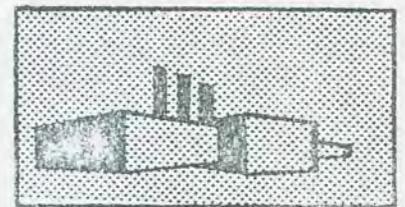
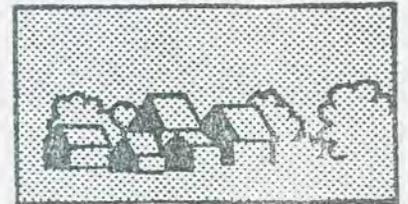
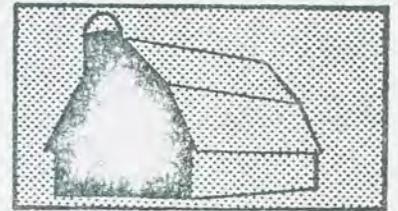
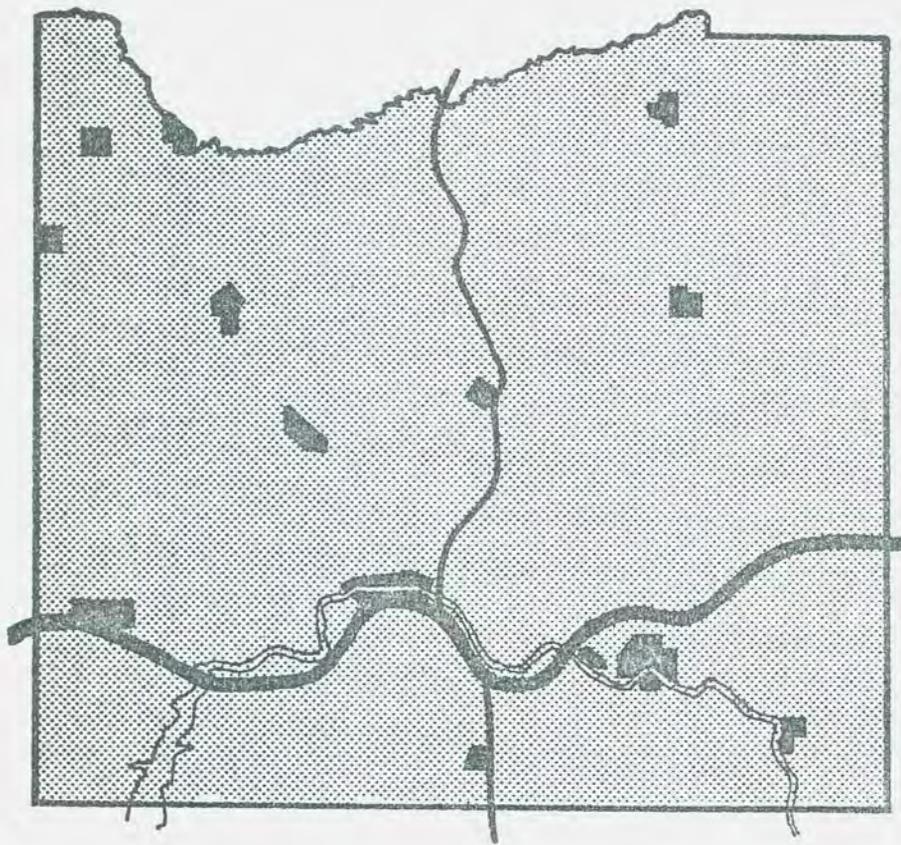


CATTARAUGUS COUNTY

LAND USE PLAN

YEAR 2000



CATTARAUGUS COUNTY PLANNING BOARD

CATTARAUGUS COUNTY

LAND USE PLAN

Prepared by

Cattaraugus County Planning Board
303 Court Street
Little Valley, New York

June, 1977

Supplement December, 1982

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PREFACE

This report is the result of many months of work and contact with many individuals. The Cattaraugus County Planning Board is indebted to many individuals for their assistance in this project. Among these are the Assessors of Cattaraugus County, the County Forester, and the staffs of the Cattaraugus County Central Data Processing Department, Cattaraugus County Industrial Development Board, Cooperative Extension Association of Cattaraugus County, Olean Community Development Agency, Salamanca Urban Renewal Agency and the Southern Tier West Regional Planning and Development Board.

A special note of appreciation is given to Mr. Gene Felt, former Computer Programmer with Cattaraugus County, who on much of his own time, programmed a method of retrieving a significant amount of the land use inventory used in this report.

Finally, a special note of appreciation is extended to all of the interested citizens who participated in the seventeen public information meetings held throughout the County on the plan and the land use inventory. It was through these comments of local interest that influenced much of the development of the plan.

INTRODUCTION

The Cattaraugus County Planning Board was created pursuant to Section 239 of the General Municipal Law of New York State, by Act 211 of the 1961 Cattaraugus County Board of Supervisors. The powers and responsibilities of the Board include "performing planning work, including but not limited to surveys, land use studies, urban renewal plans and technical services, studying the needs and conditions of metropolitan, regional, county and community planning in such county or counties or the area covered by constituent municipalities and prepare and adopt in whole or in part and, whenever and as often as such board may deem it for the public interest, to change or add to, a comprehensive master plan for the development of the entire area of the county or counties or municipalities participating, which master plan shall include the highways, parks, parkways and sites for public buildings or works including sub-surface facilities, in the acquisition, financing or construction of which the county or the constituent municipalities has participated or may be called upon to participate, acquire, finance or construct".¹

The Board initiated its first land use survey in 1966 and prepared its first land use plan in 1969. The Planning Board partially updated its land use survey in 1975 and further defined and developed the physical aspects of the County in the first chapter of this report.

From these studies, the Planning Board redefined their goals and policies based on the possibilities for Cattaraugus County.

1. General Municipal Law Section 239

From these goals, the land use plan for the year 2000 was developed.

This document attempts to fit the plan to suit the County and its people rather than fit the County to suit any predetermined form of growth or change. It does this by utilizing existing local data as available through the assessors and their tax rolls, incorporating existing local land use plans into the County plan rather than visa versa, and incorporating the desires of the people of the County which were obtained through fifteen open public informational meetings held throughout the County.

The plan reflects the desires of the County by presenting agriculture and forest as a viable land use rather than undeveloped land and suggesting that possible new land uses of all categories be derived from present viable, but unproductive land rather than other land of a viable nature.

Finally the plan is unique in the fact that figures for the year 2000 are presented in both acres and hectares, thus providing support for the change from the English system to the Metric system by the United States.

GROWTH CONSIDERATIONS

ANY ATTEMPT TO GUIDE THE PATTERN OF FUTURE LAND USE MUST BE BASED ON AN UNDERSTANDING OF THE ELEMENTS AND FORCES OF GROWTH. THIS CHAPTER IDENTIFIES AND QUANTIFIES THESE MAJOR ELEMENTS AND FORCES.

FUTURE LAND USE PATTERNS OF CATTARAUGUS COUNTY WILL BE SHAPED BY COUNTLESS, INDIVIDUAL GROUP AND CORPORATE DECISIONS TO USE LAND TO SOME ECONOMIC OR SOCIAL BENEFIT. EACH DECISION SHOULD BE BASED ON AN INFINITE COMBINATION OF ABILITIES AND DESIRES. THE FIRST GROWTH CONSIDERATION IS THE AVAILABILITY OF SOUND INFORMATION THROUGH WHICH THE COUNTY CAN DETERMINE ITS ABILITIES. THE SECOND GROWTH-CONSIDERATION IS TO USE THIS INFORMATION TO ENCOURAGE BENEFICIAL USES OF LAND IN THE COUNTY IN ORDER TO ACCOMPLISH THE DESIRES THAT ARE SET FORTH.

THE MAJOR ELEMENTS AND FORCES CONSIDERED IN THIS CHAPTER ARE LAND USE, PHYSICAL CHARACTERISTICS, ECONOMIC PROSPECTS AND FUTURE POPULATION.



LAND USE

Cattaraugus County consists of 1335.9 square miles of land; 53.7 square miles being lands owned by the Seneca Nation of Indians. Each category of land use establishes a pattern and is subject to trends which occur both internally and externally in relation to Cattaraugus County. The following is a brief discussion of each land use category in terms of patterns and trends. The figures used in this section are based primarily on the use and area description as they appear in the tax roles of each town and city, as prepared by each respective assessor. The township figures are totals of the information appearing on the tax roles, while the city figures were obtained from mapping and measuring the areas described in the tax roles. This material was supplemented by information obtained by the County Planning Board from past publications pertaining to land use. The figures as they appear do not include the land of the Seneca Nation of Indians except for the incorporated City of Salamanca.

Agriculture. By far the greatest percentage of land falls in this category. Approximately 250,840.86 acres or 30.57% of the County is classified agricultural. Included in this category is cropland, land for livestock and products, nurseries and greenhouses, specialty farms and other land used as part of an operating farm but not specifically in these categories. The vast majority of land in agriculture is located in a crescent shaped pattern extending from the Town of Randolph in the southwest portion of the County, across the western and northern portions of the County to the Town of Freedom. In the southern portion of the County,

agriculture is now limited to the narrow flat stream valleys.

Land in agriculture and the number of farms has been declining for the past forty to fifty years. However, the size of farms has been increasing and the overall production from the farming industry has been increasing. Some marginal farms, where severe slope, poor soils and small tract ownership patterns exist will likely revert back to forest land, while some crop farms may connect to pasture and hay required by expanding livestock production.

It is extremely important to make every effort to protect prime agricultural land. This has been done to a certain degree by the creating of five agricultural districts in the County, totaling 49,713 acres. These districts do not, however, include all the prime land in the County, nor do they encompass only agricultural land. Competition for prime agricultural land, which is also highly desirable for other types of land uses, will undoubtedly intensify and decisions will have to be made as to the most viable use of the land.

Recreation. Recreation and entertainment land uses occupy 10,457.33 acres of land in Cattaraugus County. An additional 67,951 acres of land in the County is highly recreation oriented. This land, 60,778 of which is in Allegany State Park, is classified forested conservation land and public park.

The recreational use is scattered throughout the County on medium to large tracts with camping, skiing, golfing and

water-oriented activities being the most popular outdoor recreational activities. Outdoor recreation is one of the fastest growing industries in the County, suggesting that Cattaraugus County, with its diverse physiography, will continue to experience increases in both public and private land devoted to this use. The following map locates most of the existing recreational areas in the County, both public and private.

Residential. Residential land uses contain 1015.48 acres of land in the cities and 168,736.63 acres of land in the towns, with 3,719.97 acres pertaining directly to the villages. Much of the land, however, is included in a category termed rural residence with acreage. Using an average size lot by town for each residential unit in this category would reduce the amount of land in the town used solely for residential purposes; thus reducing amounts of residential land and increasing amounts usable in other categories. Using the revised figures, only 81,044.39 acres occur in the towns.

The pattern of residential land use is scattered, with the bulk of this use radiating out from the cities, villages and hamlets along town and county roads. Lot sizes are largest in the towns and smallest in the cities.

Residential development should continue to favor the rural villages, but the cities, particularly Olean, should experience a large increase in residential units. These units, however, will not increase the amount of residential land use substantially, but the density of the existing land use.

Commercial. Business land use is more closely related to the cities, villages, hamlets and plazas. Most of this land use is clustered in the central business districts of the urbanized areas, with random business uses distributed along the more heavily traveled and developed roads, particularly at intersections. Presently 5102.55 acres of land are devoted to commercial uses.

New business developments will tend to concentrate in shopping plazas or malls, while existing central business districts will undergo structural improvements in order to maintain a competitive nature.

Industry. Cattaraugus County is highly dependent upon manufacturing. This category occupies 17,446.82 acres of land in the County. Land area is not a correct measurement of industrial activity, however, because action industries tend to be located on smaller tracts of land in the cities.

Indications show that significant potential is present in Cattaraugus County for increased industrial activity through expansion of sub-contracting operations. New industrial sites for this type of development will generally seek larger tracts, where single story buildings, employee off-street parking and expansion can be facilitated if needed.

Community Services. 20,205.31 acres of land are devoted to public and semi-public community services. This use is equally distributed throughout the County. It is likely that public and semi-public lands will occupy a slightly higher area/person ratio in the County in the future.

Public uses such as libraries and medical centers and semi-public uses such as lodges and churches are locating on larger tracts to provide support parking and space for future expansion.

Forests. Forest lands in Cattaraugus County are irregularly distributed throughout the County, primarily on the steeply sloped lands. Although only 191,995.56 acres of land is categorized forest, it is believed an additional 48,626.63 acres would classify as forest from the rural residence with acreage category. The amount of forest land is expected to increase in the future as some abandoned farm lands which are not able to remain productive revert to forest land. The following map locates the forests of Cattaraugus County utilizing municipal forest management.

Water and Rights-of-way. The land use category water and rights-of-way occupies 20,749.05 acres within the County. The vast majority is located in the towns. Most of this total area consists of road rights-of-way, however, a significant percentage is occupied by the Allegheny River. In the future, this category is not expected to increase significantly. New expressways, streets, land subdivisions, and new watershed impoundments will account for the bulk of the increase in this use.

Vacant Land or Open Space. The last land use category which occupies 134,038.91 acres of land is open space or vacant land. This is land which is not used for any purpose. Included in this category is any vacant or abandoned land which may at some time be used for agricultural, recreational,

residential, commercial, industrial or community facility purposes. This category also includes wastelands, sand dunes, salt marshes, rocky areas and woods and brush of non-commercial tree species not associated with forest lands. It is from the former group that further land use development should take place, but it is also from this category that much land will receive protection under the Freshwater Protection Act of 1975.

Seneca Nation of Indian Land. With the exception of the incorporated City of Salamanca, the lands of the Seneca Nation of Indians are not considered in the preceding information. The Planning Board of the Seneca Nation is presently completing a land use plan for its three reservations. Unfortunately, the deadlines for the two plans do not concur and thus, the Seneca land use inventory is not incorporated into the preceding land use information. A summary of total land in Cattaraugus County on the reservations is shown in the following table.

