public sewerage and water to the Hamlet of Perrysburg and water to the Hamlet of Versailles areas of both communities on a basis that fully considers their interrelationship with the systems of the Village of Gowanda and located in each community.
2. Regulate existing land uses and plan for future land uses so as to minimize their potential impact in terms of environmental pollution.
3. Restrict more intensive development to those areas where public utilities are available or, alternately, to land that can properly support adequate outside utilities.

IV. The Town of Perrysburg Comprehensive Plan

Introduction

Over the years, the Perrysburg Community evolved as a basically rural agricultural community with its principal focal point being the hamlets of Perrysburg and Versailles. There are two concentrations of development.

The Seneca Indian Reservation will not be counted in density figures and also its 3,678 acres in the town will be omitted from area distributions due to the autonomous nature of the Reservation.

The Comprehensive Plan for the Perrysburg Community projects a picture of the ultimate or completely developed community. It reflects decisions made in the past as well as suggesting decisions to be made in the future. The resultant Comprehensive Plan incorporated all of these into a consistent overall plan for development.

However, it must be realized that the Comprehensive Plan is expressed in the broad terms of planning concepts and therefore does not provide detailed construction-type drawings or the precise location of public improvements, unless the location is critical. In this way, the Comprehensive Plan will have served its purpose in giving the general direction and indicating the frame of reference with respect to community concerns and to other projected public and private improvements.

Future Land Use

Introduction

The development concept of future land use distributions in the Comprehensive Plan is based on a delineation of those areas of the community that are best suited to development by topography, soil characteristics, reasonableness of eventually providing public water supply and sewage disposal and relationship to highway systems, existing and projected. As a result, the overall Town of Perrysburg Comprehensive Plan housing map indicates that the highest future population densities will continue to be centered in the Hamlet of Perrysburg.

A low density L-shaped band is shown linking these areas paralleling NYS Route 39 and CR 58. Future commercial areas are located within the Hamlet of Perrysburg. Such ultimate growth must be tempered in light of the lowering of the population utilizing the census of 2010. This number is expected to maintain in the foreseeable future.

Throughout the Town of Perrysburg, the Comprehensive Plan anticipates that agriculture will continue as the predominant land use, but will continue to maintain in terms of the total economic profile of the community. The Plan also recognized the inherent incompatibilities associated with having intensive residential development in close proximity to active farms and also the need to preserve the best agricultural lands. In addition, the most attractive and scenic natural areas of the community must be protected. This is particularly true with regard to the many attractive views and overlooks throughout the lands adjacent to the Cattaraugus Creek and its tributaries, and the steeply sloped and heavily wooded lands in the western portion of the community. Further, as the Survey and Analyses Reports revealed, the condition of much of the soils throughout the community gives evidence that supports the concept of a semi-rural type of development in the future since more intensive development would call for a sewerage system. These areas of the community are established as low intensity agricultural residence and recreational residence land uses. This type of development will require relatively little in the way of special utility service and community facilities.

It is also expected that the existing highways, with some improvement and the addition of new local roads as needed, will suffice to serve this rural area. A further element in preserving the scenic beauty of the community will be the prevention of scars on the terrain or erosion as the result of development intensity or design that is incompatible with the natural characteristics of the area. The subdivision regulations and zoning ordinance will be an important means of implementing these objectives.

Taken together, these practical and scenic concerns properly managed could lead to an unpolluted environment, both healthy for man and supporting abundant natural vegetation and wild life as well. These values will be particularly important in communities of the future.

The general distribution of future land uses by their functional categories; Residential, Commercial, and their sub-classifications are described in this section, shown on the Zoning map. The fourth general grouping, Community

Facilities, which includes public, semi-public recreational and open space designations is also shown on Map 1 and Table 1 but described later on in this report.

Residential Land Use

Future residential land use is classified within five categories: Recreational residence, Agricultural residence, Suburban residence, Hamlet residence and Two Family residence. Each category represents a relative average density of development.

Particular note should be made when reviewing the recreational and agricultural residence districts, as the gross densities described includes a compensating factor which recognizes lower densities for land whose slope exceeds 15 percent.

Hunting Residence: Primarily due to the existing poor soil conditions and a steeply sloped topography, much of the western portion of the town has been shown as in this category on the Comprehensive Plan. It is recommended that a very low density of residential development be permitted in this area. The low potential of ever providing the necessary public utilities such as water and sewage disposal is the primary determinant of designating this portion of the community for a low future density of population.

In terms of area, the recreational residence category covers approximately 1% or less acres of the unincorporated area of the town.

A further factor in protecting this area from overdevelopment is that it is a resource of some of the most scenic and wooded landscape in the community. The many steeply sloped hillsides can be considered as a quite fragile environment with respect to development.

Cluster or planned residential development would be the most appropriate form of development in the recreational residence areas, as significant savings could be effectuated in terms of street development, water and sanitary facilities, and public utilities. Further, the overall environment would be least effected and preserved.

Agricultural Residence:

The largest residential category in terms of proposed land use is Agricultural residence with 6,047 acres or 33.8 percent of the community. Included in this

category are some of the more productive farm, vineyard, and pasture lands. In addition, the agricultural residence category has been designed to cover those portions of the community not likely to be served by public water or sewerage systems. As in the case of recreational residence, clustering or planned residential development would prove most desirable.

Suburban Residence:

Extending in an L-shaped band from Maltbie Heights to the Hamlet of Perrysburg and north to the Hamlet of Versailles, parallel and on both sides of NYS Route 39 and CR 58 is the Suburban residence category with a total area of 3,190 acres.

Highway Business:

A highway business category has been established to accommodate those uses typically found outside of business centers and along major highways. The customary range of retail, personal and business services and general commercial uses found in hamlets or village business centers is found in this category. However, due to the lack of concentration of use of this type in the community, only a very limited area is shown on the Comprehensive Plan, all within the Hamlets of Versailles and Perrysburg, and Maltbie Heights.

Commercial & Industrial Land Use

See Highway Business*

Other Land Use

Areas of the town of Perrysburg are used for recreational activities involving the sports of hunting, fishing, snowshoeing, cross-country skiing and snowmobiling. Amenities to be developed include such as restaurants, trails maintained by local clubs, and future trail-friendly parking areas and gas stations to bring increased recreational use to the area.

Streets and Highways:

Over the years the road system throughout the Town of Perrysburg has grown in the rural tradition of state arterial highways, county major streets and local town roads. Generally, state and county roads function as highways for through traffic and locally generated traffic destined for out of town places. At the same time these highways also serve as land service roads, providing access to abutting properties.

Rural/Local Streets: Local roads or streets are those designed to serve only as access roads to abutting properties. As a result, they should have limited continuity and accommodate low traffic volumes at low speeds. Most of the local roads in the community are under the jurisdiction of the Town, and further, all local streets will be developed as a result of subdivision activity. This would enable an increase in the present width at a later date if traffic flows require.

Parks, Recreation, and Open Space

1. Versailles Commons is 1.42 acres including tennis court, pavilion and basketball court
2. Versailles Community Hall is used for community events and has a public parking area for access to the Cattaraugus Creek
3. Perrysburg Town Park is 27.44 acres and includes two ball diamonds, horseshoe pits, a pavilion, and a picnic area
4. Town Hall Park is 2.16 acres including tennis court, basketball hoops, swings, and play equipment

VII. Capital Improvement Program (Infrastructure)

INTRODUCTION

The previous Comprehensive Plan laid out a series of Capital Improvements to be carried out over a number of years starting in the 1970s. To assist in this area a survey of Town residents was undertaken and the results, while limited, were used to write this portion of the Plan.