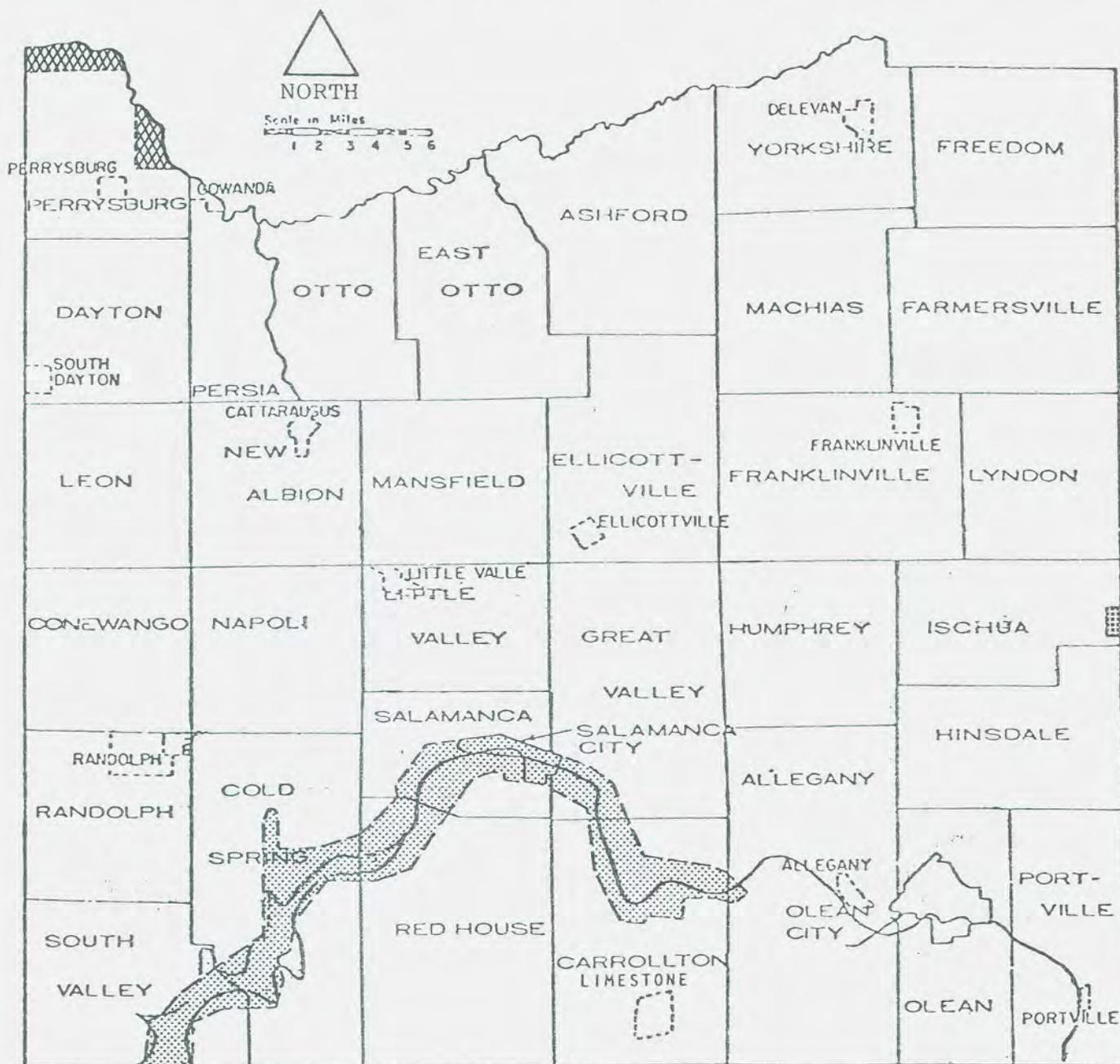
SENECA NATION OF INDIANS
RESERVATION AREA - CATTARAUGUS COUNTY*

Allegheny Reservation	30,469 acres
(includes Allegheny Reservoir & City of Salamanca)	
Cattaraugus Reservation	3,680 acres
Oil Springs Reservation	256 acres
	<u>34,405 acres</u>

*Seneca Nation Department of Planning

SENECA NATION OF INDIANS

CATTARAUGUS COUNTY, NEW YORK



RESERVATIONS

-  ALLEGANY INDIAN RESERVATION
-  CATTARAUGUS INDIAN RESERVATION
-  OIL SPRING INDIAN RESERVATION

Discrepancies. The type of land use inventory as described previously utilized in this report can be updated annually. Most land use studies, no matter how well performed, usually find discrepancies in their base data. The methods used in this report provide prime use for parcels of land use. Thus parcels in agriculture and residential include land whose overall use is in these categories but for selected areas in the parcels this use may not be true.

The land in the forest category is not as high as presented in past reports. The reason for this is the method used only classifies prime forest land. Many reports include minor woodland and brush, while this report does not. This report also classifies forest land on residential and agricultural parcels in these categories respectively, rather than in the forest category.

However, as the use of this system increases, the breakdown use should become more refined and thus the system will improve.

TRANSPORTATION

The primary methods of transportation in Cattaraugus County are those that utilize the highway system. New York State has prepared a basic classification scheme for all roads and highways. In Cattaraugus County, all roads with the exception of the Cities of Olean and Salamanca are considered rural roads. The State classified rural roads into six categories - interstate, principal arterial, minor arterial, major collector, minor collector and local. The following map locates these roads.

The interstate category is highways that are part of the national system of interstate and defense highways. None of these exist in Cattaraugus County. The arterial highways are connectors of major population and industrial centers. This category, primarily intra-county, would include many of the state highways, as well as future state expressways. The collectors are roads connecting smaller communities and industrial centers to the arterials. They frequently are intra-county in nature and serve short hauls and cross-county traffic. A local road has as its primary function service to adjacent land and land use. Typically, town and village roads which serve farms, residential areas and recreational areas fall into this classification.

The Cattaraugus County Highway Department maintains 412 miles of road in Cattaraugus County, forming the present County highway system. Many of these roads fit logically into a scheme of secondary roads for the area; however, some are principally local in nature and tend to serve only adjoining properties.

The New York State Department of Transportation also maintains approximately 263 miles of road. The principal state highways crossing Cattaraugus County lie on essentially north-south and east-west corridors. The State Department of Transportation also maintains approximately 45 miles of local roads on the Allegany, Cattaraugus and Oil Spring Indian Reservation.

The remainder of the roads in Cattaraugus County lie within the jurisdiction of the towns. The towns, taken collectively, maintain almost twice as much roadway as the State and the County combined. This 1161.91 miles of roadway is primarily classified local, while some are considered collector roads.

The highway system represents the only form of physical mass transit available to the population of Cattaraugus County. Presently, there are three bus companies operating in the County. They are the Hudson Transit Corporation, Blue Bird Coach Lines and Continental Trailways. The majority of the service on line runs is provided by Blue Bird Coach Lines. Other bus services in Cattaraugus County are provided by the Seneca Nation of Indians, the Council of the Aging and the Association for Retarded Children.

The Consolidated Rail Corporation and the Baltimore and Ohio Railroad Company, part of the Chessie System, provide railroad service to the County. Consolidated Rail, utilizing the tracks of the former Erie-Lackawanna and Penn Central Railroad Companies, provide service in an east-west and north-south direction, serving the southern and eastern parts of the County respectively, while the Baltimore and Ohio provides railroad service in a north-south direction, serving the central part of the County.

The only major aviation facility in Cattaraugus County is the Olean Municipal Airport which is located in the Town of Ischua. Regularly scheduled commercial air service was terminated at this airport in early 1972.

UTILITY SERVICES

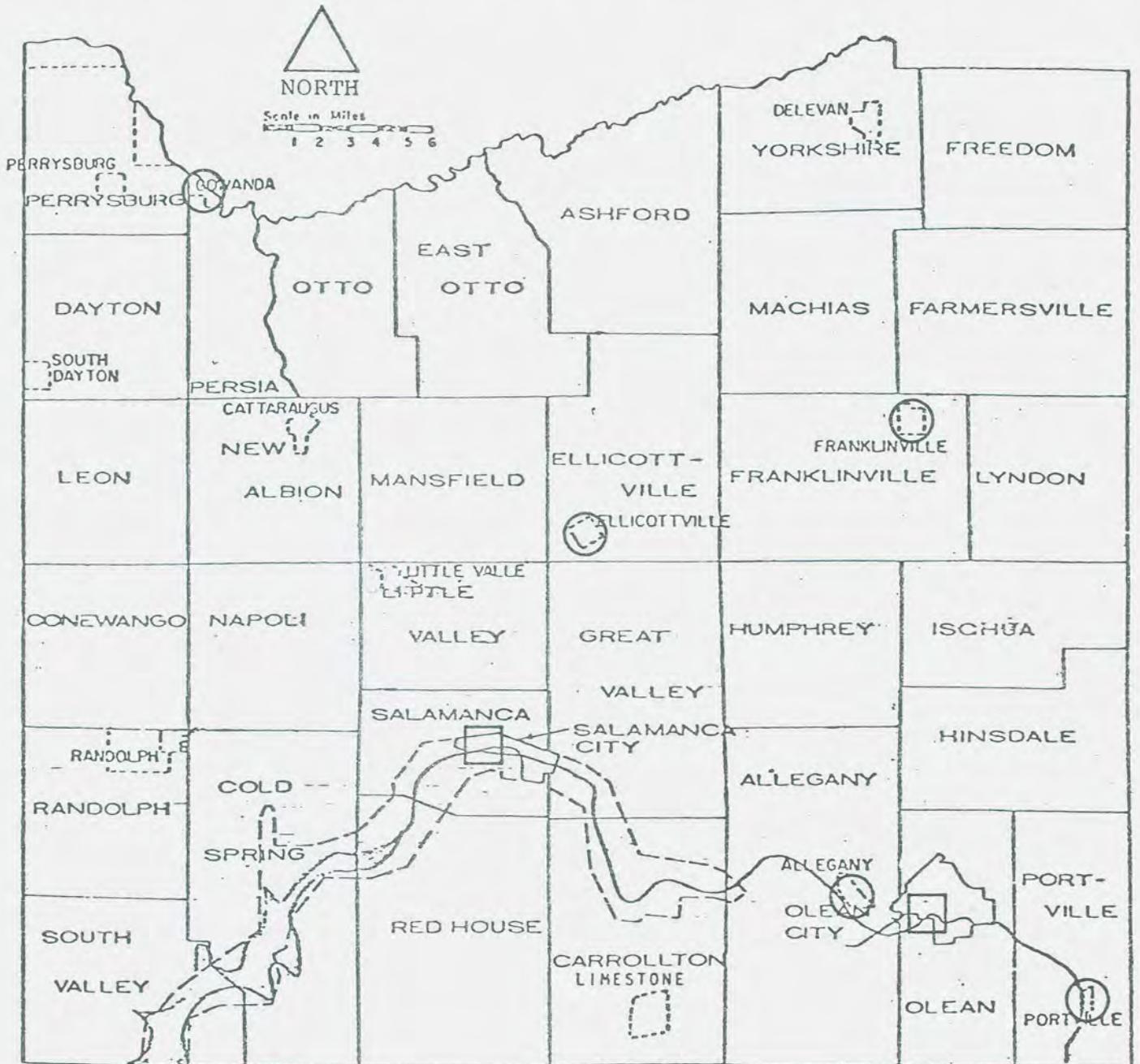
Few elements are more essential to the well being of a community than an adequate supply and distribution of good water, and adequate provisions for the collection and disposal of wastes. The availability of these services affect the location of development.

There are presently nineteen public and two institutional water supply systems in the County. Both cities own and operate their own water systems. All thirteen villages, with the exception of the Village of Perrysburg, own and operate a water system. Four towns own systems, including the Towns of Otto, Machias, Hinsdale and Yorkshire. Yorkshire is supplied by the Village of Arcade. The Hamlet of West Valley also has a private water system. The J.N. Adams School in Gowanda and the County Nursing Home in Machias have systems owned by the State and County respectively. Most of these systems depend on ground water sources which require minimal treatment, usually chlorination only. Surface supplies generally require full treatment including flocculation, sedimentation and filtration.

Only seven municipalities in the County, the Villages of Gowanda, Allegany, Portville, Franklinville and Ellicottville and the Cities of Salamanca and Olean, have sewage treatment systems. The cities have secondary treatment while the five villages have primary. All other parts of the County rely upon individual household subsurface disposal. Two villages, Limestone and Little Valley, are presently well along in filling the requirements to construct treatment plants within their communities.

Gas and electric are also important utilities needed to develop an area to its full potential. Cattaraugus County is served by New York State Electric and Gas Corporation, Niagara Mohawk, National Fuel Gas and Columbia Gas Company. Although there appears to be only seasonal shortages, as the need for energy conservation becomes more important and more widely practiced, these companies will become a more determining influence

CATTARAUGUS COUNTY, NEW YORK



SEWER SYSTEMS



PRIMARY



in the direction that development can progress. The following maps generally locate the utility services in Cattaraugus County.

PHYSICAL LIMITATIONS

Cattaraugus County, being a maturely dissected plateau located in the northwestern portion of the Appalachian Basin, is characterized by stream patterns altered by glacial action. Surface drainage is divided into two basic watershed areas by a divide which runs generally east-west along the northern portion of the County. About 77% of the County drains into the Ohio Basin via the Allegheny River. The remaining 23% of the County drains into Lake Erie via Cattaraugus Creek.

The physical characteristics of Cattaraugus County shape the future of development in the County. This section presents the limitations caused by these physical features. A summary of general limitations to land use follows.

Slope. The topography of Cattaraugus County, as shown on the following maps, is one of great contrasts. Approximately 32% of the total land area exceeds 15% slope, with the southern and central portion of the County containing over 75% of the land in this steep slope category. The following table presents the land within the County and the percentages of total area falling into 0-5%, 5-15%, 15-25% and over 25% slope.

SLOPE - CATTARAUGUS COUNTY

<u>Category</u>	<u>Acres</u>	<u>% of Co. Area</u>
Slope 0-5%	179,491	21.0
Slope 5-15%	397,654	46.6
Slope 15-25%	150,534	17.6
Slope over 25%	125,796	14.8
Total	853,475	

Although more than two-thirds of the County in the 0-15% range, which is considered suitable for general development, much of this land is located on the tops of hills and ridges, thus creating additional physical problems.

Wetlands and Flood Plains. Wetlands and flood plains comprise approximately 85,410 and 98,725 acres respectively in Cattaraugus County. Some of these areas overlap. The flood plain areas shown on the following map were determined by the Department of Housing and Urban Development Flood Hazard Area Boundary Maps and maps prepared for the New York State Department of Environmental Conservation which will be used in preparing the final flood insurance rate maps. Wetland information shown on the second following map, was obtained from a review of United States Geological Services 7.5 minute map series. This information is not intended to meet the requirements of the New York State Freshwater Wetlands Act of 1975. Land adjacent to the Allegheny River and other streams in the southern and eastern portions of the County and marshlands in the west and northwestern sections form the pattern of generally undevelopable wetlands and flood plains.

Soils. The existing soils in Cattaraugus County are described in the following three maps and text. Most of the soils in the County are derived from glacial till, consisting mainly of gray shale, sandstone and siltstone. In general, the best soils are found in the broad flat valleys and on gentle sloping hillsides. Most poor soils are found on steeper terrain.

Most of the County is rated as having some limitations

for intensive agricultural use. Areas having only slight limitations to agriculture are found almost exclusively in the valley flatlands.

Soil suitabilities for septic drainage systems generally follow the same pattern as the more productive agricultural soils. This is basically because of the relatively low silt content of valley soils. Soils poorly suited for septic drainage systems are predominant in the unglaciated southern portion of the County. Areas with slight limitations to septic systems tend to occur along the stream valleys and in a broad band extending from Portville in the southeastern portion of the County to East Otto in the northwest. In some instances, some of these soils may drain too easily for septic systems, affording the hazard of polluting wells.

The best building sites are generally on well-drained, deep sandy soils on level to gently sloping lands (0-8%). Severe limitations are due mainly to excessive wetness, steep slopes or bedrock at less than three feet from the surface. As with septic systems, soils in Cattaraugus County tend to present slight to moderate limitations to general development. Severely limiting factors in the Conewango Valley north of Randolph and in the South Dayton "flats" are related to a permanently high water table and marshy conditions.

ECONOMY

This section deals with the principal forms of economic activity measured in terms of market orientation, capital, labor and resources.

Market Orientation. Cattaraugus County is located with its center approximately 60 miles from downtown Buffalo, New York. A 250 mile radius includes the metropolitan areas of Cleveland, Ohio; Pittsburg, Pennsylvania and the New York State Cities of Rochester, Syracuse and Binghamton. Truck transport to any of these centers is easily obtainable and more rapid service will be facilitated after completion of the Southern Tier Expressway.

Capital. The total economy of Cattaraugus County is reasonably well diversified with substantial portions of trade, manufacturing and agricultural related employment. Although no detailed input-output analysis is available for the County at this time, gross dollar volume for selected groups of activities gives some indication of the manner in which economic activity is distributed.

According to the 1972 census, the total value added from manufacturing activity in Cattaraugus County was \$138,800,000. The total payroll was \$68,200,000, averaging \$7,930 per employee. During the same year, the total of all retail sales was \$159,605,000; wholesale sales were \$111,430,000; and consumer service receipts were \$14,538,000. Payrolls for retail sales totaled \$18,075,000; wholesale sales totaled \$7,759,000 and consumer services payroll totaled \$3,256,000. The 1974 Census of Agriculture recorded a total sales volume of \$31,085,000 for agricultural products. However, the 1977

figure is believed to be in the \$40,000,000 to \$45,000,000 range.