- All respondents with one exception were residents of the Town of Perrysburg
- Over 85% of respondents have lived in the town 11 or more years
- About 85% of respondents own their own home with the remainder renters
- Number of people at each residence was either 1 or 2 in a 90% majority of the respondents with very few groups of what could be described as family units
- The age range at the residence was over 51 years of age in over 85% of respondents
- The majority of respondents when asked the reason for living in Perrysburg answered that they live in Town due to family. Location and small town were second most popular choices. Proximity to job and inherited property were about equal
- Quality of Life in Town rated the Town “Excellent” or “Good” in over 80% of respondents. 20% responded as “Fair” quality of life
- While the typical travel to work was evenly divided between local and out of Town distances, this may be due to farm work or work at home

Survey Results - “Areas to Improve in Town”

- a) Vacant/neglected property had the highest total
- b) Internet availability - second highest
- c) Business opportunities/jobs – third highest
- d) Tied for 4th in areas to improve: development, town/school taxes, and promotion of agriculture
- e) Senior housing and infrastructure tied fifth in areas to improve
- f) Other items mentioned to improve in the survey included: water quality, JN Adam, budget refinement, sewer, tennis court, high water bill
- g) 80% of respondents “Strongly agreed” or “Agreed” with actively encouraging and supporting new business

Options The Town Should Pursue from Survey Results:

- a. Shared services with neighboring town – highest total
- b. Wind/solar programs & business promotion – second highest total
- c. Internet improvements & senior services were third highest total
- d. Recreation programs – fourth highest total
- e. Funding for extreme weather events – lowest total

Items to be addressed in this Plan:

1. Goals, objectives, and policies for the immediate and long-range enhancement, growth, and development of the community
2. Existing and proposed land uses, and their intensity
3. Agricultural uses, historical resources, cultural resources, natural resources, and sensitive environmental areas
4. Population, demographic and socioeconomic trends
5. Utilities and infrastructure
6. Housing resources and needs
7. Other governmental plans and regional needs
8. Economic development
9. Proposed means to implement these goals

Perrysburg Capital Improvement Program details*:

1. Revert J. N. Adam property to the tax rolls
2. Sewer upgrades
3. Water upgrades
4. Cable/Internet improvement
5. Renewable Energy resources
6. Business opportunities
7. Prospect Street project road repair
8. Playground improvements and maintenance

*The above list is not prioritized

VII.

Proposed Zoning Ordinance

Purpose

As the words of the Town Law indicate, they are empowered to adopt a zoning ordinance to promote the health, safety, morals, or the general welfare of the community. Such an ordinance may “regulate and restrict the height, number of stories, and size of buildings, and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence and other purpose”. In adopting such regulations, the town must do so in accordance with a Comprehensive Plan and be designed to:

- lessen congestion in the street.
- secure safety from fire, flood, panic, and other dangers
- promote health and general welfare
- provide adequate light and air
- prevent overcrowding of land
- avoid undue concentration of population
- facilitate adequate provision of transportation, water, sewage, schools, parks, and other public requirements.

Finally, “Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout much of the municipality”.

Over the years communities have recognized these purposes as desirable and have adopted zoning ordinances. Customarily, as their experience in zoning grows, their regulations became more detailed and effective in achieving their Comprehensive Plan. The Town of Perrysburg has established zoning ordinances and will be updated once the new Comprehensive Plan has been approved.

However, experience with their own development, as well as that of others, has led to the conclusion that a Comprehensive Plan for future development would be desirable and that, based on the Comprehensive Plan a zoning ordinance should be drafted.

It would be well to note that a Comprehensive Plan is a guide for the ultimate development of the town. It reflects long-range planning objectives and principles derived from projections that are considered reasonable in the framework of available information and experience. The zoning ordinance differs in that it places an immediate legal restraint on the use of land. As a result, the zoning ordinance and map must be considered reasonable in the framework of current and near-term future conditions as well as being compatible with the Comprehensive Plan.

Thus, the overall plan of the proposed zoning ordinance should anticipate the Comprehensive Plan's projections, but, due to its current impact, it may not be exactly the same as the Comprehensive Plan. As time goes on, changes may be made in conformance with the Comprehensive Plan and so the two plans for future land use will tend to become the same.

In studying a zoning ordinance and map, it is important to realize that its impact is essentially on private land use. Although it is not legally compelling in most instances with respect to public land uses and certain semi-public land uses, it is suggested that the concern for guiding development into a logical pattern, as expressed in the purposes of the Zoning Ordinance and in the Comprehensive Plans, certainly should be shared by the municipalities and other public and semi-public institutions involved. Therefore, as a guide, the proposed Zoning Ordinances do indicate how the controls should reasonably apply to these uses as well.

Finally, it should be noted that in the Comprehensive Plan public improvements are located and scaled to serve the type and intensity of future land use shown. Zoning, through its regulation of land use development, makes possible the effective coordination between public expenditures and the need for those future land uses. Without such coordination not only will local funds tend to be wasted, but also state and federal grants of money supporting local improvements may well be difficult to obtain since they too may be used ineffectively.

General Scope of the Zoning Ordinance

The proposed Zoning Ordinance is a combination of the ordinance text and a zoning map that shows the geographic layout of the zoning districts.

The ordinance text may be thought of as having four major kinds of information. They are listed here with the section headings that fall in each category:

- A. General Application of the Zoning Ordinance
 - Section 1 Enacting Clause
 - 2 Short Title
 - 3 General Purposes
 - 4 Definitions
 - 5 Application of Regulations
 - 6 Establishment of Districts

- B. General Zoning District Regulations
 - Section 7 District Regulations

- C. Supplementary Regulations
 - Section 8 Supplemental Use and Dimensional Regulations
 - 9 Off-street Parking and Truck Loading Space Requirements
 - 10 Sign Regulations
 - 11 Nonconforming Uses and Nonconforming Buildings and structures
 - 12 Special Exception Uses

- D. Administration and Enforcement
 - Section 13 Board of Appeals
 - 14 Administration and Enforcement
 - 15 Violations and Penalties
 - 16 Procedure for Amendment
 - 17 Validity
 - 18 When Effective

Features of the Zoning Ordinance

There are several features of the ordinance which are designed to make the role of the Building Inspector, as administrative and enforcement officer, as easy as possible, considering the detailed regulations involved. In part, this must result from a reasonable understanding by the community's residents and businessmen as well.

First, the ordinance does set forth the general zoning district regulations in schedule form. All the land uses considered by the ordinance are listed, and it is indicated whether they are: permitted uses, special exception uses, or prohibited uses in each district. It should be noted that any use not listed at all is a prohibited use. The dimensional regulations are the subject of a second table.

Second, since a zoning ordinance is a specialized regulation certain words have specific meanings. As a result, the ordinance does have an extensive list of definitions so that their meaning is clear to everyone concerned. In making a specific use of the ordinance the user would be well advised to check over the applicable definitions in his area of interest.

Third, the general regulations are qualified by a series of supplementary regulations which apply to situations that may be found in several zoning districts. Typical of the broadest of these is the selection of off-street parking and truck loading requirements. However, there are also such matters as the location of accessory buildings and uses on a lot, street corner clearance and transitional yards, and screening between residential and nonresidential zoning districts. Perhaps one of the greatest concerns when a new zoning ordinance is being proposed is that concerning nonconforming use situations. Section 12. Generally, it provides that "...any lawful use occupying any building, structure, lot or land at the time of the effective date of this Ordinance or any amendment thereto....may be continued...

Fourth, the proposed Zoning Ordinance provides detailed steps, standards and other procedural requirements for special exception uses, variances, amendments, and site plan reviews in the case of all new uses other than one and two-family dwellings. This feature gives guidance to those members of boards and the building inspectors who have the responsibility of carrying out such procedures.

Fifth, broadband internet, wind energy and solar energy regulations and enhancements to the code are to be researched and deliberated for the update to the Zoning Ordinance.

In this summary only the broad concepts of the Zoning Ordinance will be described. The complete texts, the Zoning Maps, and Zoning flyers are all presented as separate documents.