The above figures cannot be considered as being nearly synonymous with any concept of the "gross county product", however, they do provide general insight into volumes of economic activity in the County. In terms of payroll, the primary and secondary industry (agriculture and manufacturing) constitute the major portion of the County's economy. Although trade services and other tertiary economic activities are growing proportionately, the County is above the national average in the degree to which it depends on the primary and secondary industries.

Labor. In review of the economic situation of 1970, the County's labor force reflects the following situations:

(1) a decline in the percentage of Cattaraugus County males of working age who are in the labor force and an increase in the percentage of females who are so classified between 1960 and 1970. However, the trend as changed from 1970-77 with both sexes increasing in the work force, but the females are increasing at a faster rate; (2) 14.8% of the employed persons working outside the County, compared with 31.8% for the State as a whole who worked outside their County of residence. The County ranked 37th among New York State Counties (excluding New York City) in the percentage commuting to work, and (3)² the level of formal educational achievement by adults in Cattaraugus County between 1960 and 1970.

1. U.S. Census of Population 1970 & New York State Dept. of Labor
2. U.S. Census of Population 1970

The median schooling completed by adult males in the County was 11.9 years with 49.1% being high school graduates. The median for adult females was 12.1 years with 55.2% being high school graduates. The New York State median was 12.1 years for both sexes.¹

The accompanying table represents employment by major non-agricultural industry for 1975 and 1976.

Non-Agricultural Wage and Salary Employment
(in thousands)

Industry	1975	1976
Non-agricultural wage and salary employment	26.91	27.48
Manufacturing	8.94	8.77
Contract Construction	.44	.44
Transportation, communication and Public Utilities	1.20	1.22
Wholesale & Retail Trade	4.70	4.59
Finance, Insurance & Real Estate	.73	.70
Services & Miscellaneous	4.55	4.84
Government	6.39	6.88

(1) U.S. Census of Population 1960 and 1970

Resources. In terms of water and land, Cattaraugus County is very bountiful. The County has natural resources which should be able to accomodate all growth expectation to the year 2000 and beyond. Land is available for all types of development and studies indicate a supply of water for use in the year 2020 providing adequate conservation measures are taken.

Timber in Cattaraugus County remains a prime resource. Many of the timber trees are of maple, birch, beech, ash and other hardwood quality.

Oil and gas resources are being exploited in the County. At present most of the oil mining in the County is devoted to secondary recovery from existing fields. With the energy "shortage" of recent years, many fields that were once declared exhausted are now being reworked.

Sand and gravel deposits appear ample for the construction industry in Cattaraugus County indefinitely, assuming adequate exploitation methods are used.

Other basic resources are principally geographic (in terms of locational relationships to highways and markets) and social (in terms of people and labor supply). In this respect, the County is competitive with most other rural areas, having more advantage than some, particularly in the realm of recreation and entertainment.

POPULATION

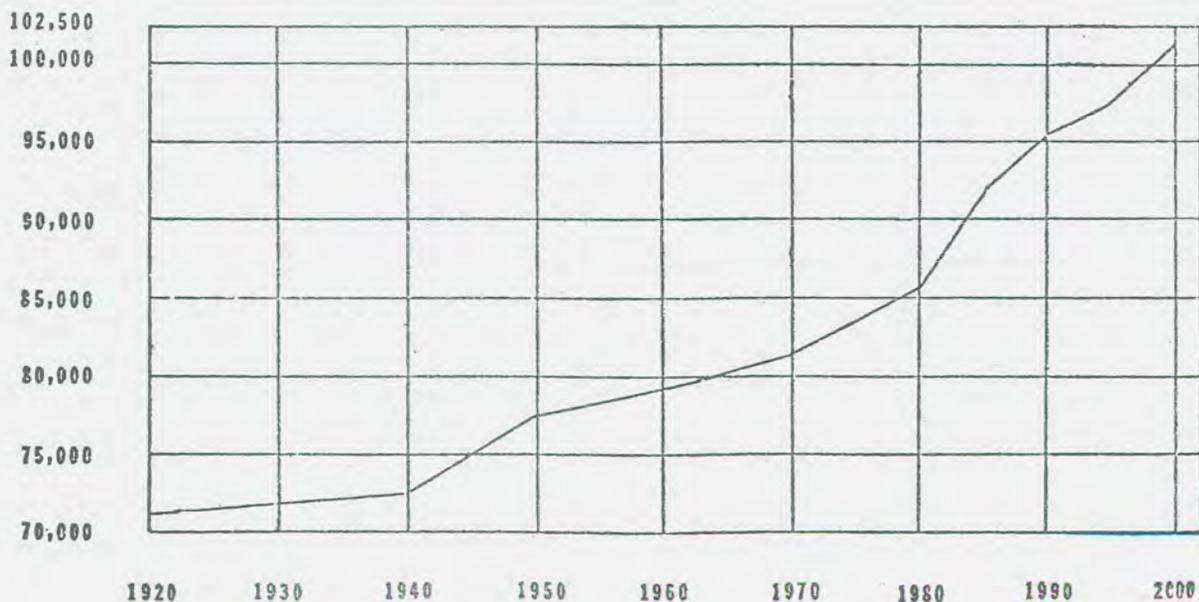
The New York State Economic Development Board is the official agency of the State of New York which is charged with

the responsibility of preparing population projections. All agencies which receive state funds must use these state projections in their planning and policy-making process. The Economic and Development Board prepares these projections, based upon a system they have developed utilizing such factors as birth and mortality rates, migration patterns, development activities, and economic trends.

The land use plan of Cattaraugus County is required to use these projections, since it receives state assistance under the Comprehensive Planning Assistance Program. The following reflects these projections.

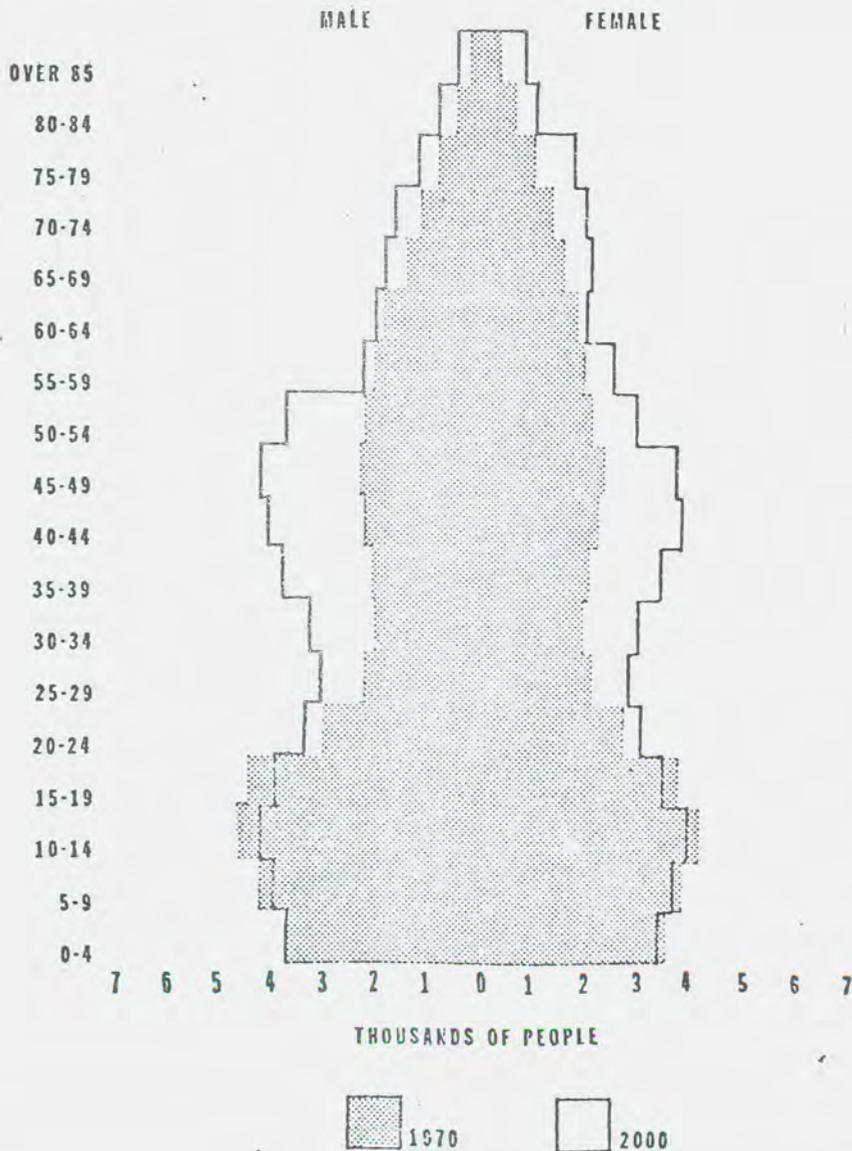
Cattaraugus County is expected to increase from the 1970 census count of 81,666 to 100,687 in the year 2000. This represents an increase of 19,021 people. However, as shown in the following chart, the increases occurring will be at a decreasing rate.

PROJECTED POPULATION IN CATTARAUGUS COUNTY



The accompanying age/sex chart indicates that in 1970, 39.6% of the County's population was under 20 years of age, 48.8% were between the ages of 20 and 64, while the remaining 11.6% were persons 65 and older.

The detailed projections developed by the Economic and Development Board suggests that by the year 2000, the population will be older, with 30.0% in the 0-19 age bracket, 56.3% between the ages of 20 to 64 and 13.7% 65 and older. It is important to note here that there will be significant changes within the total labor force age groups with a potential increase of 16,737 or 49.9% by the year 2000.



GOALS, POLICIES, & OBJECTIVES

THE BASIC ASSESSMENT OF THE COUNTY'S NEEDS AND WISHES AND THE BEST INDICATION OF HOW THE PLANNING BOARD CAN DETERMINE THE PROGRESS ON THIS PLAN IS SUMMARIZED IN THE STATEMENT OF GOALS, POLICIES AND OBJECTIVES.

THE GOALS, AS DEFINED BY THE NEW YORK STATE DIVISION OF STATE PLANNING, ARE THE END TOWARD WHICH THE EFFORT OF A PROGRAM IS DIRECTED. IN A SOCIAL CONTEXT IT IS A BROAD STATEMENT OF POLICY FOCUSED ON LONG TERM ACCOMPLISHMENTS FOR THE COMMON GOAL OF THE COMMUNITY. THE POLICIES ARE STATEMENTS WHICH FURTHER DEFINE THE GOALS.

THE OBJECTIVES, AS DEFINED BY THE STATE DIVISION OF PLANNING, ARE SPECIFIC STATEMENTS OF ACHIEVEMENT AND THUS MORE SPECIFIC THAN A GOAL OR POLICY. AN OBJECTIVE TENDS TO RELATE TO A PARTICULAR TASK AND BECAUSE OF THIS, IT CAN USUALLY BE MEASURED AND EVALUATED.



OVERALL COUNTY DEVELOPMENT

As the County grows in population, it will change in character. Through a planned and orderly growth, these changes can create a higher standard in agriculture, housing, business and industry.

Goal:

To promote and protect the health, safety, economy, convenience, appearance and general welfare of the County and the municipalities therein through the comprehensive planning process, which guides the overall development of the County.

Policies:

1. Secure the optimum use of the land in Cattaraugus County by providing viable utilization of land which would include agricultural, residential, commercial, industrial, and recreational uses. Every effort should be made to promote equal consideration of land uses. The promotion of one type of land use should not be detrimental to the existence of another.

2. Improve the appearance of the County by enhancing areas of natural beauty and by encouraging high quality design of subdivisions and structures more closely related to the surrounding environment.

3. Guide new development into compatible growth patterns in which areas can adequately be served by transportation facilities, community facilities, public utilities and employment centers.

4. Establish a satisfying living environment that is within the reach of all categories of the County's population by preserving and reclaiming development through conservation, rehabilitation, redevelopment and other needed actions.

5. Stimulate the various segments of the economy of the County in order to raise per capita income levels and maintain a high employment rate.

6. Broaden the tax base of the County so as to stabilize and keep residential property taxes at a reasonable level without curtailing community services. This should be done by encouraging the expansion and addition of revenue producing land uses such as commercial, recreation, retail trade and selective industrial uses. The use of viable farmland for these purposes should be discouraged.

7. Maintain the predominantly rural character of the County by preserving natural woodlands and floodplains, conserving the productive farmland, encouraging open space areas as an integral part of any new residential development, and concentrating intensive residential and commercial areas into selected centers of activity.

8. Use available State and Federal agencies to help in County planning and implementation.

AGRICULTURE

Agriculture is the largest industry in Cattaraugus County, which includes dairy, forestry and minor crop production. The annual total production is over 45 million dollars, the value of the inputs purchased mainly in the County represents another 22 million dollars, and the value generated by the farm production in local business is estimated at more than 50 million dollars.

Agriculture is also the largest employer and the owner of the majority of the land. A key point in considering its importance is that agriculture has had a 30% increase in dollar value production from 1969 to 1974, and the value of lands and buildings has more than doubled in that five year period.

Goal:

To plan with the objective of recognizing the need to maintain and encourage agriculture as a viable cornerstone of the economy of Cattaraugus County.

Policies:

1. Encourage land use planning that does not take prime agricultural land.

* 2. Pass no regulations that interfere with agricultural activities.

3. Make sure that any major land use activities such as a new Route 219 highway location is carefully monitored to see that it does the least damage to agriculture.

* 4. Do not extend public facilities into prime land areas, which would cause the erosion of agricultural activity.

5. Begin a mapping program of prime agricultural land and viable farm units.

6. Promote agricultural districts as an incentive to farming.

PARKS AND RECREATIONAL FACILITIES

A growing population, plus more leisure time, stresses the need for additional parks and recreation facilities and programs. Ample recreation space encourages the healthy and creative use of leisure time. In addition, parks and recreation facilities should be considered as an important adjunct to the development of the expansion of the tourism potential.

* Policies which require local government or quasi-local government support and/or regulation.

Goal:

To provide park and recreation facilities and programs to meet the variety of needs of the growing population and to use as a method of expanding the County's economic base.

Policies:

1. Develop and maintain a system of area parks in Cattaraugus County so that all communities will have access to such a facility.

2. Acquire park acreage at selected sites so that land is reserved before development actually takes place.

3. Acquire scenic easements at scenic spots along roads and streams.

* 4. Develop park and recreation facilities and programs to meet the needs of all age groups in the County.

5. Encourage public and private recreation development of the widest feasible range of activities.

6. Any large public park or recreation area should generate revenue that is equal to or more than that which would be generated by the tax roles.

RESIDENTIAL DEVELOPMENT

Based on population projections, the County will need 14,040 new dwelling units by the year 1995. These units will consume approximately 22 additional square miles of land. This would indicate that approximately 287 square miles of land will be in the residential classification but only approximately 160 square miles will be used for residential purposes in 1995. When one considers the additional area occupied by required community facilities and

* Policies which require local government or quasi-local government support and/or regulation.

the maintenance requirements of the community facilities, it is essential that planning is done for the orderly and efficient arrangement of this land use.

Goal:

To provide "a decent home and suitable living environment for every Cattaraugus County family." To provide and encourage for all residents a variety of housing units and types within a physical setting that affords opportunities for comfortable and creative living and which permits both privacy and sociability.

Policies:

* 1. Provide all residential neighborhoods with readily accessible adequate community facilities and services such as schools, libraries, parks and fire and police protection.

* 2. Separate residential areas from incompatible commercial and industrial establishments by natural or manmade barriers.

* 3. Encourage the proper location of low density residential areas throughout the County, including single family, two-family and multi-family structures and encourage inter-mixing of housing densities where appropriately designed.

4. Promote varied housing types in adequate supply for all income levels and age groups.

5. Maintain existing sound housing and improve or remove all substandard housing within the County.

6. Residential development should be concentrated in those areas of the County where the widest range of public services is available. This would insure continued activity in agriculture,

* Policies which require local government or quasi-local government support and/or regulation.

as well as maintenance of rural character of the County.

* 7. Outmoded zoning ordinances and other local codes should be updated to permit greater flexibility in planning residential areas.

8. Promote greater communications and cooperation among and between governmental officials and individuals in the private housing industry.

* 9. Encourage municipalities to develop and adopt mobile home ordinances which encourage quality mobile home park development.

* 10. Residential strip development should be discouraged and those alternatives encouraged in order to make the most effective and economical use of land and public utilities.

* 11. Each municipality in Cattaraugus County should develop action housing programs related to their own housing needs but consistent with the County Plan.

* 12. Those municipalities which presently have not adopted zoning ordinances, building codes, mobile home ordinances, etc., should be encouraged to do so.

* 13. The establishment of multi-village and individual housing authorities should be explored and encouraged for the provision of low income and elderly housing.

14. Cattaraugus County should establish a housing council to function as a policy-making body and attempt to coordinate efforts of local governments, the private sector and interested community groups in alleviating the housing problems of the County as spelled out in this and other future reports.

* Policies which require local government or quasi-local government support and/or regulation.

INDUSTRIAL DEVELOPMENT

Industry is a prime factor in the economic well being of Cattaraugus County. Existing industry should be encouraged to remain and expand and new industry should be attracted to the area. Only through combined public and private efforts can the proper climate be created and maintained for future industrial development within the County.

Goal:

To promote and encourage industrial development, warehouse and wholesaling development adequate to provide a stable economic base by setting aside a balanced distribution of land which will be suitable for the expansion of present industries and the attraction of new industrial activities.

Policies:

* 1. Maintain a reserve of industrial land in selected sites allowing both selection of and competitive bidding for a variety of industrial locations.

2. Encourage diversified industry for purposes of promoting economic stability.

* 3. Eliminate and prevent incompatible non-industrial uses in industrial areas.

* 4. Relocate scattered marginal industries into areas with an established industrial character.

5. Provide information and research for State and Federal Incentive Plans and have it available for interested concerns.

* Policies which require local government or quasi-local government support and/or regulation.

CIRCULATION FACILITIES

One of the most important factors influencing the growth and change of Cattaraugus County is the traffic circulation system. This system is the means of connecting the various centers of activity dispersed throughout the County. A system of circulation must be designed to accommodate the demand for travel, both in the County and through the County.

Goal:

To develop the transportation system in Cattaraugus County as an integrated circulation network which will provide rapid, safe and economical movement of people and goods both within the County and throughout the encompassing region.

Policies:

1. Design the circulation system in consideration of the type of land use to be served. New roads should avoid the disruption of agricultural activities.

* 2. Provide adequate off-street parking and loading facilities for all land uses.

3. Retain and improve where possible rail service to the area.

* 4. Discourage through traffic on minor residential streets.

5. Prohibit parking on major thoroughfares.

6. Develop high standard arterials connecting the County with major metropolitan areas.

7. Encourage better service by commercial carriers to major commercial and industrial districts in the County.

* Policies which require local government or quasi-local government support and/or regulation.

8. Limit the number of access points to major arterials from all land uses so as to maintain the efficiency of these routes.

9. Encourage the improvement of bus service in the County.

10. The proposed Route 219 should be planned to avoid agricultural districts where feasible.

ENVIRONMENT AND CONSERVATION

The land use plans of Cattaraugus County must consider the environment and strive to conserve it. The land, air, water and natural resources all make significant contributions to the environment and should be conserved and maintained. The proper use and preservation of these elements will not only improve the environment, but also should enhance the economic base of the area. Individuals and families, businesses and industry prosper most when they exist in an environment which is clean, safe, and healthy.

Goal:

To protect and improve the environment of Cattaraugus County.

Policies:

1. Encourage the retention of prime agricultural land where feasible when in competition with other forms of land use.

2. Curtail the pollution of the air and water and cooperate with agriculture in controlling non-point sources of pollution.

3. Maintain watershed drainage courses and cooperate closely with basin planning boards in the planning of water resource projects, and wetlands in the County.

4. Conserve and enhance open-space areas.

5. Retain and develop forested land. Promote, through education, good forestry practices, including clean harvesting and replanting.

6. Preserve areas of natural beauty.

7. Land should be treated as a valuable resource and urban development which needlessly consumes an excessive amount of land should be discouraged.

8. Valuable extractive materials (particularly sand and gravel) should be identified and preserved for development as needed.

9. Existing quarries should be reclaimed so that they can be returned to some other useful purpose after the conclusion of the mining operations and all future quarries should utilize modern simultaneous excavation and rehabilitation methods which return quarried land to a useful purpose, according to a pre-determined plan.

* 10. Discourage development in flood plain areas.

11. Promote a clean-up program which would utilize existing model ordinances and existing state laws which enhance the beautification of the land.

* 12. Encourage local municipalities to promote beautification programs and to fulfill their obligations to enforce existing state laws, local laws, and local ordinances pertaining to land use.

13. Encourage the continued use of the Nuclear Fuel facility at Ashford by the State and Federal Government, using extreme caution regarding the health and safety of the citizens and protection for the environment of the County.

14. Encourage the citizens and governments of Cattaraugus County to actively pursue energy conservation methods.

* Policies which require local government or quasi-local government support and/or regulation.

PUBLIC UTILITIES AND SERVICES

The need of public utilities and services increases with the expansion of residential, industrial and commercial development. A high standard of living should be promoted in Cattaraugus County through the provision of adequate and efficient public utilities and services.

Goal:

To provide public utilities and services at a level consistent with sound community development.

Policies:

1. Provide all urbanized areas in Cattaraugus County with utility systems adequate for existing developemnt and capable of easy expansion for future growth. Careful cost-benefit analysis should be used.

* 2. Develop all sewer and water systems in outlying areas in a manner that will permit connection with future public systems.

* 3. Promote high police and fire protection standards throughout the County.

4. Placement of transmission lines should not disrupt agricultural activity.

EDUCATIONAL, CULTURAL, AND HEALTH CARE FACILITIES

The education and cultural facilities and programs of the County furnish a most valuable resource to the citizens. When used to their full potential, they create an enlightened and aware population. Although the number of children in the elementary and high

* Policies which require local government or quasi-local government support and/or regulation.

schools in the County are decreasing, and will continue to do so, the necessity of providing a growing population with more and better education fitted to their needs will require expansion and improvement of the educational system.

Cultural facilities and programs provide the citizens of the County with exposure to interesting, entertaining and creative activities. The availability of these activities can increase enjoyment of leisure time, as well as provide greater depth to the educational system.

Health facility planning proves to be an ever increasing field of activity. The Cattaraugus County Planning Board should work with the various health planning boards and establish location and site distributions of various health care facilities including hospitals, nursing homes, clinics and rehabilitation centers.

Goal:

To provide educational, cultural, and health care facilities and programs of varied types to meet the needs of the County population.

Policies:

* 1. Develop the educational and cultural facilities and programs, as well as health care facilities and programs, to meet the needs of the County's expanding population.

2. Maintain and develop educational facilities and programs to assure the opportunity for everyone to develop his/her abilities to the fullest, including job retraining schools, technical schools and colleges.

* Policies which require local government or quasi-local government support and/or regulation.

3. Encourage libraries and community cultural facilities as necessary to adequately serve the County's population.

* 4. Encourage the consolidation of smaller school districts to promote efficiency and broaden educational opportunities for students.

* 5. Promote the widest possible use of public school buildings for the good of the community.

6. Encourage County-wide health care.

*7. Retain and strengthen the central business district as centers of culture.

PUBLIC PARTICIPATION

Planning for the betterment of Cattaraugus County cannot be accomplished by public agencies alone. Since community planning must reflect community goals, the planning process must seek to relate programs to the citizens in a meaningful way to insure that these programs are in the public interest. The function of the continuous comprehensive planning process depends ultimately upon the involvement of the public in policy planning based on community goals.

Goal:

Include the general public in all phases of the continuous comprehensive planning process, including study and analysis, plan development and plan implementation.

Policies:

1. Make planning services available to civic organizations special groups and the general public.

* Policies which require local government or quasi-local government support and/or regulation.

2. Make goals for community development widely available to the public through all forms of communication and contact.

3. Encourage groups and clubs to lend their advice and support to area improvement programs, seeking to work with these organizations in carrying out the planning process.

4. Through the process of public education, seek to produce citizens informed and interested in community planning programs and policies.

5. Solicit citizen support and participation for all goals and policies.

THREE YEAR ANNUAL OBJECTIVES

Every goal needs to be reached by a set of objectives which accomplishes these goals. The following are objectives, which will be accomplished in the next three years.

1978

1. A six year capital improvement program will be prepared.
2. The Cattaraugus County Wetlands Protection Agency will be appointed and the Wetlands Protection Act of 1975 will be implemented.

3. Cattaraugus County will support a regional housing council which will function as a policy-making body and will coordinate efforts of local governments, the private sector and other interested community groups.

4. Twenty-two of the forty-seven municipalities of Cattaraugus County will implement regulations that will provide municipal systems of flood plain management.

5. The County Refuse Department will finish six transfer stations and start the seventh and final station.

1979

1. The Southern Tier Expressway will be complete throughout the County.

2. Sewage treatment plants will be constructed or improved in Limestone, Little Valley and Allegany.

3. Industrial parks will be constructed in Salamanca and Franklinville.

1980

1. The future of the New York State Nuclear Industrial Site Center will be determined.

2. Sewage treatment plants will be constructed or improved

In Cattaraugus, Yorkshire, Franklinville, Portville and Olean.

3. Cattaraugus County Agricultural District #1 in the Town of Perrysburg shall be renewed.

LAND USE PLAN

THE COMPLEXITY OF TODAY'S HUMAN AFFAIRS INCREASINGLY REQUIRES THAT WE PROJECT GOALS CONSIDERABLY INTO THE FUTURE SO THAT THE POLICIES AND ACTIONS CAN BE GUIDED IN THAT DIRECTION. THE CONSEQUENCES OF POORLY CONCEIVED DECISIONS ARE COSTLY, THUS MAJOR PUBLIC AND PRIVATE SAVINGS CAN BE EFFECTED BY COMPREHENSIVE PLANNING YEARS IN ADVANCE.

THE YEAR 2000 HAS BEEN SELECTED BECAUSE IT OFFERS A COMBINATION OF PRACTICAL EXPECTANCY WITH LONG TERM VISION. PHYSICAL DEVELOPMENT AND POPULATION GROWTH TRENDS HAVE ALREADY BEEN IDENTIFIED WHICH WILL GREATLY INFLUENCE THE PATTERN FOR THESE YEARS. THE SCOPE OF THESE TRENDS ARE FLEXIBLE ENOUGH THAT OPPORTUNITY FOR CHANGE IN THE DIRECTION OF THEM IS POSSIBLE.



PLAN DESCRIPTION

The overall land use plan for the year 2000 envisions major growth around existing urban centers and adjacent to new industrial and recreational resources. These centers will be connected by a pattern of highway and rail facilities based predominantly upon the present location of these routes including the proposed competition of the Southern Tier Expressway, the upgrading of Route 219 and the remaining rail lines serving the Regional Rail Reorganization Act of 1973.

In the year 2000 a County department will oversee, coordinate and operate the transit system in our County. It would provide for private ownership companies to provide line runs on existing major routes with mini bus type dial a ride semi-fixed schedule bus service in various sectors of the County, all being coordinated with the sequels of the major bus lines on the major routes. A significant amount of cooperation will exist between the private and public bus companies.

Agricultural use will remain much the same as in 1977, with slight increases in the acres of farms and the acres of cropland harvested. This increase will be attained by better methods of farming and the reclamation of much marginal farmland which has become idle.

Recreation sites will relate largely to the major water resources, public parks and seasonal types of recreation utilizing the topography of the area. Recreational activities usually do not require a large, highly skilled labor force and thus could be adapted to many areas of the County. One body of water that contains much recreation potential and will be utilized and exploited to greater degrees by the year 2000 is the Allegheny

River. The western terminus in Cattaraugus County, the Allegheny Reservoir, has a master plan implemented by the U. S. Army Corps of Engineers. The eastern section in the County also has a master plan, however, it lacks an implementation sponsor or sponsors. In the next 20 years, the demand on the River will become great enough that the plan will be implemented.

Residential land use will emanate outward from communities such as Olean, Allegheny, Portville, Salamanca and Franklinville to lands logically serviced by extended sewer and water lines. However, residential use in the villages, City of Salamanca and especially the City of Olean will become more dense.

Commercial sites will change little. Most commercial sites will occur in the presently occupied commercial centers of the villages, cities and large hamlets. Additional businesses will occur in areas which are able to revitalize themselves such as Olean Center Mall in the City of Olean and the Main Street renovation program in the City of Salamanca.

A financial analysis report, prepared for the Southern Tier West Regional Planning and Development Board indicated that a prototype forestry product complex utilizing both hardwoods and softwoods and each of its components (sawmills, dimension plant and pallet operation) are viable industrial investments for the County. The Cattaraugus County Industrial Development Agency has further reported that significant potential is present in Cattaraugus County for increased industrial activity through expansion of sub-contracting operations. Success in this area would provide additional employment, but at the same time, increase the self-sufficiency of the manufacturing community. This same report indicated an existing need of 200 additional acres

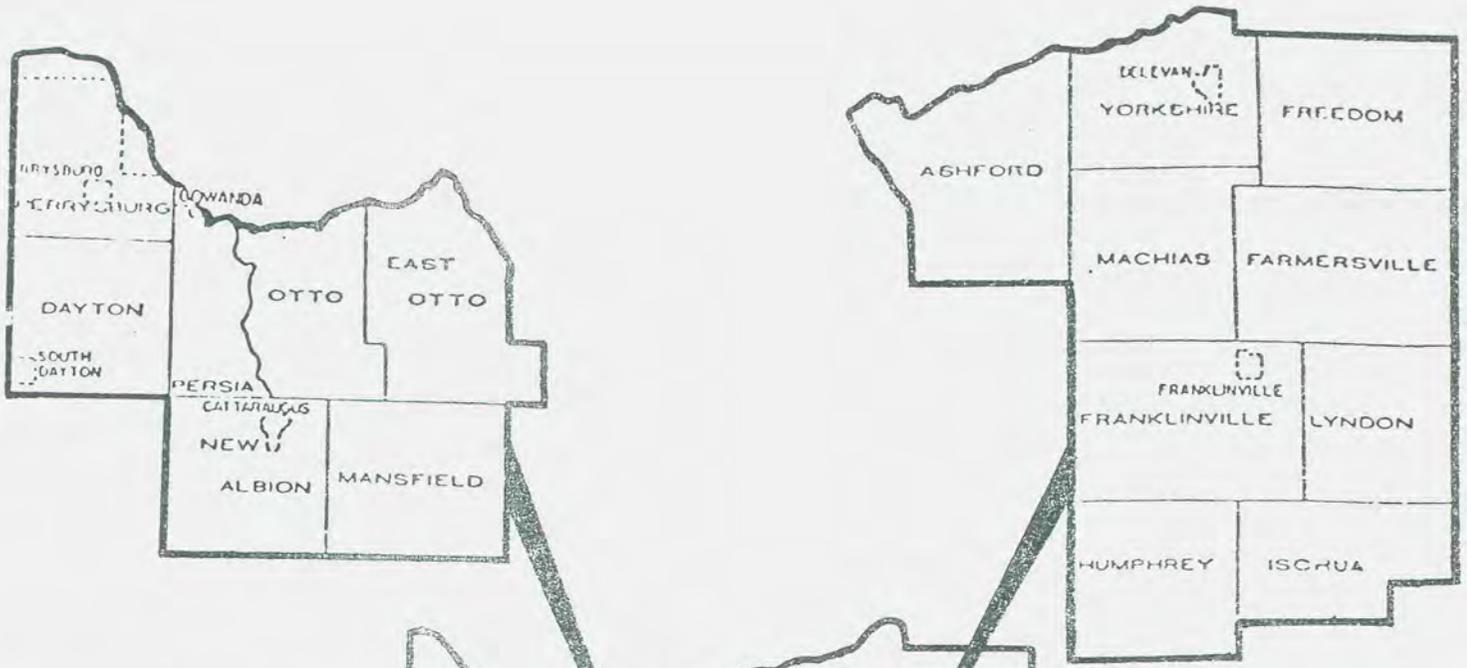
of prepared industrial sites for expansion of existing firms and an ultimate provision for 200 acres of additional land for new firms. Specific site recommendations of the Cattaraugus County Industrial Development Agency are mentioned in the more detailed Planning Districts which follow.