Characteristics of the Zone Districts

All land in the community will be located within a zone district. These districts will have specific characteristics with regard to land usage, bulk regulations, density, and performance standards. These districts distinguish between functional groupings of future land uses as set forth in the Comprehensive Plan proposal and as a result, reflect the unique qualities of certain land areas. They are as follows:

Residence Districts:

RR-120 Recreational Residence: Basically oriented to conservation and rural recreation purposes; includes the most scenic areas of the community, heavily wooded sites, steeply sloped areas, and land which is not generally good farm land.

AR – 40 Agricultural Residence: Those portions of the community that generally include the best agricultural land and having little potential for public sewerage thus, it is indicated as a low intensity residential district.

SR-20 Suburban Residence: To be used in areas where single family residential development is expected to eventually take over from undeveloped land or agricultural uses. Higher densities than in the AR-40 residence are permitted if public sewerage is available.

MR Multiple Residence: A district which would be limited to two-family dwellings and low density garden apartments.

MHP Mobile Home Park Residence: A district which would permit only mobile home parks, defined as two or more mobile homes in designated home spaces and including appurtenant facilities and accessory services for residents only.

Business Districts:

HC Highway Commercial: Intended to be distinct from retail business centers; would provide for highway and tourist oriented services in limited areas.

SC Shopping Center: Designed for commercial areas at a larger scale than now exists in the town centers; to be developed in accordance with contemporary shopping center standards.

Industrial Districts:

CIP Commercial-Industrial Park: A district intended for non-nuisance light industrial uses in accordance with specific performance standards; also permits non-retail commercial uses such as offices, research laboratories, and similar uses.

Conclusion

In accordance with the state enabling statutes the Town Planning Board should be designated as a Zoning Commission by the Town Board. The Planning Board in this role is required to hold two public hearings on the proposed Zoning Ordinance Map. After considering the various comments and presentations made by those concerned, they shall present a final report and proposed Zoning Ordinance to the Town Board. The municipal legislative body is then required to hold their own public hearings prior to adoption of the proposed Zoning Ordinance and Map.

The Zoning Ordinance and Zoning Map are one of the most important regulatory measures in use to guide the future development of the community in accordance with the Comprehensive Plan. They not only indicate the projected distribution of land use functions, but also the standards and, to a degree, the character of its development. Therefore, the effort expended in understanding this document, adopting it and implementing it will be well spent for they will certainly be reflected in the quality of the future community.

VIII. LAND SUBDIVISION REGULATIONS

Purpose

Land subdivision regulations are the way in which a community assures the orderly layout and adequate design of future growth and development. They are particularly important in essentially rural towns such as Perrysburg. In all, many of the community's 18,560 acres are either in agricultural uses or are vacant and will be affected eventually by these regulations. Also the condition of the soils in subdivision developments, particularly with respect to drainage and their suitability for receiving septic tank effluent, should be of special concern in the review and approval of subdivision plats in the town. Finally, through this regulatory process the communities should get accurate records of taxable properties as well as survey and engineering documentation of the public improvements installed to service them as development occurs.

Article 16 of the Town Law of the State of New York enables the Town Board, by resolution, to authorize and empower the Town Planning Board to approve subdivision plats showing lots, blocks, or sites with or without streets and highways, and to conditionally approve preliminary plats within the Town. Similarly, the Town Board may also authorize and empower the Town Planning Board to pass and approve the development of plats already filed in the Office of the Cattaraugus County Clerk if such plats are entirely or partially undeveloped. In carrying this out the Planning Boards are actually engaged in a creative process where they should be concerned with the design of the subdivision plat and its relationship to the Comprehensive Plan as well as its utilitarian aspects.

Subdivision plats can be filed or recorded in the office of the Cattaraugus County Clerk only after being approved by the Town Planning Board in accordance with these provisions and the board's subdivision regulations. The County Clerk in turn must notify the Planning Board of each such filing within three days. This information should be made known to the Clerk, the Building Inspector, and the Highway Superintendent. Subsequently, the Building Inspector may issue building permits on the individual lots,

parcels, or sites shown on such a field subdivision plat. However, it is important to note that he should not issue a certificate of occupancy for such buildings prior to the time that the street or highway giving access to the lot has been suitably approved in accordance with the Town specifications.

Thus, with carefully coordinated administration and enforcement the subdivision process makes it possible for the Town to assure future property owners of a well designed subdivision environment with adequate public improvements.

The Town of Perrysburg Subdivision Regulations

Subdivision regulations have been developed for the Town of Perrysburg and have been published as separate documents. However, in all respects, these documents are similar, thus enabling a better understanding and providing the possibility of enforcement by a common building inspector.

Within the proposed regulations, two types of subdivision are defined. A ‘major subdivision’ is defined as:

“A division of land into two or more lots for immediate or future sales or for building developments in such a way as to require one or more new streets to be constructed, or a division of land into five or more lots along an existing street or highway.”

A ‘minor subdivision’ is defined as:

“A division of land into less than five lots along an existing public road in such a way as to require no new streets to be constructed.

The general content of the proposed subdivision regulations is as follows:

SECTION 100	GENERAL
SECTION 200	DEFINITIONS
SECTION 300	PROCEDURE FOR SUBDIVISION
SECTION 400	SKETCH PLAN
SECTION 500	PRELIMINARY PLAT
SECTION 600	FINAL PLAT
SECTION 700	PERFORMANCE BOND
SECTION 800	REQUIRED PUBLIC IMPROVEMENTS AND INSPECTION DURING CONSTRUCTION
SECTION 900	MINOR SUBDIVISION APPROVAL
SECTION 1000	DESIGN STANDARDS
SECTION 1100	LEGAL EFFECTS

These sections provide the basic objectives, clear steps, for subdivision plat processing, definition of key terms, related requirements and standards and check-lists and standard forms to be used in the process.

As in the case of all review and approval regulatory measures, the real test of their effectiveness is in the enforcement. No matter how much concern and creative thinking goes into the drawings, the results in terms of actual field construction are the critical end-product. The Subdivision Regulations do provide for performance bonding of all public improvements, and an inspection fee to pay for inspection costs. Since there is no outlay from the municipalities General Fund, the quality of inspection is in the hands of the officials.

Conclusion

The Subdivision Regulations are one of the essential regulatory measures designed to insure the quality of future development of the community. They work hand-in-hand with the Zoning Ordinance, Building Code, Improvement Specifications, and other measures that relate to development. They may also involve county and state regulations in certain situations. As a result, administrative coordination and understanding is essential to achieve the best results. However, the optimum results can only be achieved if the Planning Boards recognize that this is their opportunity to develop detailed

planning within broad blocks of land shown on the Comprehensive Plan; that subdivision regulations should be a creative process in the evolution of the Comprehensive Plan.

IX. CONTINUING PLANNING PROGRAM

The discussion of the continuing planning program for the town planning board may be divided into three basic kinds of activity; operational, or day-by-day, activities; long range planning activities; and promoting the plan, or public relations. What they consist of is suggested in the following descriptions.

Operational, or day-by-day, activities are those which involve procedures and decisions or approvals derived from the long-range planning already established in the Comprehensive Plan. Major elements of this work would be the review and approval of subdivisions, the review and approval of special exception uses and the assistance rendered to the Town Board, on zoning proposals, capital budgeting priorities and project design, and on other community development matters. It is to be hoped that the planning board might perform valuable services to the community through the development of this latter supporting role to the Town Board. A similar role might well evolve with other public agencies such as the school board. (Such as that of the local school districts)

In the instance of the town the subdivision process will be a most significant element in creating the actual detailed development pattern over almost the entire unincorporated area. The planning board's attitude in this process should be that of a creative force not merely a passive reviewing body.

Due to a shrinking tax base and population, long term planning and any discussion of subdivision becomes problematic in the near future.

In terms of long range, or Comprehensive Plan, activities, it is important that the planning board keeps abreast of the long-range

planning activities and concepts in surrounding communities, the county and the region. A second essential element is the periodic updating of basic data presented in the Comprehensive planning studies. As a result of these two elements consideration should be given to comprehensive review of the Comprehensive plan and its implementation as the need becomes apparent. In addition to the above activities the planning board might well recommend and carry out more detailed development plans for critical areas within the community. A case in point might well be the further development of the town center plan. More specifically, at this particular time the planning board has before them proposed zoning ordinances and subdivision regulations.