Since the number of persons in the 0-20 year range is decreasing, the need for additional school sites is not needed, however, consolidation of some schools may be feasible. The increased population in general, and more specifically, the increasing elderly population calls for a need of greater health care facilities to be located at sites which will provide services to the greatest number of people. These will be primarily in the centers of greatest population, thus justifying their existence.

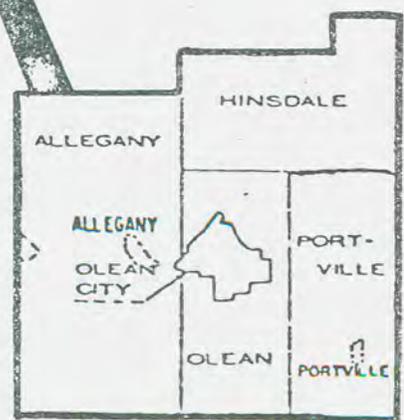
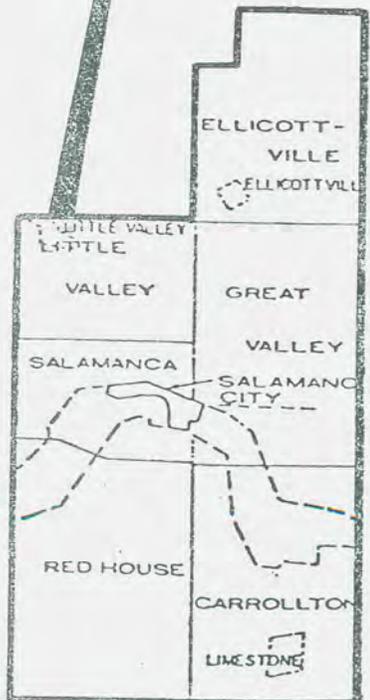
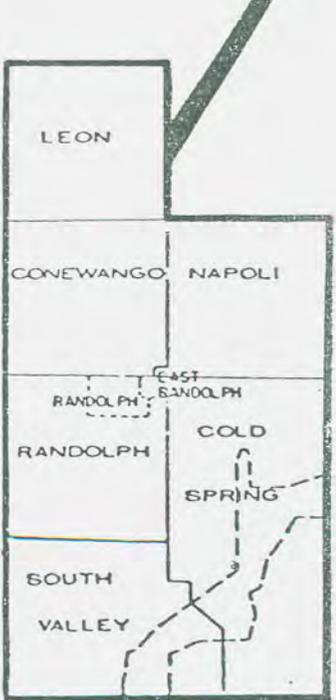
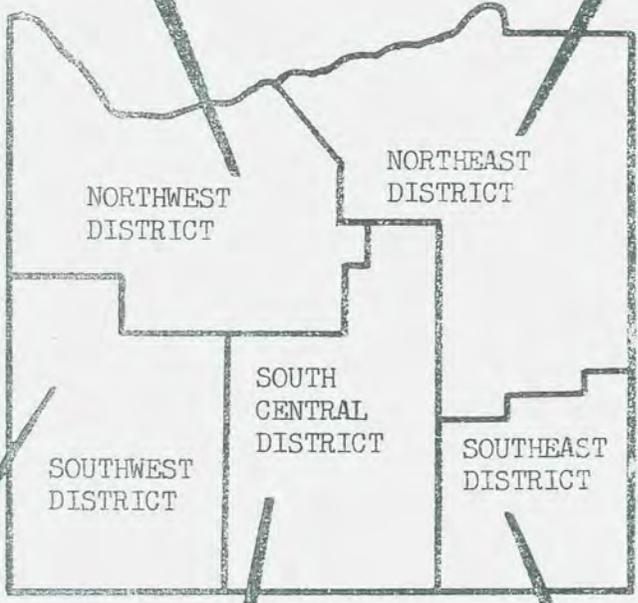
PLANNING DISTRICTS

Due to the tremendous size of Cattaraugus County, the Cattaraugus County Planning Board has analyzed the land use situation further from the standpoint of five planning districts. The Boundaries of these areas were determined on the basis of several indices which tend to group municipalities having similar land use conditions. These indices included the percentage of residents employed in farming, the population density per square mile, and average family income. In some cases, adjustments in the boundaries were made after consultation with the officials of the municipalities involved, in order to allow for such factors as natural geographic boundaries, municipal boundaries and socio-economic relationships.

The five planning districts shown on the following map are referred to as the Northwest District, Northeast District, Southwest District, Southeast District and the South Central District. The Northwest District contains the Towns of Dayton, East Otto, Mansfield, New Albion, Otto, Perrysburg and Persia and the Village of Cattaraugus, Gowanda, Perrysburg and South Dayton. The Northeast District contains the Towns of Ashford, Farmersville, Franklinville, Freedom, Humphrey, Ischua, Lyndon, Machias and Yorkshire and the Villages of Franklinville and Delevan. The Southwestern District contains the Towns of Coldspring, Cone- wango, Leon, Napoli, Randolph and South Valley and the Villages of East Randolph and Randolph. The South Central District contains ten municipalities. There are the Towns of Salamanca, Carrollton, Ellicottville, Great Valley, Little Valley and Red House, the City of Salamanca and the Villages of Limestone, Ellicottville and Little Valley. The final district is the



CATTARAUGUS COUNTY
PLANNING
DISTRICTS



Southeast District including the City of Olean, the Towns of Allegany, Hinsdale, Olean and Portville and the Villages of Allegany and Portville. The following map shows a breakdown of the Planning Districts.

Northeast District. The character of this district is one of a region divided. Much of the County's growth is expected to occur in the Towns of Yorkshire, Machias and Ashford, while the Towns of Freedom, Farmersville, Lyndon, Ischua, Humphrey and Franklinville, outside the Village, are essentially rural in character. Much of the southern part of the district centers on the Village of Franklinville, while the northern part centers on the Village of Delevan and the Hamlets of West Valley and Machias.

Much of the reason for growth in this area is a result of great industrial expansion in the Arcade (Wyoming County) area, which is only three miles from Yorkshire. Although some industry has spilled over in Cattaraugus County, the prime industrial site potential is shown in the Village of Franklinville, a stable village with a variety of small retail stores and manufacturing plants, which provide employment for much of the surrounding non-farm population. The two sites are both on State Route 16, one containing 38.45 Hectares (95 acres) located in the southern part of the village; the other just north of the Village in the southwestern part of the Town of Farmersville on a site containing approximately 36.42 Hectares (90 acres.)

One imminent factor that will directly affect the western part of the district is the future of the New York State Industrial Reserve Center in the Town of Ashford.

This site may come into importance if nuclear energy once again becomes a prime consideration in the search for additional energy or it may become a different type of industry if the direction of the nuclear program changes. The County should lend support to any positive projects, however, the fate of this site is beyond the scope of the County's ability to determine.

Recreation potential exists at Case Lake in the Town of Franklinville. Every effort should be made to use Case Lake to its maximum potential.

The essentially rural towns are not expected to change radically by the year 2000. New homes in the vicinity would probably be at low densities. Agriculture should remain strong, while additional seasonal homes will likely find their way into marginal farm lands.

Northwest District. Approximately 14.4% of the total county's population growth to 1990 is expected to occur in this northwest district. New residential development would increase the density of the Town of Perrysburg, the Villages of Gowanda, Cattaraugus and South Dayton with some residential development extending to outside the municipal boundary of the village. Additional homes are especially expected in the Perrysburg area, along Route 39, both inside and outside of the Village of Perrysburg.

The creation of a water and sewer district in this part of the County would assist measurably in channeling growth into logical areas and densities for economic service by these types of facilities.

A major proposed highway change is the relocation of Route 62 from a point south of Dayton to a point north of Gowanda. The suggested new alignment would bypass the Hamlet of Dayton just to the north, meet with Jolls Road and cross Cattaraugus Creek to join Route 62 again in the vicinity of the Gowanda State Hospital.

An area park is projected at Site 13 west of the New Albion Hamlet. This site to be constructed under the Conewango Small Watershed Protection Program, will contain a 16.19 Hectares (40 acre) summer pool. It is recommended that the site be developed with a beach, picnic area and small boat dock facilities, to be operated by either Cattaraugus County or by a rural association of area citizens.

One proposed industrial site exists in this district, that being just off Route 62 in the southwest corner of the Village of Gowanda. This site occupies approximately 50.59 Hectares (125 acres).

No immediate change is expected in the present pattern of the farm oriented towns of East Otto, Otto and Mansfield. Agriculture should remain strong in this area, while additional seasonal homes will find their way into some marginal farm lands and especially into the southeast corner of Mansfield, which is greatly affected by the winter sports industry in this area.

That portion of the Cattaraugus Indian Reservation occupies hilly, rolling terrain best suited for forests, and some agriculture. This area will be discussed in the master land use plan being prepared by the Seneca Nation.

Southeast District. By far the most populous planning district in Cattaraugus County, the southeast district promises to attract an estimated 51.2% of the County's population growth from 1970 to 1995. Recorded in 1970, the present population of these four towns, two villages and city combined is 34,955 or 43.5% of the County's population. Although the population of this area did decrease by 523 people from 1960-1970, it is projected to increase 9220 people by 1995, an increase of 17.6%.

The completion of the Southern Tier Expressway will help generate definite trends toward the realignment of business and industrial site locations. With completion, the Five Mile Interchange at Allegany and the recently created Industrial Park in northwest Olean, should emerge as strong generators for new non-agricultural development. Highway oriented retail and wholesale establishments should be attracted to these areas, requiring some adjustment from the present land use pattern.

Additional industrial concentrations are proposed (1) in the existing but unoccupied, industrial park in northwest Olean, (2) 72.84 Hectares (180 acres), one mile north of Route 417 in the City of Olean extending west into the Town of Allegany, (3) 6.07 Hectares (15 acres), located adjacent to the Southern Tier Expressway, just west of the Village of Allegany, and (4) 12.14 Hectares (30 acres) of land located approximately 1/4 mile north of New York State Route 417 just east of the City of Olean boundary.

Principal areas for residential growth are identified on the land use plan in the Allegany sector and the northeast Olean sector. Additional areas would include (1) more densely populated area of existing residential areas of the City of Olean and the Villages of Allegany and Portville and the Hamlet of Hinsdale, and (2) residential suburban subdivisions.

State Route 417 through the Portville area continues to be a highly used highway despite the construction of the Southern Tier Expressway. The Southern Tier Expressway reduced traffic slightly, but the average daily traffic continues to increase. The design hour for Route 417 is 1580 vehicles per hour. The latest peak hour counts taken in 1975 show a range of 1130-1380. As traffic volume exceeds design capacity, many undesirable conditions appear such as congestion, accidents and loss of time. Thus a new primary connector highway is proposed between Portville and Olean. This road would relieve the present traffic pressures and serve as an important access road into the present Dugan Road area in the vicinity of the BOCES occupational training center on Windfall Road.

A potential area park site of approximately 129 Hectares (320 acres) is located south and east of the Village of Portville. Because of topography, the site forms a strip of about three miles in length following the South Bank of the Allegheny River. With the exception of the central connecting sections of this part, the topography is relatively flat, with vegetation and soils conducive to recreational development. This site would permit the construction of a wide range of recreational facilities. The recreation area would be accessible from the Seneca Heights area of South Olean by

local roads and would be connected to Route 417 on both ends by existing bridges (Gleason Hollow and Steam Valley). The natural beauty and proximity of the site to existing and future forms of development make it a highly desirable site.

Urban Renewal and Community Development projects in the City of Olean's central business district should provide a basis for physical revitalization of the business community. This action should keep the Olean central business district strong and recreate it as the predominant regional shopping center within a radius of 40-56 Kilometers (25-35 miles).

South Central District. The south central portion of the County, especially the area surrounding the City of Salamanca is predominantly forest. Included in this area is much of the forest lands of the Allegany State Park.

Residential growth in the area is expected to be moderate. Most residential areas will be within the City of Salamanca and the Village of Limestone, Little Valley and Ellicottville. The interior municipalities plus the area to which the sewer lines and/or proposed sewer lines of these municipalities are extended, are the principal areas identified for residential growth. Land held in private ownership in the Allegany State Park along State Park Avenue, near Red House, the Bay State Area and along Limestone Brook in the Town of Carrollton are slated to revert their usage to recreation or forestation.

This district is endowed with industrial site potential. Five potential industrial sites occur in this district. Three occur in or just outside of the City of Salamanca. One occurs in Ellicottville and one occurs in Little Valley. The three Salamanca sites are (1) a 125 acre site in the heart of the

City of Salamanca .805 Kilometers (1/2 mile) from New York State Route 17 (2) a site containing 34.40 Hectares (85 acres) located in the southwestern corner of the City of Salamanca on the reservation of the Seneca Nation, and (3) 6.07 Hectares (15 acres) of land located just north of the City of Salamanca corporate boundary approximately 2.41 Kilometers (1.5 miles) from New York State Route 17. The site in Little Valley contains 30.35 Hectares (75 acres) and is located in the north east section of the Village. Ellicottville's site contains 8.09 Hectares (20 acres) and is located in the vicinity of the junction of Route 219 and Route 242 just northeast of the Village of Ellicottville.

An improved Route 219 will cross this district in a north/south manner. Improvements will be made as well as a relocation of a more direct route to the Southern Tier Expressway and a bypass around the Village of Ellicottville.

One major recreation site, located within the Allegany Indian Reservation, contains approximately 246.87 Hectares (610 acres) on both sides of the Allegany River. The site is flat, predominately wooded, with few soil limitations to recreation. The fact that this site is entirely within the flood plain, limits the kind of improvements which should be installed without grading or protection works.

The Bradford Junction Recreation Area is strategically located at the junction of Route 219 and New York State Route 17 and the new Southern Tier Expressway, making this site the most accessible within the study area.

A new river channel is to be constructed as part of the southern Tier Expressway construction within the proposed park area. This new channel will be designed to handle

peak volume flow of the Allegheny River. There presently exists one excellent opportunity to design recreation, particularly swimming, and boat launch areas into the new channel project.

The remainder of the Allegheny River Valley is also part of the Allegany Reservation. This area as well as the entire reservation is part of a master land use plan being prepared by the Seneca Nation.

Southwest District. The southwest portion of the County contains the extremes of the farmlands of the Conewango Valley and the water oriented Allegheny Reservoir. This district is divided by the Southern Tier Expressway having largely farmland to the north and seasonal recreation to the south. Four interchanges on the expressway offer some potential for small commercial opportunities in the areas surrounding the interchanges.

An increase of 1774 persons has been projected for this district in the year 1995. The district's two villages, Randolph and East Randolph, should increase in densities and residential units will extend northward along County Road 7. Elsewhere in the district, the pattern will likely continue principally farmland, although an increased number of non-farm homes in the Towns of Randolph and Conewango and seasonal homes in the Town of South Valley exist.