In the instance of the subdivision regulations, the planning board must hold a public hearing on these prior to adoption and also get a resolution of approval by the legislative body (Town Board). The zoning ordinance proposal should be given a final detailed study by the planning boards which should be designated as Zoning Commissions and then they should give the public a chance to comment on them at public information meetings prior to making their final recommendation to the Town Board. This board must then hold public hearings prior to adoption of the new zoning ordinances.

The promotion of the plan, or public relations, as to the plan's characteristic features. The first is promotion leading to actual implementation of the Comprehensive Plan. A typical activity in this category might be the campaign to convince county and state officials to program and construct elements of the highway system – such as the Prospect Street upgrade. On the other hand, in the public relations category is the matter of keeping the Comprehensive Plan fresh in the minds of the community's residents. This would involve notice of its use in day-to-day activities as well as the willingness to appear before groups and describe its features, advantages, and use in guiding the development of the future community.

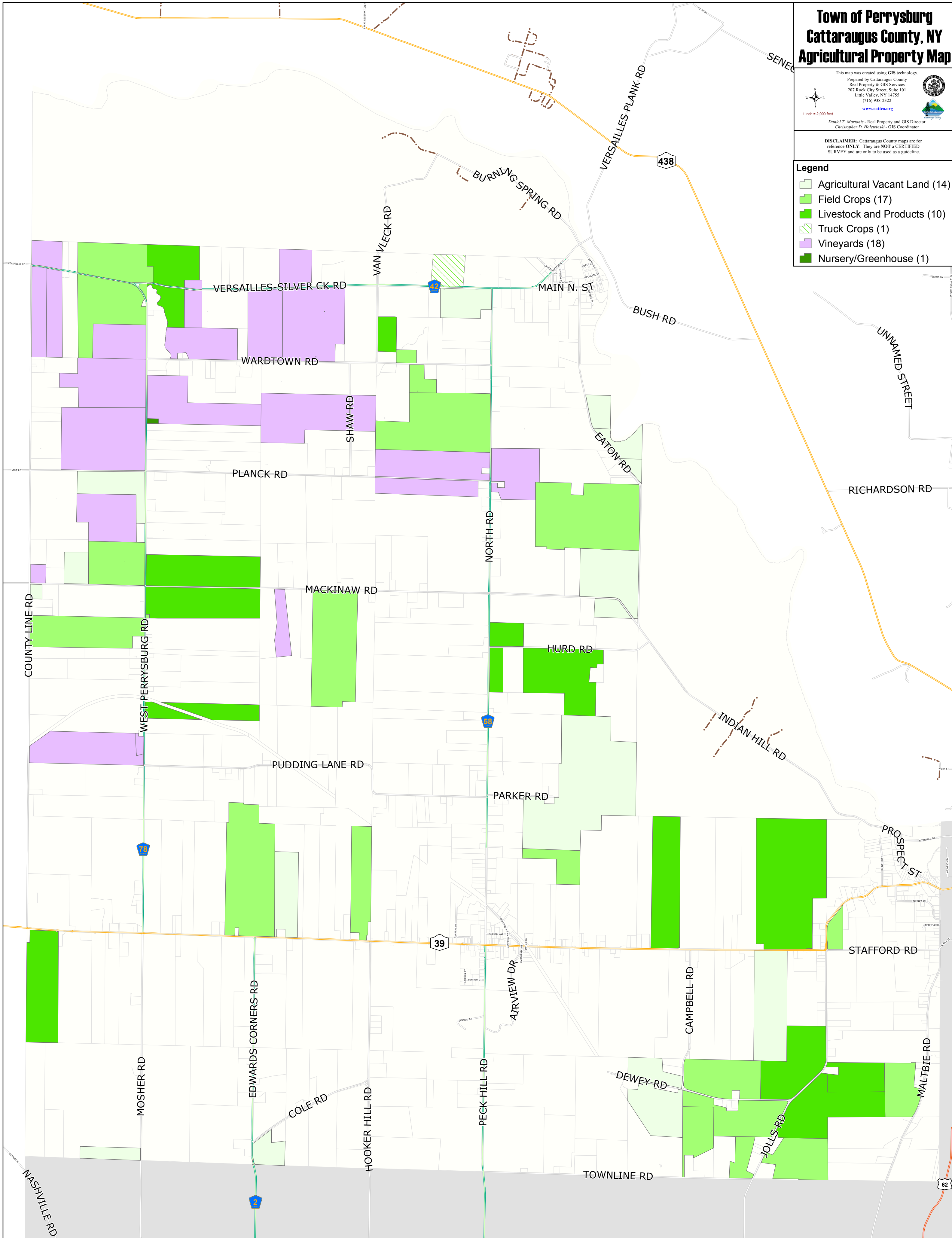
Town of Perrysburg Cattaraugus County, NY Agricultural Property Map

This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.catco.org

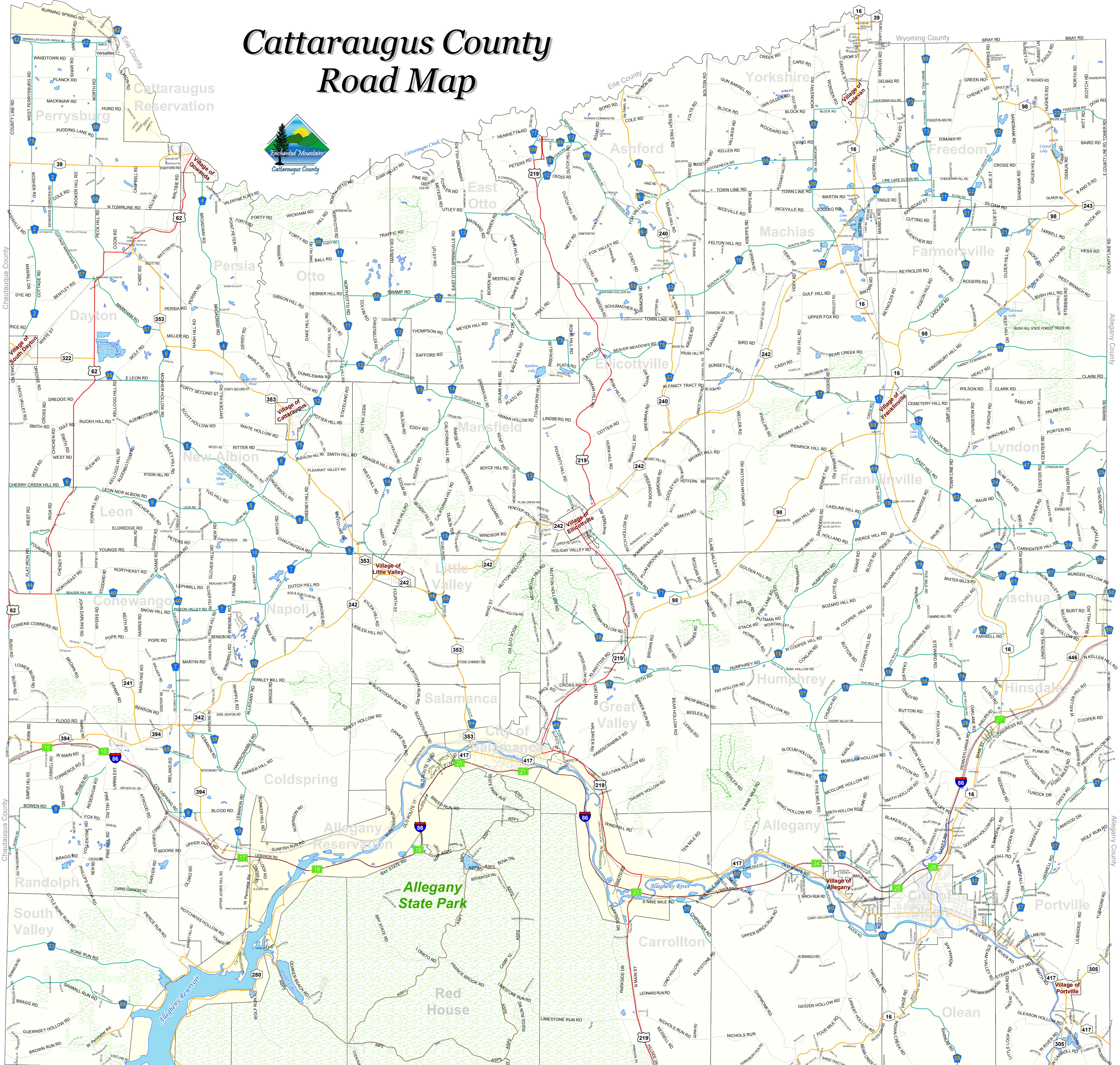
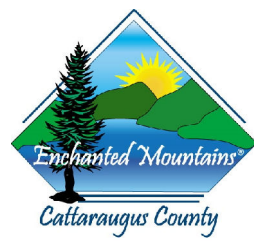
Daniel T. Maronis - Real Property and GIS Director
Christopher D. Holewinski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

- Legend**
- Agricultural Vacant Land (14)
 - Field Crops (17)
 - Livestock and Products (10)
 - Truck Crops (1)
 - Vineyards (18)
 - Nursery/Greenhouse (1)



Cattaraugus County Road Map



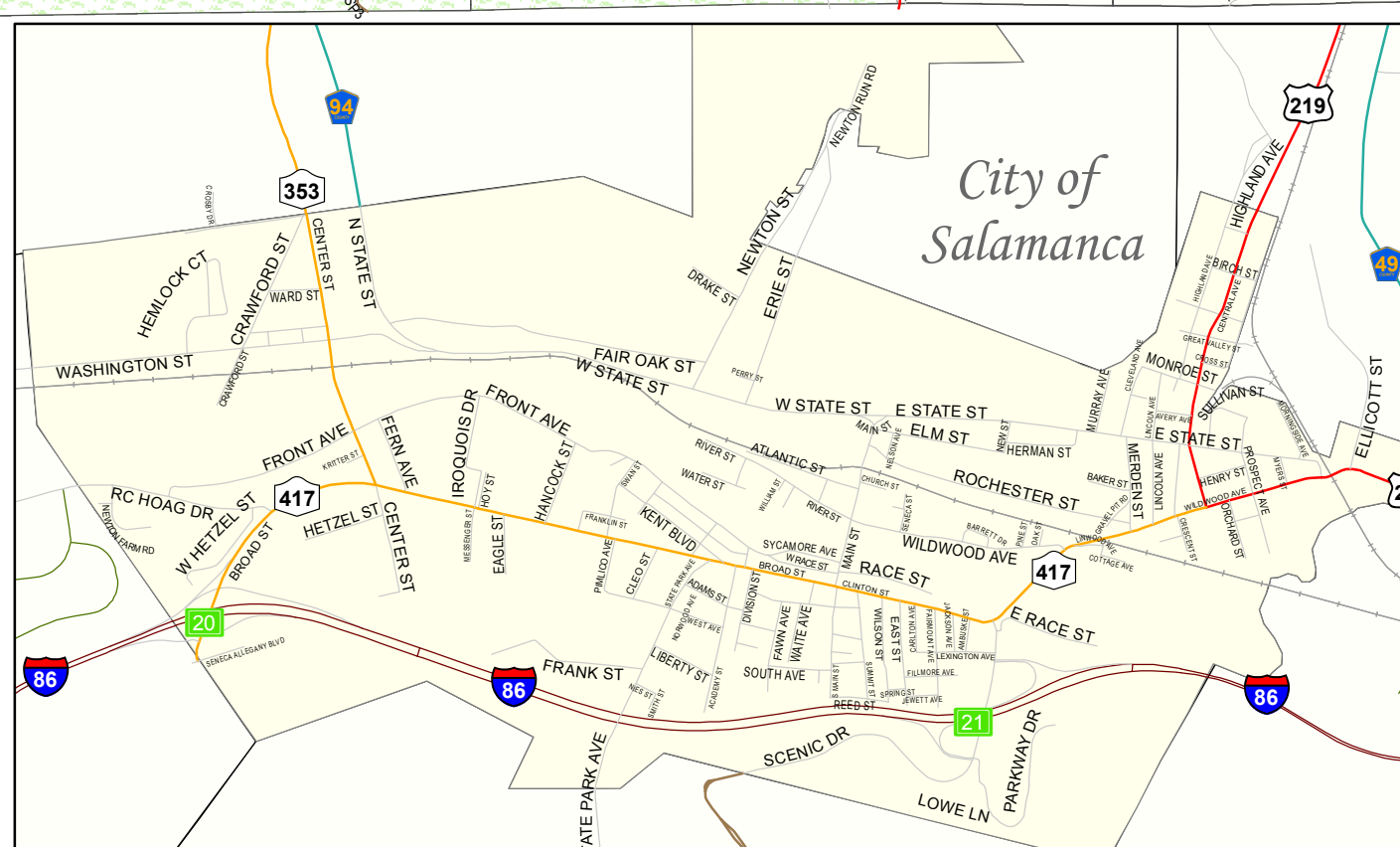
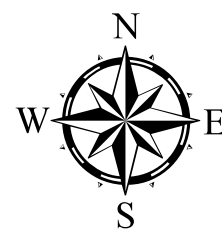
1 inch = 1.8 miles
 0 1 2 3 4 Miles

Legend

Streets	I-86 Exits
Town/Village	Recreational Lands
County	Railroads
DEC Forest	Waterbodies
DEC Forest Gated	Seneca Nation Land
I-86	Municipal Boundaries
Seneca Nation	
ASP Main Rds	
State	
Seasonal	
US	



This map was created using GIS technology.
 Prepared by Cattaraugus County
 Real Property & GIS Services
 303 Court Street
 Little Valley, NY 14755
www.cattco.org
 Visit the website for interactive maps including *Township, Voting, Cemetery and Parcel* Contours, Streams, Parcel Lines, Aerial Photos, Up-to-the-MINUTE Parcel Lines and Daily Parcel Information, Amish Locations, Museums, Hunting/Fishing Locations, and more can be found on these viewers!

Daniel T. Maronis - Real Property Director
 dmaronis@cattco.org
 Chris Holewinski - GIS Coordinator
 cholewinski@cattco.org
 --updated as changes occur--