Two industrial sites are proposed in this district. The first site is located in the western corner of the Village of Randolph along Route 492. The second is located just east of the Steamburg interchange of the Southern Tier Expressway. This site contains 34.40 Hectares (85 acres).

Lands along the east shore of the reservoir are controlled entirely by the Allegany State Park or by the Seneca Nation of Indians, thus no opportunities for private investment exist except on a lease basis from the Seneca Nation.

Lands along the west bank of the Allegheny Reservoir offer excellent recreation potential for the district. The optimum development of the area will require close cooperation by County, State, Federal Agencies and the Seneca Nation of Indians. The Onoville Marina, owned by the US Army Corps of Engineers and leased by Cattaraugus County, will continue as a major water-related recreation facility, both day use and overnight. The site at Bone Run will be developed as an equestrian park development with overnight facilities. The State Line site development will include non-water related day-use facilities. These sites will be jointed into a multi-faceted and inter-related recreation complex joined by a system of hiking trails. Five primitive campsites will be located at various intervals along this trail system which will further enhance recreational opportunities offered by the forest lands. This system will provide a sound environment, assuring continued and increasing visitor appeal and public use.

SUMMARY & CONCLUSIONS



SUMMARY

The plan visualizes important new sectors of growth. The greatest amount of new growth within any one district is expected in the Southeast District. This increase is to account for slightly more than half of the population increase, while the remaining four districts will account for slightly less than half of the increase.

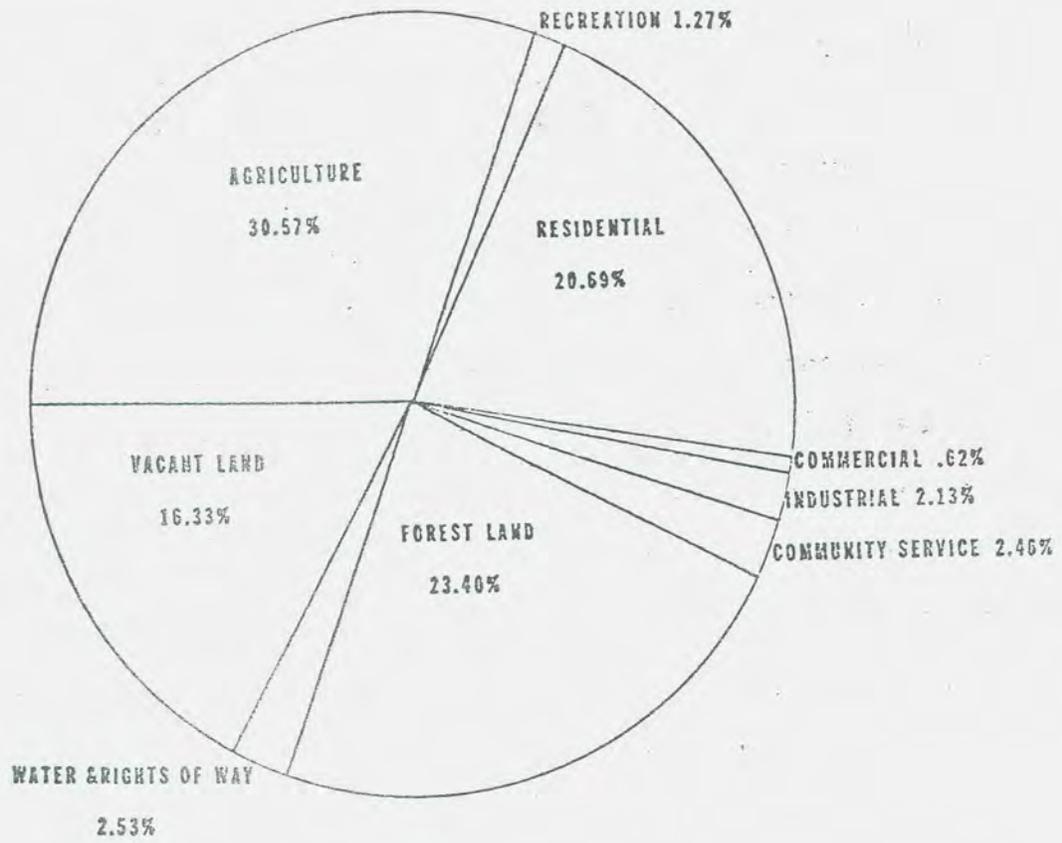
Aside from new commercial opportunities in the redeveloped central business districts and small commercial activities near the expressway interchanges, most of the new land use will be in either residential or recreational related enterprises. Agricultural uses will also increase primarily by reclaiming marginal farmland and better farm methods. Fifteen sites have been identified for industry. It is not expected that all these sites will be occupied by the year 2000 but depending on the industry, the population could demand this many. The major changes in land use involve minimal reduction of viable land and the revitalization of vacant land, thus not vying one land use against another.

As shown in the following tables and graphs, no major changes are expected to occur by the year 2000. All types of land use are projected to increase based on need and better production methods. Thus the amount of vacant land will be reduced accordingly.

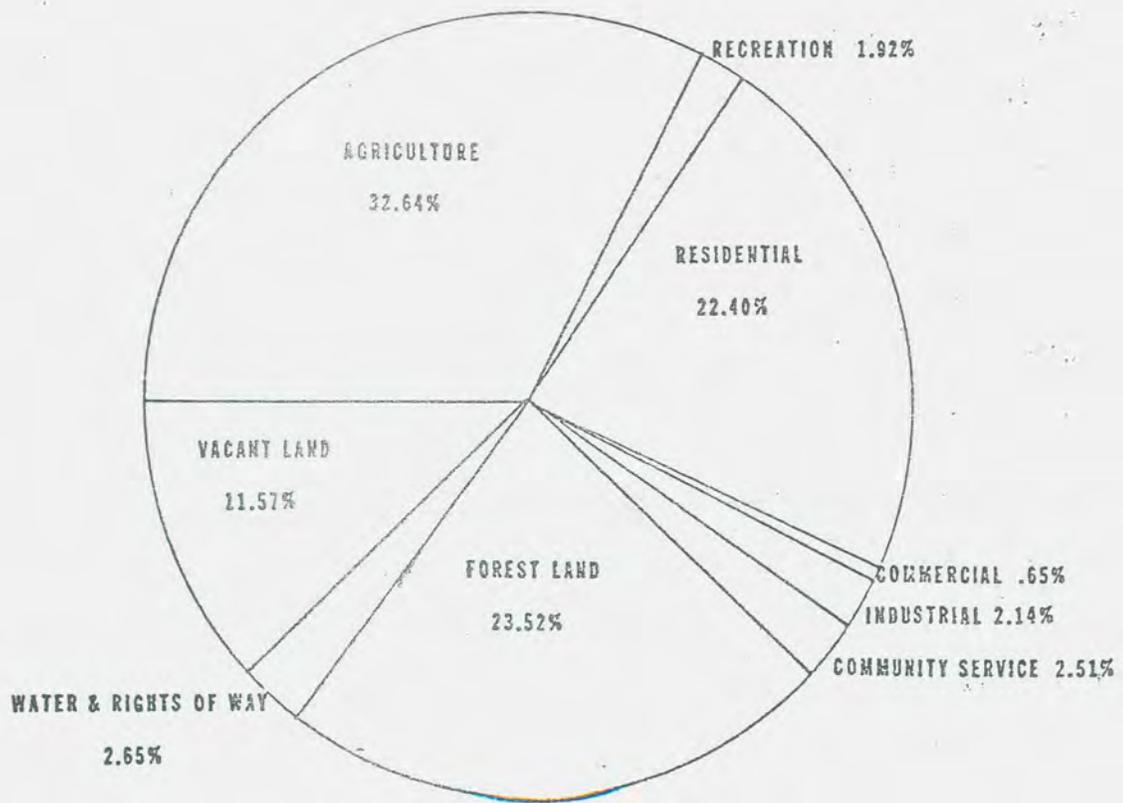
CATTARAUGUS COUNTY LAND USE*

<u>LAND USE CATEGORY</u>	<u>1977 ACRES</u>	<u>% OF COUNTY</u>	<u>2000 LAND USE</u>	<u>2000 HECTARES</u>	<u>% OF COUNTY</u>
AGRICULTURE	250,340.86	30.57	267,880.00	108,411	32.64
RECREATION	10,457.33	1.27	15,700.00	5,866	1.92
RESIDENTIAL	169,752.11	20.69	183,790.00	74,380	22.40
Revised Residential	81,044.39	9.87	102,103.00	41,321	12.44
COMMERCIAL	5,102.25	.62	5,360.00	2,169	.65
INDUSTRIAL	17,446.82	2.13	17,575.00	7,113	2.14
COMMUNITY SERVICE	20,205.31	2.46	20,615.00	8,343	2.51
FOREST LAND	191,995.56	23.40	193,000.00	78,107	23.52
WATER & R/W	20,749.05	2.53	21,715.00	8,788	2.65
VACANT LAND	<u>134,038.91</u>	16.33	<u>94,955.00</u>	<u>38,916</u>	11.57
	820,588.20		820,590.00	373,414	

*THIS AREA DOES NOT INCLUDE LAND OWNED BY THE SENECA NATION, EXCEPT FOR THE CITY OF SALAMANCA



2000 LAND USE



CONCLUSION

The plan attempts primarily to consider matters of County or district importance. It is not intended as a substitute for detailed local planning, although some detailed local plans have been incorporated in this plan. The consideration of development problems and potential by planning districts is a reflection of the County's interest in helping to resolve some of the problems on a multi-municipal level. The proposed new highways, parks and major utilities would be principally district serving in nature, each extending its in-service area beyond a single municipality.

It should be re-emphasized that the plan is proposed as a guide for decisions affecting major public expenditures and land use control policy and also that it should be periodically reappraised in light of new facts and new trends. It should, in particular, provide for County capital improvements programming and for coordination among municipalities concerning the extension of utilities and the application of land use controls.

It should also be emphasized that the County is permitted few controls for the implementation of this plan. Land use controls powers are primarily given to the municipal boards of local governments. Land use controls guide future growth. They can permit and encourage desirable development. Desirable features presently existing can be destroyed in a very short period, especially in areas that have a large amount of desirable land, unless proper controls have been established in advance. Thus, it is these controls that shape the destiny of any community and it is these controls that give the municipality a legal method in which to shape its own future without relying on chance to shape it for them.

APPENDIX



PROJECTED POPULATION IN EACH AGE GROUP - COUNTIES

CATTARAUGUS

	1970			1975			1980			1985		
	MALE	FEMALE	TOTAL									
0 - 4	3600	3512	7112	3317	3175	6492	3677	3520	7197	3822	3658	7480
5 - 9	4216	3950	8166	3773	3675	7448	3473	3518	6991	3821	3653	7474
10 - 14	4561	4305	8866	4382	4099	8481	3917	3808	7725	3579	3414	6993
15 - 19	4263	3829	8092	4250	4013	8263	4078	3814	7892	3616	3516	7132
20 - 24	2898	2873	5771	4015	3622	7637	4001	3790	7791	3808	3575	7383
25 - 29	2186	2340	4526	3043	2802	5845	3896	3527	7423	3853	3664	7517
30 - 34	1899	2018	3917	2188	2350	4538	3044	2810	5854	3870	3511	7381
35 - 39	1967	2215	4182	1944	2072	4016	2238	2410	4648	3092	2862	5954
40 - 44	2225	2387	4612	2022	2288	4310	1997	2138	4135	2283	2470	4753
45 - 49	2288	2442	4730	2275	2465	4740	2067	2360	4427	2027	2191	4218
50 - 54	2175	2281	4456	2303	2502	4805	2290	2524	4814	2065	2400	4465
55 - 59	1973	2098	4071	2137	2314	4451	2264	2536	4800	2235	2542	4777
60 - 64	1775	1949	3724	1854	2083	3937	2014	2297	4311	2121	2500	4621
65 - 69	1419	1659	3078	1571	1871	3442	1648	2000	3648	1782	2192	3974
70 - 74	1081	1452	2533	1158	1515	2673	1292	1709	3001	1349	1814	3163
75 - 79	737	1135	1872	794	1215	2009	855	1268	2123	950	1420	2370
80 - 84	473	709	1182	469	830	1299	507	885	1392	540	913	1453
85 +	293	483	776	333	565	898	344	654	998	358	703	1061
TOTAL	40029	41637	81666	41828	43456	85284	43602	45368	88970	45171	46998	92169

	1990			1995			2000		
	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL
0 - 4	3895	3728	7623	3739	3579	7318	3632	3474	7106
5 - 9	3970	3795	7765	4040	3865	7905	3877	3710	7587
10 - 14	3934	3758	7692	4082	3900	7982	4151	3970	8121
15 - 19	3301	3151	6452	3623	3465	7088	3758	3594	7352
20 - 24	3376	3295	6671	3078	2949	6027	3378	3243	6621
25 - 29	3666	3455	7121	3246	3181	6427	2959	2846	5805
30 - 34	3824	3647	7471	3635	3435	7070	3218	3162	6380
35 - 39	3929	3575	7504	3879	3710	7589	3686	3493	7179
40 - 44	3153	2933	6086	4003	3661	7664	3452	3799	7251
45 - 49	2317	2532	4849	3198	3004	6202	4061	3750	7811
50 - 54	2025	2229	4254	2314	2574	4888	3195	3055	6250
55 - 59	2017	2417	4434	1977	2245	4222	2261	2593	4854
60 - 64	2097	2506	4603	1895	2382	4277	1862	2213	4075
65 - 69	1881	2386	4267	1865	2390	4255	1691	2274	3965
70 - 74	1466	1990	3456	1553	2165	3718	1548	2170	3718
75 - 79	998	1508	2506	1089	1655	2744	1160	1800	2960
80 - 84	602	1020	1622	631	1079	1710	689	1182	1871
85 +	378	737	1115	409	798	1207	432	849	1281
TOTAL	46829	48662	95491	48256	50037	98293	49510	51177	100687

PROJECTED POPULATION BY PLANNING DISTRICTS

	<u>1970</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>
Northwest District	11,061	11,742	11,848	11,954	12,059	12,165	12,271	12,752	13,250	13,662
South Central District	15,475	16,133	16,283	16,378	16,472	16,567	16,662	17,033	17,410	17,638
Southeast District	34,955	37,567	37,973	38,380	38,786	39,193	39,599	41,102	42,663	44,175
Southwest District	6,472	6,905	6,957	7,009	7,061	7,113	7,165	7,539	7,929	8,246
Northeast District	12,308	12,862	12,941	13,019	13,098	13,176	13,255	13,726	14,216	14,556
	<u> </u>									
TOTAL	80,271*	85,264	86,002	86,740	87,476	88,214	88,952	92,152	95,463	98,277

* Total including Cattaraugus, Allegany and Oil Springs Indian Reservations would be 81,666:
no projections were made separately for the reservations.

SOURCE: New York State Economic Development Board Population Projections and estimates by the
Cattaraugus County Planning Board.