Town of Perrysburg Cattaraugus County, NY Road Map

This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org

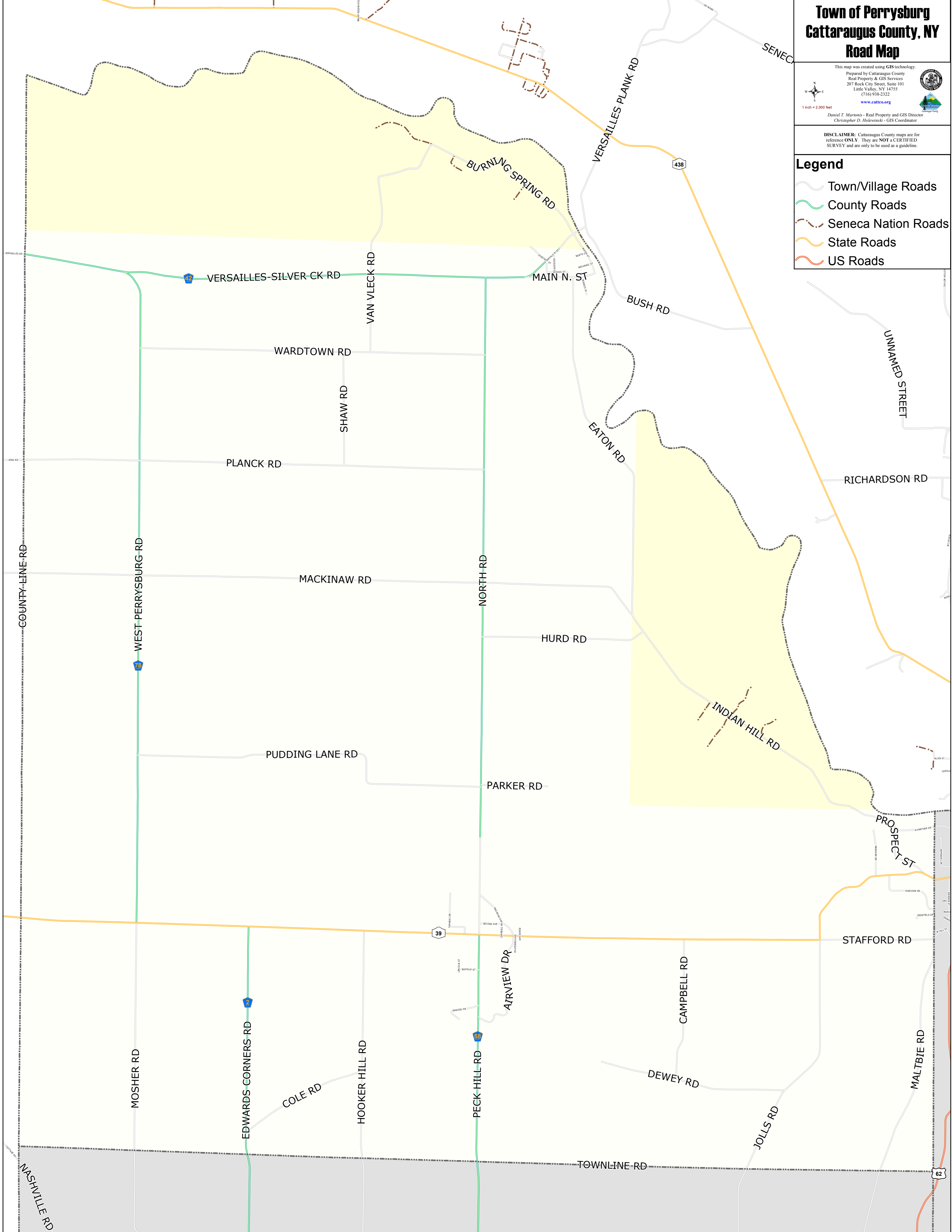


1 inch = 2,000 feet

Daniel T. Maronis - Real Property and GIS Director
Christopher D. Holeswinski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

- ### Legend
- Town/Village Roads
 - County Roads
 - Seneca Nation Roads
 - State Roads
 - US Roads










Town of Perrysburg Cattaraugus County, NY Residential Property Map

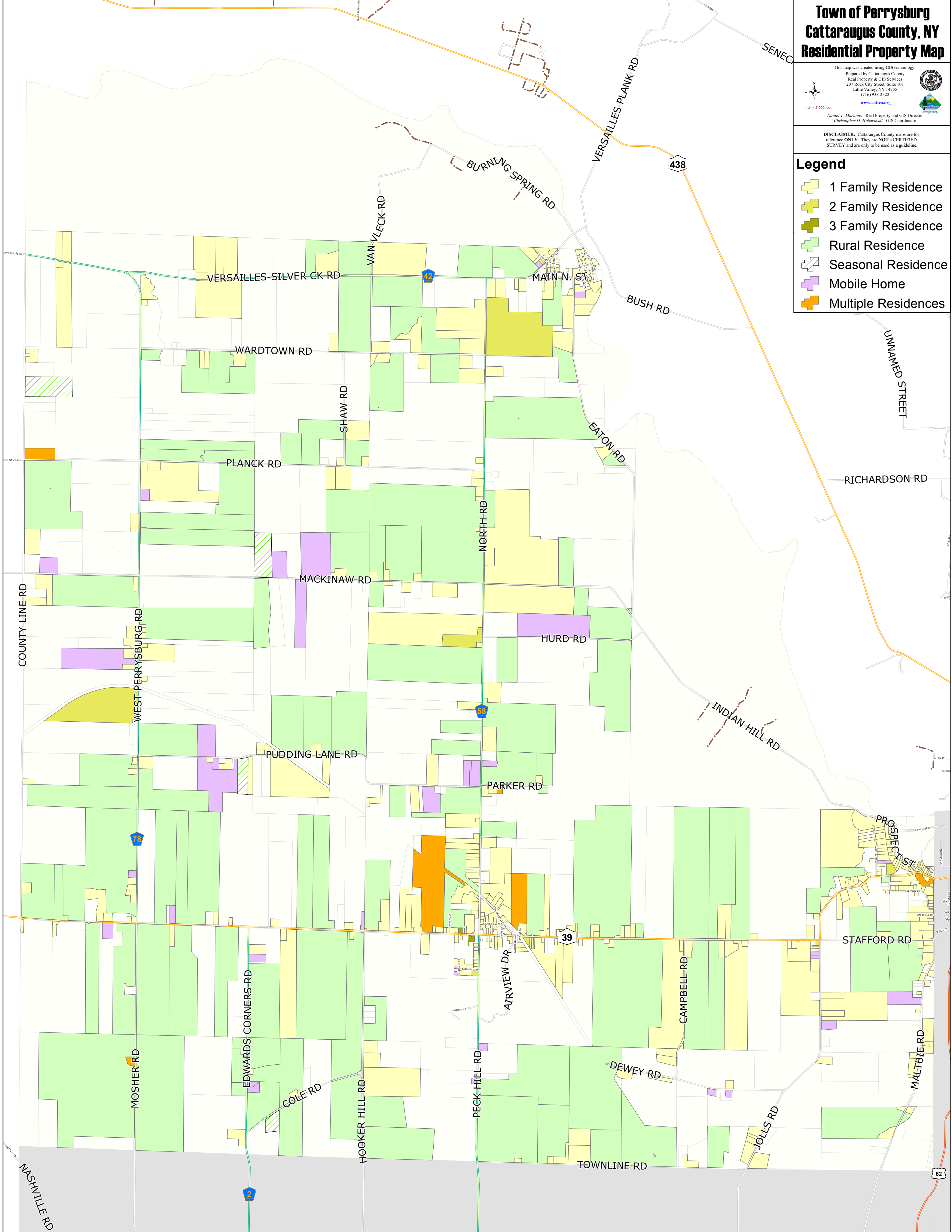
This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org

Daniel T. Marronis - Real Property and GIS Director
Christopher D. Holvevski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

Legend

-  1 Family Residence
-  2 Family Residence
-  3 Family Residence
-  Rural Residence
-  Seasonal Residence
-  Mobile Home
-  Multiple Residences



Town of Perrysburg Cattaraugus County, NY Sewer Map


This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org

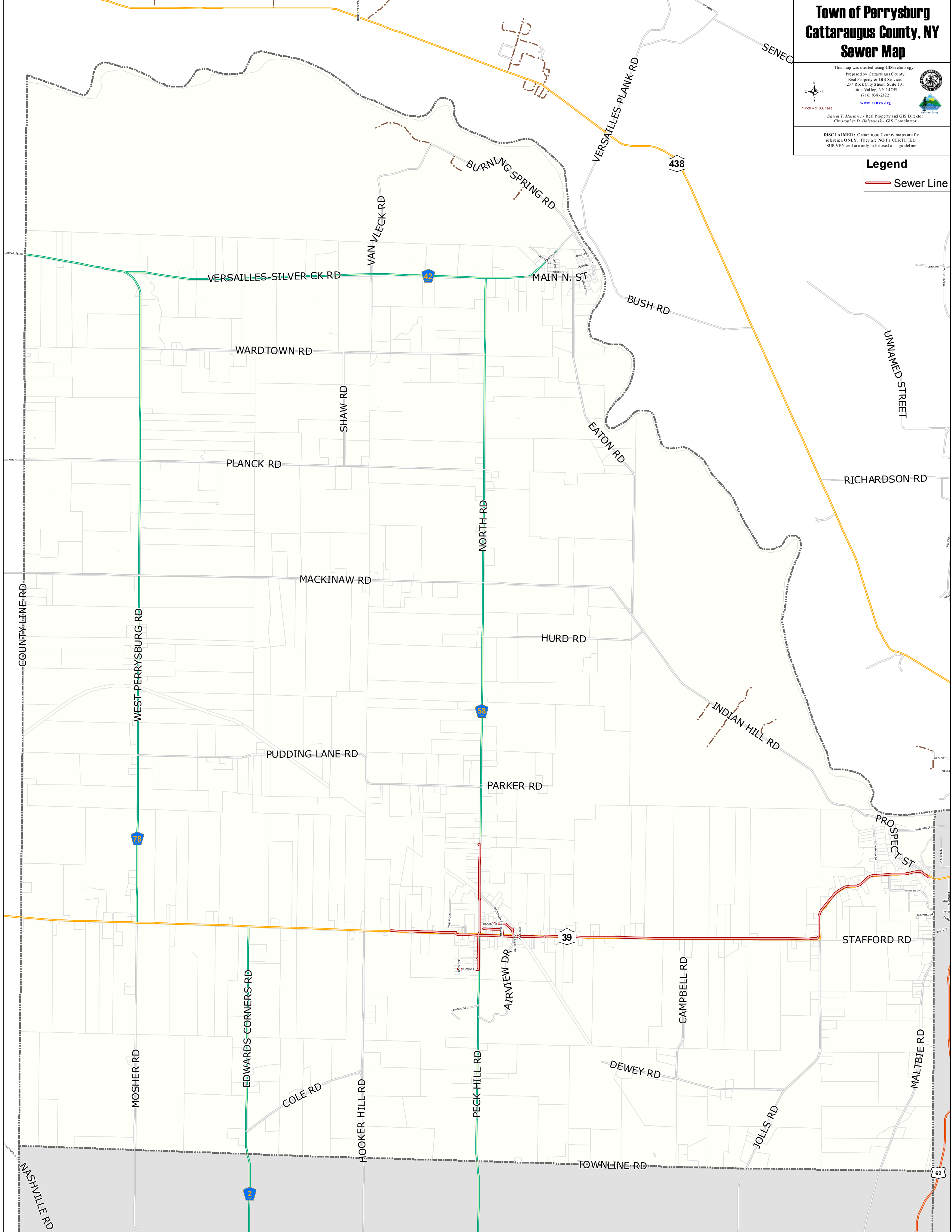


Daniel T. Martonis - Real Property and GIS Director
Christopher D. Holeswinski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

Legend

 Sewer Line



Town of Perrysburg Cattaraugus County, NY State Owned Property Map

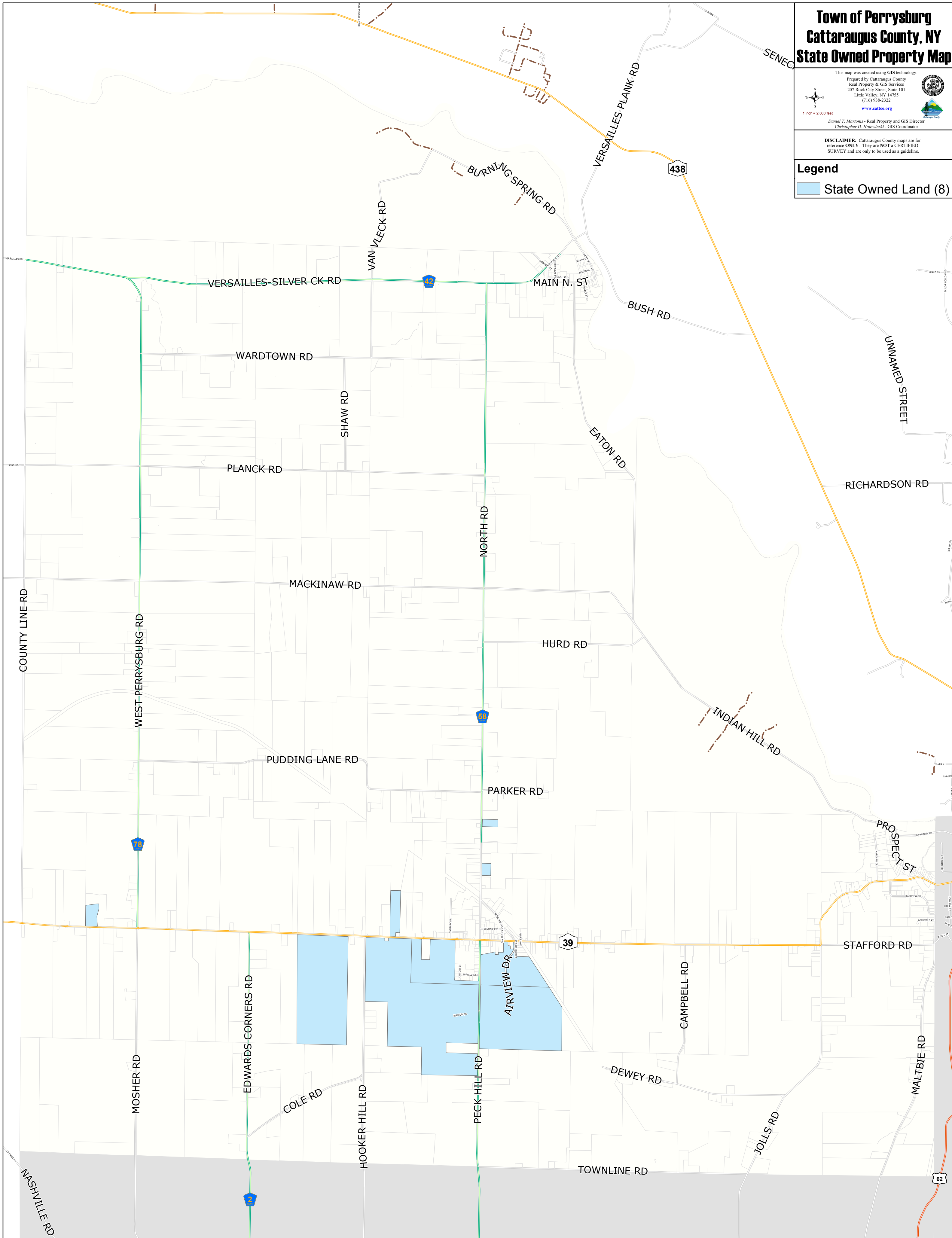
This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 838-2322
www.cattco.org



Daniel T. Maronis - Real Property and GIS Director
Christopher D. Holowski - GIS Coordinator



DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

Legend
State Owned Land (8)