A-2

INVENTORY OF 1977 LAND USE BY PLANNING DISTRICT

CATTARAUGUS COUNTY, NEW YORK
(in acres)

<u>LAND USE CATEGORY</u>	<u>NORTHWEST</u>	<u>NORTHEAST</u>	<u>SOUTHWEST</u>	<u>SOUTHCENTRAL</u>	<u>SOUTHEAST</u>
Agriculture	63,293.94	81,994.47	58,727.84	23,799.39	23,025.22
Recreation	2,127.51	3,817.35	1,502.56	1,768.34	1,241.57
Residential	40,769.86	56,971.84	19,286.80	23,876.89	28,846.69
Revised Resident	20,565.15	26,845.88	11,124.94	14,400.87	8,107.55
Commercial	796.82	1,909.70	474.43	764.39	1,156.91
Industrial	354.14	2,243.10	82.96	6,658.22	8,108.40
Community Service	460.77	320.98	111.61	10.54	19,301.41
Forest Land	13,133.06	26,003.44	49,192.51	82,616.22	21,050.33
Water & Right of Way	4,267.26	5,861.83	3,560.81	3,268.91	3,790.25
Vacant Land	22,608.88	51,342.94	10,797.18	18,776.60	30,513.31
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Totals	147,812.24	230,465.65	143,736.70	161,539.50	137,034.09
County Total					820,588.20

BOARDS, PLANS AND LAND USE CONTROLS

Cities	Planning Board or Commission	Comprehensive Plan	Zoning Ordinance or Local Law	Sub-division Controls	Building Code	Mobile Home Regulations	Junk Yard Ordinance	Flood Plain Management Program	Emergency Flood Insurance Eligibility	Industrial Development Corporatio
Olean	X	X	Z	X	X	O	X		X	4
Salamanca	X	X	Z	X	X	O	X		X	1
<u>Villages</u>										
Allegany	X		Z		X	Z			X	
Cattaraugus	X		Z			Z			X	
Delevan						O				
East Randolph			Z			Z			X	
Ellicottville	X		Z			Z	X		X	1
Franklinville			Z			Z			X	1
Gowanda	X		Z	X	X	O			X	
Limestone					X				X	
Little Valley			Z			Z		X	X	1
Perrysburg	X	X	Z		X	Z		N	N	
Portville	X	X							X	
Randolph			Z			Z	X	X	X	
South Dayton			L					X		
<u>Towns</u>										
Allegany	X		Z			Z	X		X	
Ashford	X	X	L			O	X	X	X	
Carrollton					X		X		X	
Coldspring										
Conewango									S	
Dayton	X		Z			Z	X	X	X	
East Otto			Z	X		O	X		X	
Ellicottville				X		O	X		X	
Farmersville									S	
Franklinville			Z			Z			S	
Freedom	X		L					X	X	
Great Valley					Y				X	
Hinsdale	X				X		X		X	
Jumphrey										
Schua									S	
Leon									X	

BOARDS, PLANS AND LAND USE CONTROLS

Cities	Planning Board or Commission	Comprehensive Plan	Zoning Ordinance or Local Law	Sub-division Controls	Building Code	Mobile Home Regulations	Junk Yard Ordinance	Flood Plain Management Program	Emergency Flood Insurance Eligibility	Industrial Development Corporation
Little Valley			L			O	X	X	X	
Lyndon										
Machias										
Mansfield			L			X			X	
Napoli							X		S	
New Albion	X		Z	X	X	Z		X	X	
Olean			Z			O	X		X	
Otto									X	
Perrysburg	X	X	Z	X	X	Z	X		X	
Persia	X		Z			Z		X	X	
Portville	X	X			Y			X	X	
Randolph	X		Z			Z	X		X	
Red House										
Salamanca										
South Valley					Y					
Yorkshire	X				Y				X	
<u>Seneca Nation</u>	X								X	

Z: Full Zoning

Y: Building Permit System

M: by Zoning

S: through State

L: Land Use

O: by Ordinance

ENVIRONMENTAL IMPACT ASSESSMENT

A. Project Description

1. Purpose.

To provide a framework of land use policies to guide further growth in Cattaraugus County and at the same time provide a tool to prepare a capital improvement program for the County and provide coordination for local municipalities in extending utility services and developing land use controls.

2. Location.

The land area involved in this report is the County of Cattaraugus.

3. Time Setting.

The plan is being finalized during the 1976-77 fiscal year, with implementation beginning in 1978 and projections made to the year 2000.

4. Relationship to Other Plans or Projects.

Similar land use related efforts, on-going or proposed for Cattaraugus County, are being, have been or will be conducted by this Board or others. The Cattaraugus County Planning Board has a close working relationship with these other Boards, on all levels including state, regional and local. Following is a partial list thereof:

- (a) Cattaraugus County Existing Land Use Survey
Cattaraugus County Planning Board - 1975
- (b) Housing in Cattaraugus County - Objectives and Activities, Cattaraugus County Planning Board - 1976
- (c) Cattaraugus County Highways - Cattaraugus County Planning Board - 1975
- (d) Housing in Cattaraugus County - a preliminary overview, Cattaraugus County Planning Board - 1974
- (e) Allegany River Valley Recreation Open Space Study
Cattaraugus County Planning Board - 1974
- (f) Interim Report: Regional Land Use Plan, Southern Tier West Regional Planning & Development Board-1976
- (g) Master Plan, Allegheny Reservoir, New York, U.S.
Army Corps of Engineers, Pittsburgh District - 1976

- (h) Town Plan -- Town of Portville Planning Board - 1974
- (i) Generalized Land Use Plan - Village of Portville
James V. Byington - 1974
- (j) Redevelopment Analysis - Salamanca, New York
James V. Byington & Associates - 1973
- (k) Master Plan Report - Perrysburg Community,
Cattaraugus Valley Area, New York - 1971
- (l) Comprehensive Development Plan Updating, City of
Olean, New York
Landeub, Fleissig and Associates - 1968
- (m) Master Development Plan - Planning Board, City of
Salamanca, New York - 1965
- (n) Town Plan, Ashford - 1964

B. Environmental Impact

1. Benefits.

Positive environmental benefits associated with implementing this land use plan follow:

- (a) Provide for the orderly arrangement of land by directing future county population growth to those areas most capable of sustaining the increase.
- (b) Maintain diversity of land uses in the County.
- (c) Provide for an orderly arrangement of land by encouraging the most efficient location of public utilities.
- (d) Discourage structural oriented development within the 100 year flood plain.
- (e) Protection of viable agricultural and forest lands.
- (f) Encourage the employment of sound land management techniques on agricultural forests and recreation oriented plans.
- (g) Protection and enhancement of existing water quality conditions.
- (h) Protection of the wetlands.

2. Adverse Impacts.

- (a) The inability of the County in dealing with the situation pertaining to the nuclear fuel site in West Valley.
- (b) The inability of local municipalities to establish wetlands protection organizations, primarily due to municipal size and operational costs.

C. Unavoidable Adverse Impacts

- 1. Although the plan stresses the great need of maintaining and furthering agricultural uses, tax pressures on farmers will create a situation in which smaller farms will diminish. However, to counteract this adverse impact, it is believed that the total acreage of farms will increase to the extent that marginal farmland will be re-established as viable farmland and thus the total acreage for agricultural uses should increase.
- 2. Although attempts are made to locate the expanding populations near areas providing sewer and water, without local municipal regulations people will continue to build homes on marginal lands that probably could be best used for other land use purposes.

D. Alternatives to Proposed Action

- 1. This proposed land use plan would serve as a guide to local municipalities and any land use controls would be adopted locally. Alternatives to this proposal would be land use controls at either the County, regional or state level. However, with the exception of state requirements such as the State Environmental Quality Review Act and the State Wetlands Protection Act of 1975 and Section 500 of the Department of Environmental Conservation concerning flood plain management (all of which have a local option), the Cattaraugus County Planning Board does not foresee any hierarchy of land use control.

E. Cumulative and Long Term Effects

The land use plan, as shown in the goals and objectives section concerning environment and conservation, reflects a county environment of a quality that utilizes sound land use planning and maintains high standards in the environment, including land, water and air quality.

F. Identification of Irreversible and Irretrievable Commitments of Resources.

Cattaraugus County is endowed with many natural resources, however, the resources of its people and vegetation are of

an equal importance. The forest lands of the County could be a greater source of employment for its people, providing sound forest management practices continue to be utilized. The attempt of this plan has been to involve a minimum committment of all our valuable land resources and it is hoped that as this plan is implemented during the next 23 years, that in the year 2000 our land and natural resources will be as plentiful as they are in 1977.

G. Discussion of Federal, State, Regional, County and Local Objections

Cattaraugus County Planning Board has worked closely with both the local municipalities and the various stages of higher government levels. All local municipalities as well as the regional board have had ample opportunity to review this plan and make comments pertaining to it. Even though this plan has been prepared entirely by the County Planning Board, the Board believes that it has the support of these government levels and further believes that objections to this plan are minimal.

HISTORIC PRESERVATION CONSIDERATION STATEMENT

In Cattaraugus County, three sites are now registered in the National Register of Historic Places. These include the Old Courthouse in the Village of Ellicottville; the Gladden-Milks Windmill in the Town of Napoli and the Zawatski Site in the Town of Great Valley. The Southern Tier West Regional Planning and Development Board is completing a Regional Historical/Architectural Preservation Analysis for the Region which includes Cattaraugus County. This report defines and locates a number of significant sites for historic preservation purposes. None of our present plans or projected plans affect any of these sites. If at any time more sites are added to the register or the significant site list, our plan will be re-evaluated to note if the site will be affected. If it is affected, sufficient reason will be shown to continue. If no sufficient reason is shown, then the plan will be changed.

GROWTH CONSIDERATIONS UPDATE

S U P P L E M E N T

THE PURPOSE OF THIS SUPPLEMENT IS TO UPDATE THE GROWTH CONSIDERATION SECTION APPEARING IN THIS PLAN.

THIS MATERIAL WAS OBTAINED FROM DIFFERENT SOURCES. THE POPULATION AND DEMOGRAPHIC MATERIAL WAS OBTAINED FROM THE UNITED STATES BUREAU OF THE CENSUS. SUMMARIES WERE COMPILED BY STAFF OF THE SOUTHERN TIER WEST REGIONAL PLANNING AND DEVELOPMENT BOARD AND THE CATTARAUGUS COUNTY PLANNING BOARD. THE LAND USE MATERIAL WAS OBTAINED FROM THE CATTARAUGUS COUNTY DEPARTMENT OF REAL PROPERTY TAX SERVICES. THE SUMMARY WAS COMPILED BY THE CATTARAUGUS COUNTY DATA PROCESSING DEPARTMENT AND THE CATTARAUGUS COUNTY PLANNING BOARD. FINALLY, THE EMPLOYMENT UPDATE WAS OBTAINED FROM MATERIAL FROM THE NEW YORK STATE DEPARTMENT OF LABOR, DIVISION OF RESEARCH AND STATISTICS.



The 1980 Census of Population, Characteristics of People and Housing Summary Tape File 1 is shown on the following pages S-1 and S-2. This data is 100% count data. Summary Tape File 3 appears on pages S-3 through S-8. This data is not 100% count data but sample data. It should only be used when one is familiar with methods of deriving and/or using the sample data.

1980 CENSUS OF POPULATION, CHARACTERISTICS OF PEOPLE AND HOUSING
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 FOR INFORMATION CALL (518) 474-6005

STATE OF NEW YORK CATTARAUGUS COUNTY

CONTRACT RENT-OCCUP UNITS		RACE OF HOUSEHOLDER		TOTAL	OWNER	RENTER	HOUSEHOLD TYPE-PERSONS 65+		
UNDER 50	130	WHITE		28517	21086	7431	IN FAMILY HHOLD		
50 - 99	1222	BLACK		187	95	92	HOUSEHOLDER	3617	
100 - 119	1008	AM IND/ESK/ALEUT		499	303	191	SPOUSE	2131	
120 - 139	1234	ASIAN/PAC IS		45	29	16	OTHER RELATIVE	850	
140 - 149	390	OTHER		32	18	14	NONRELATIVE	83	
150 - 159	746	SPANISH ORIG HHOLDERS		93	56	42	IN NON FAMILY HOUSEHOLD		
160 - 169	381	WHITE		75	40	35	MALE HHOLDER	753	
170 - 199	716	BLACK		9	6	3	FEMALE HHOLDER	2597	
200 - 249	503	PERSONS IN HHOLD		TOTAL	MALE	FEMALE	IN GROUP QUARTERS		
250 - 299	119	1 PERSON HHOLDS		6603	2365	4238	INITIATE	616	
300 - 399	62	2+ PERSON HHOLDS					OTHER	162	
400 - 499	16	MARRIED COUPLE		18285	N/A	N/A	PERS IN HHOLDS W/ PERSONS--60+ 65+		
500 +	7	OTHER FAMILY		3510	827	2583	1 PERSON HHOLDS	3851 3201	
NO CASH RENT	610	NON FAMILY		882	527	355	2+ PERSON HHOLDS		
MEDIAN RENT \$	135	PLUMBING FACILITIES IN YEAR ROUND UNITS					FAMILY	6124 4531	
AGGREGATE RENT-(000)		TOTAL		TOTAL	OWNER	RENTER	NON FAMILY	247 184	
RENTER OCC	226559	COMP PLUMBING	30543	28539	21130	7409	AGE OF HOUSEHOLDER		
VAC FOR RENT	26307	INCOMP PLUMBING	1135	741	406	335	UNITS W/ 1+ PERS 65+ UNDE 65 65+		
OCCUPANCY STATUS		OCCUPIED HOUSING UNITS W/ 1.01+ PERS/ROOM						TOTAL	799 6967
OWNER OCC AND VAC FOR		PERS IN OCCUP UNITS						OWNER OCCUPIED	688 5409
SALE NONCONDO		OWNER OCCUP						RENTER OCCUPIED	111 1558
OCCUPIED	14485	RENTER OCCUP						PERSONS SUBSTITUTED NO. %	
VAC FOR SALE	166	UNITS W/O COMP PLUMBING						YEAR ROUND UNITS SUBST	1031 1.20
RENTER OCC PAYING CASH		OWNER OCCUP							446 1.41
AND VAC FOR RENT		RENTER OCCUP						POPULATION ALLOCATIONS	
OCCUPIED	6534	PERSONS W/ COMP PLUMBING						PERSONS NOT SUBST W/ 1+ ITEM ALLOCATED	
VAC FOR RENT	725	PERSONS W/O COMP PLUMBING						PERSONS W/ 1+ ITEMS ALLOCATED 6915	
HOUSEHOLD RELATIONSHIP		PERSONS IN OCCUP UNITS W/O COMP PLUMBING		2151				RELATIONSHIP ALLOCATED 1611	
FAMILY HOUSEHOLD								SEX ALLOCATED 348	
HOUSEHOLDERS	21795							AGE ALLOCATED 1571	
SPOUSES	18285							RACE ALLOCATED 821	
RELATIVES	32692							ORIGIN ALLOCATED 3026	
NONRELATIVES	1114							MARITAL STATUS ALLOCATED	
NON FAM HOUSEHOLD								(FOR PERSONS 15+)	
MALE HHOLDER	2892							HOUSING ALLOCATIONS	
FEMALE HHOLDER	4593							YR ROUND UNITS NOT SUBST W/ 1+ ITEMS ALLOC	
NONRELATIVE	1230							UNITS W/ 1+ ITEMS ALLOCATED 3954	
GROUP QUARTERS	3096							VACANCY STATUS ALLOCATED 69	
INSTITUTION	924							DURATION OF VACANCY ALLOCATED 162	
OTHER	2172							UNITS AT ADDRESS ALLOCATED 509	
YEAR ROUND UNITS AT ADDRESS								ROOMS ALLOCATED 238	
1 UNIT	22890							PLUMBING FACILITIES ALLOCATED 173	
2 - 9 UNITS	5313							TENURE ALLOCATED 511	
10 + UNITS	816							VALUE ALLOCATED 808	
MOBIL HOME/TRAILER	2659							CONTRACT RENT ALLOCATED 396	
RELATED CHILDREN BY AGE									
UNDER 5	6280								
5 - 17	18714								