Town of Perrysburg Cattaraugus County, NY Town Owned Properties

This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org



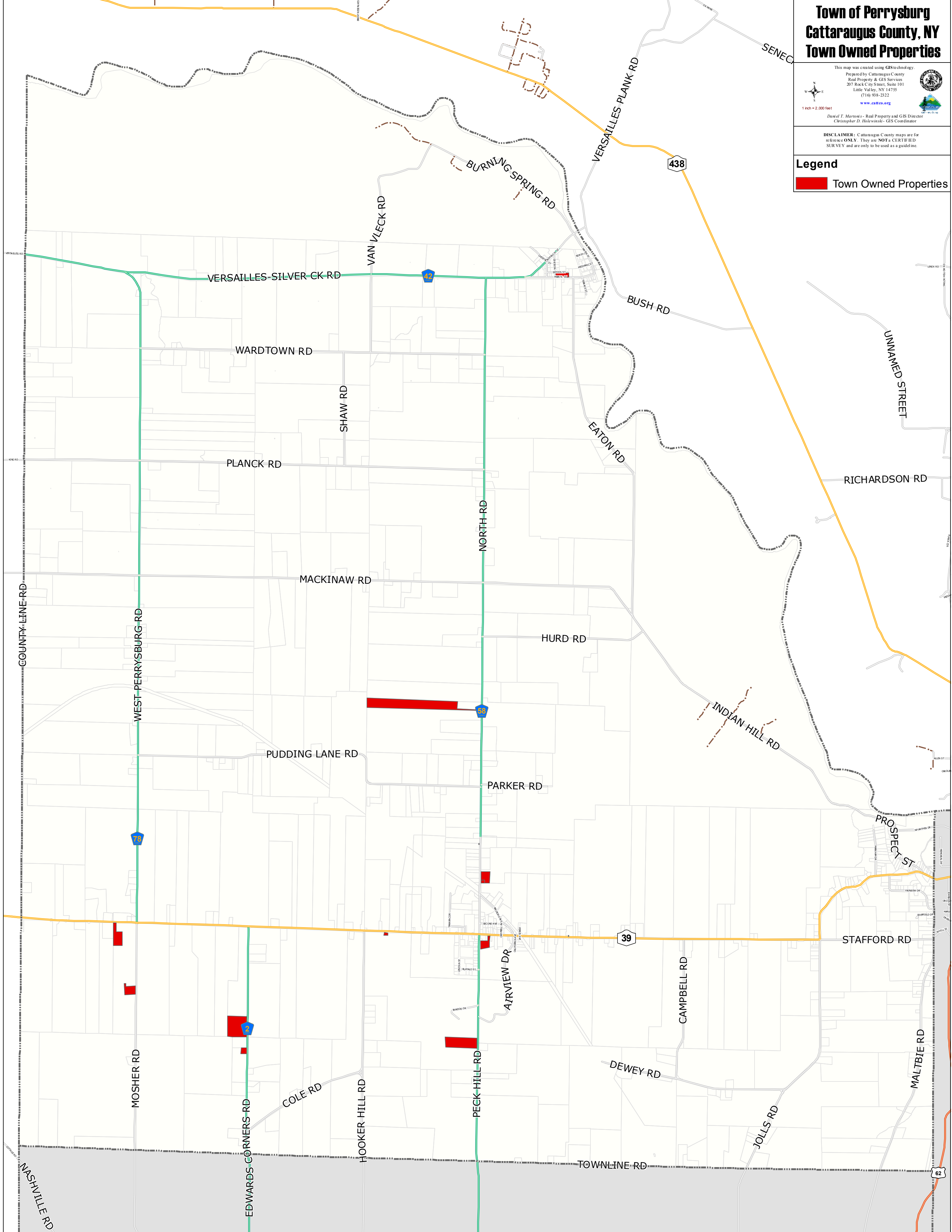
1 inch = 2,000 feet

Daniel T. Martonis - Real Property and GIS Director
Christopher D. Holewinski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

Legend

-  Town Owned Properties



Town of Perrysburg Cattaraugus County, NY Water Map

This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org



1 inch = 2,000 feet

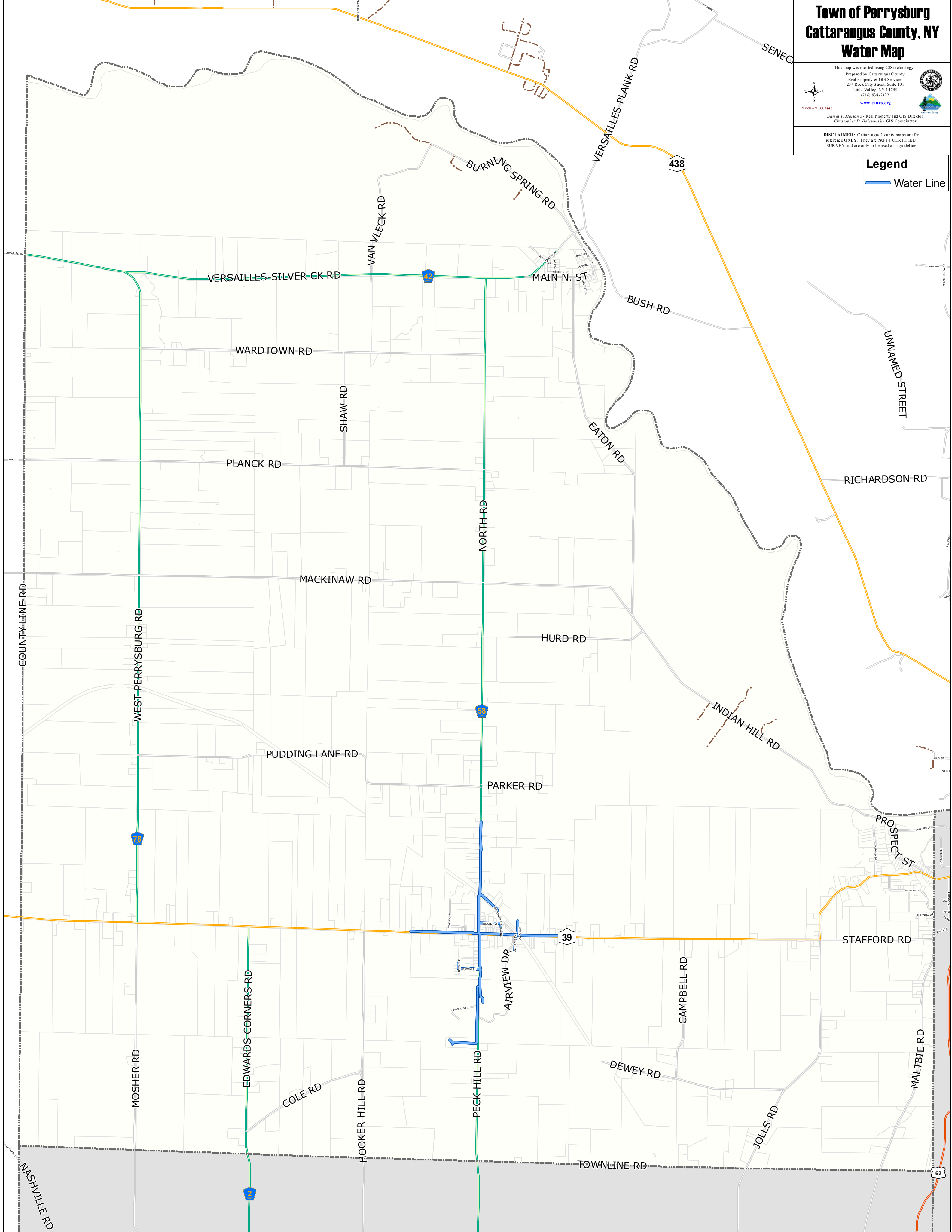
Daniel T. Martonis - Real Property and GIS Director
Christopher D. Holeswinski - GIS Coordinator



DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

Legend

 Water Line

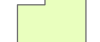

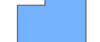



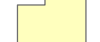






Town of Perrysburg Cattaraugus County, NY Zoning Map

This map was created using GIS technology.
Prepared by Cattaraugus County
Real Property & GIS Services
207 Rock City Street, Suite 101
Little Valley, NY 14755
(716) 938-2322
www.cattco.org

Daniel T. Marronis - Real Property and GIS Director
Christopher D. Holeswinski - GIS Coordinator

DISCLAIMER: Cattaraugus County maps are for reference ONLY. They are NOT a CERTIFIED SURVEY and are only to be used as a guideline.

- ### Legend
-  AR-40 - Agricultural Residential
 -  CIP - Commercial - Industrial Park
 -  HC - Highway Commercial
 -  MHP - Mobile Home Park
 -  MR - Multiple Residential
 -  RR-120 - Recreational Residential
 -  SR-20 - Suburban Residential
 -  SR-30 - Suburban Residential
 -  SR-30A - Suburban Residential
 -  VB - Village Business
 -  VR-7.2 - Village Residential