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STATE OF NEW YORK		COUNTY OF CATTARAUGUS		PERSONS BY AGE AND SEX		RACE AND SPANISH ORIGIN BY AGE AND SEX		NON FAMILY HHOLDS BY RACE AND SPAN ORIGIN	
TOTAL POPULATION	85697	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE	TOTAL	7406
IN URBANIZED AREAS	0							WHITE	7193
OTHER URBAN	29548	UNDER 1	1317	667	650	3151	2939	BLACK	80
RURAL	56149	1 AND 2	2660	1345	1315	6070	6774	AM IND-ESK-	
FARM (1980 DEF)	3860	3 AND 4	2390	1273	1117	13833	2018	ALEUT	110
FARM (1970 DEF)	4997	5	1274	655	619	48529	6308	AS-PAC ISL	7
NONFARM (1980 DEF)	52289	6	1183	649	539	4028		SPAN ORIG	68
NONFARM (1970 DEF)	51152	7 TO 9	4503	2210	2293	10608			
UNWEIGHTED COUNT	27814	10 TO 13	5842	3046	2796				
100 PERCENT COUNT	85697	14	1626	755	871	55	34		
		15	1676	862	814	112	76		
PERSONS BY RACE		16	1641	823	818	357	162	SUBFAMILIES BY TYPE	
WHITE	83088	17	1503	805	698	13	1	12:MARRIED COUPLE	
BLACK	580	18	1749	872	877	43	29	14: W/ OWN CHILD	107
AMER INDIAN	1723	19	1786	925	861			: # OF CHILDREN	214
ESKIMO	14	20	1654	749	905	183	75	108: W/O OWN CHILD	66
ALEUT	0	21	1841	908	933	428	158	270:FATHER-CHILD	18
JAPANESE	33	22 TO 24	4084	2015	2069	923	454	469:MOTHER-CHILD	234
CHINESE	62	25 TO 29	6331	3113	3218	57	24	33:PERSONS PER	
PHILIPINO	3	30 TO 34	6047	3001	3046	146	62	84: SUBFAMILY	2.6
HAWAIIAN	31	35 TO 44	8637	4221	4416				
ASIAN INDIAN	58	45 TO 54	8528	4075	4453	31	17	14:PERSONS BY ANCESTRY	
VIETNAMESE	0	55 TO 59	4501	2021	2480	47	11	36:	
HAWAIIAN	0	60 AND 61	1736	884	852	131	55	76:SINGLE GROUP	
JAMAICAN	0	62 TO 64	2376	1157	1219	14	6	8: DUTCH	527
GUANOAN	0	65 TO 74	6293	2704	3589	8	2	6: ENGLISH	8411
OTHER	44	75 TO 84	3444	1365	2079			: FRENCH	595
OTHER (RACE NEC)		85 AND OVER	1070	324	746	25	14	11: GERMAN	10906
SPANISH	43	18 AND OVER	60077	28334	31743	125	66	59: GREEK	54
NOT SPANISH	18	21 AND OVER	54388	25738	29100	247	148	99: HUNGARIAN	131
		65 AND OVER	10807	4393	6414	17	0	17: IRISH	4796
SPANISH ORIGIN AND RACE		TOTAL	85697	41424	44273	29	17	12: ITALIAN	2932
NOT OF SPAN ORIGIN	85254							: NORWEGIAN	51
MEXICAN	115	WOMEN 15 TO 44 BY MARITAL STATUS						: POLISH	3984
CUBAN	102	15-24	5838	746	255			: PORTUGUESE	12
SPANISH	13	SINGLE	2137	5518	4161			: RUSSIAN	104
OTHER SPANISH		EVER MARRIED						: SCOTTISH	473
WHITE, BLACK, AMER		MEAN CHILDREN						: SWEDISH	878
INDIAN, ESKIMO,		EVER BORN	.3	1.8	2.9			: UKRAINIAN	186
ALEUT, ASIAN AND								: OTHER	4125
PACIFIC ISLANDER	200	PERSONS IN GROUP						: MULTIPLE	
OTHER RACE (NEC)	13	QUARTERS BY TYPE						: ANCESTRY	37481
		TOTAL	3042					: ANCESTRY NOT	
SPANISH ORIGIN BY RACE		TOTAL INST	913	20501				: SPECIFIED	
TOTAL	443	WHITE	354	66	66			: OTHER	3400
WHITE	34	MENTAL HOSP	476					: NOT REPORTED	6651
BLACK		AGED HOME	371						
AMER INDIAN, ESKIMO,		OTHER INST							
ALEUT, ASIAN AND		TOTAL OTHER GROUP	2129						
PACIFIC ISLANDER	6	QUARTERS	1818						
OTHER RACE (NEC)	49	COLLEGE DORM							
		MIL BARRACKS,							
		OTHER	311						

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STATE OF NEW YORK COUNTY OF CATTARAUGUS										
PERSONS IN MULTIPLE ANCESTRY GROUPS		PERSONS 5+ BY AGE LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH		PERSONS 25+ BY YEARS OF SCHOOL COMPLETED		AM IND- ASIAN- SPAN				
		5-17 18+		TOTAL WHITE BLACK		ESK-ALT PAC ISL ORIGIN				
ENGLISH/OTHER	15965	: SPEAKS ONLY ENGLISH	18559	: ELEM (0-8)	8264	8023	50	170	18	34
FRENCH/OTHER	4221	: OTHER THAN ENGLISH		: HIGH SCHOOL						
GERMAN/OTHER	20924	: SPEAK ENGLISH WELL		: 1 TO 3 YEARS	8993	8759	65	151	18	47
IRISH/OTHER	16045	: OR VERY WELL	87	: 4 YEARS	19735	19333	54	300	38	52
ITALIAN/OTHER	3080	: SPEAK ENGLISH NOT WELL/NOT AT ALL	6	: COLLEGE						
POLISH/OTHER	3684	: OTHER LANGUAGE		: 1 TO 3 YEARS	6740	6517	48	146	20	20
PERSONS BY NATIVITY AND PLACE OF BIRTH		: WELL/NOT AT ALL	6	: 4+ YEARS	5231	5145	1	42	41	36
NATIVE BORN IN STATE	84133	: SPEAK ENGLISH WELL	509	: PERSONS 3+ ENROLLED IN PRIVATE SCHOOLS BY ENROLLMENT						
OF RESIDENCE	69474	: OR VERY WELL		: NURSERY SCHOOL	353					
BORN IN DIFF STATE	14260	: SPEAK ENGLISH NOT WELL/NOT AT ALL	92	: KIND/ELEM(1-8)	1250					
BORN ABROAD	399	: VETERANS STATUS--CIVILIANS	16	: HIGH SCHOOL(1-4)	263					1611
FOREIGN BORN	1564	: MALE FEMALE	10971 376	: COLLEGE	2316					2983
PERSONS 5+ BY RESIDENCE IN 1975		: VETERAN NONVETERAN	18947 32883	: PERSONS 16-19 BY ENROLLMENT						527
SAME HOUSE	50154	: PERIOD OF SERVICE		: LABOR FORCE AND H.S. GRAD						47470
DIFFERENT HOUSE	17494	: MAY 1975 OR LATER	303	: ARMED FORCES						6
SAME COUNTY		: VIETNAM ERA	3038	: CIVILIAN						
DIFF COUNTY		: KOREAN CONFLICT	1766	: ENROLLED IN SCHOOL	4940					
SAME STATE	7768	: WORLD WAR II	4601	: NOT ENROLLED						
DIFF STATE		: WORLD WAR I	252	: HS GRADUATE						
NORTHEAST	1626	: OTHER	1387	: EMPLOYED	615				16-64	65+
NORTHCENT	707			: UNEMPLOYED	157					
SOUTH	986	: PERSONS 3 AND OVER ENROLLED IN SCHOOL		: NOT IN LABOR FORCE	192					545
WEST	376	: NURSERY ELEM H.S.		: EMPLOYED	246					9176
BROAD	218	: SCHOOL (0-8) (1-4) COLLEGE		: UNEMPLOYED	179					
		: TOTAL	794 13154 5987 4024	: NOT IN LABOR FORCE	344					
		: WHITE	748 12614 5807 3928	: PERSONS 16 AND OVER BY LABOR FORCE STATUS						
		: BLACK	0 84 65 26	: MALE						
		: AM IND-ESK		: LABOR FORCE	21906	21391	67	374	55	93
		: ALEUT	40 402 108 53	: ARMED FORCES	44	44	0	0	0	0
		: ASIAN-PAC		: CIV LAB FORCE						
		: ISL	6 43 7 11	: EMPLOYED	19823	19458	34	259	53	94
		: SP ORIG	2 98 60 31	: UNEMPLOYED	2039	1889	33	115	2	4
		: PERSONS 18+ BY YEARS OF SCHOOL COMPLETED		: NOT IN LAB FOR	8056	7794	115	131	8	56
		: FEMALE		: LABOR FORCE						
		: ELEMENTARY THRU HIGH SCHOOL, 1 TO 3 YEARS	19743	: ARMED FORCES	15564	15146	77	291	47	88
		: HIGH SCHOOL 4 YEARS	24994	: CIV LAB FORCE	0	0	0	0	0	0
		: COLLEGE		: EMPLOYED	14395	14046	74	228	45	87
		: 1 TO 3 YEARS	9699	: UNEMPLOYED	1169	1100	3	63	2	1
		: 4 YEARS	2909	: NOT IN LAB FOR	17695	17254	127	268	41	40
		: 5 OR MORE YEARS	2732							

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STATE OF NEW YORK		COUNTY OF CATTARAUGUS								
INCOME IN 1979		HHOLDS	FAMILIES	UNRELATED INDIVIDUALS 15+	FAMILIES AND NON FAMILY HOUSEHOLDS	: FAMILIES WITH ONE OR MORE RELATED CHILDREN BY POVERTY STATUS IN 1979				
UNDER \$2500	1476	783			: BY POVERTY STATUS IN 1979	: ABOVE		: BELOW		
\$2500 TO \$4999	2936	893			: INCOME BELOW	: NONFAM		: POVERTY		
\$5000 TO \$7499	2922	1751	UNDER \$1000	1305:	POVERTY LEVEL	FAMILIES HHOLDERS:		LEVEL		
\$7500 TO \$9999	2884	1925	\$1000 TO \$1999	1079:	15 TO 64	1934	771:	W/ RELATED CHILDREN		
\$10000 TO \$12499	2842	2001	\$2000 TO \$2999	1023:	65 AND OVER	356	946:	UNDER 5 AND 5 TO 17	1928 464	
\$12500 TO \$14999	2429	1990	\$3000 TO \$3999	1711:	INCOME 100 TO 124%			UNDER 5 ONLY	1946 375	
\$15000 TO \$17499	2472	2125	\$4000 TO \$4999	996:	OF POVERTY LEVEL			5 TO 17 ONLY	6470 797	
\$17500 TO \$19999	2321	2074	\$5000 TO \$5999	690:	15 TO 64	824	261:			
\$20000 TO \$22499	2131	1962	\$6000 TO \$6999	697:	65 AND OVER	216	734:	PERSONS IN FAMILIES EXC HOUSEHOLDERS		
\$22500 TO \$24999	1522	1441	\$7000 TO \$7999	539:	INCOME 125% OF POV			: BY POVERTY STATUS IN 1979 AND		
\$25000 TO \$27499	1323	1270	\$8000 TO \$8999	458:	LEVEL AND ABOVE			: HOUSEHOLD RELATIONSHIP		
\$27500 TO \$29999	927	869	\$9000 TO \$9999	378:	15 TO 64	15425	3004:	: ABOVE		
\$30000 TO \$34999	1273	1179	\$10000 TO \$11999	834:	65 AND OVER	3145	1690:	: BELOW		
\$35000 TO \$39999	693	662	\$12000 TO \$14999	653:				: POVERTY		
\$40000 TO \$49999	594	555	\$15000 TO \$24999	805:	POVERTY STATUS IN 1979			: LEVEL		
\$50000 TO \$74999	337	304	\$25000 TO \$49999	178:	ABOVE			: UNDER 5		
\$75000 OR MORE	124	116	\$50000 OR MORE	28:	POVERTY			: 5		
MEDIAN	14140	16891	MEDIAN	4571:	PERSONS			: 6 TO 17		
MEAN	16135	18415	MEAN	6587:	UNDER 55	55181	8526:	: OTHER FAMILY MEMBER		
FAMILY INCOME IN 1979		WHITE	BLACK	AM IND-ESK-ALT	ASIAN-PAC ISL	SPAN ORIGIN	60 TO 64	65 AND OVER	: PERSONS BY POVERTY STATUS IN 1979--	
UNDER \$5000	1591	23	62	0	23:	UNRELATED INDIVIDUALS	4105	373:	: INCOME AS PERCENT OF THE POVERTY LVL	
\$5000 TO \$7499	1653	25	69	2	10:	15 TO 64	3628	471:	: BELOW 75 PERCENT	
\$7500 TO \$9999	1869	15	41	0	2:	65 AND OVER	8545	1786:	: 75 TO 124 PERCENT	
\$10000 TO \$14999	3878	23	81	2	11:	PERSONS BY RACE			: 125 TO 149 PERCENT	
\$15000 TO \$19999	4123	7	68	0	9:	TOTAL	71459	11156:	: 150 TO 199 PERCENT	
\$20000 TO \$24999	3345	19	39	0	13:	WHITE	69635	10514:	: ABOVE 199 PERCENT	
\$25000 TO \$34999	3253	11	47	7	9:	BLACK	364	131:	: FAMILIES BY NO. OF WORKERS IN 1979	
\$35000 TO \$49999	1202	0	9	6	0:	AM IND-ESK-AL	1199	502:	: MEAN	
\$50000 OR MORE	398	0	0	22	0:	ASIAN-PAC ISL	216	9:	: NO WORKERS	
MEAN	18478	12127	13467	58426	12762:	SPANISH ORIG	303	94:	: 1 WORKER	
FAMILIES BY FAMILY TYPE AND POVERTY STATUS IN 1979		: HOUSEHOLDS WITH INCOME IN 1979 BY INCOME TYPE		: PER CAPITA INCOME IN 1979 BY INMATE STATUS		: OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES BY HEATING EQUIPMENT, YEAR BUILT, PERSONS/ROOM		: W/ CENTRAL HEATING SYSTEM		
INCOME ABOVE POVERTY LEVEL WITH RELATED CHILDREN	TOTAL	FEMALE	HHOLDER	EARNINGS	HOUSEHOLDS	MEAN INCOME	STATUS	5612:	1939 OR EARLIER	
UNDER 6 AND 6 TO 17	2061	107:	WAGE OR SALARY	21798	15999:	NONINSTITUTIONAL	5651:	: UNDER 1.01 PERSONS		
UNDER 6 ONLY	2366	160:	NONFARM SELF-EMPLOYMENT	2602	9039:	AGGREGATE INCOME IN 1979 OF PERS 15+ BY INMATE STATUS	480912465:	: 1.01+ PERSONS		
6 TO 17 ONLY	5917	745:	EMPLOYMENT	1274	5575:	TOTAL	479147155:	: 1940 TO MARCH 1980		
WITHOUT RELATED CHILDREN	9266	924:	FARM SELF-EMPLOYMENT	12254	1903:	NONINSTITUTIONAL		: UNDER 1.01 PERSONS		
INCOME BELOW POVERTY LEVEL WITH RELATED CHILDREN	TOTAL	FEMALE	HHOLDER	INTEREST, DIVID, OR NET RENT	HOUSEHOLDS	MEAN INCOME	STATUS	4207:	479147155:	
UNDER 6 AND 6 TO 17	431	142:	SOCIAL SECURITY	9126	4207:	479147155:	NO CENTRAL HEATING SYSTEM	: 1939 OR EARLIER		
UNDER 6 ONLY	471	197:	PUBLIC ASSIST	2098	2345:	MEAN HOUSEHOLD INCOME IN 1979	16169:	: UNDER 1.01 PERSONS		
6 TO 17 ONLY	734	323:	OTHER	8430	3050:	TOTAL	17970:	: 1.01+ PERSONS		
WITHOUT RELATED CHILDREN	654	80:				OWNER	11162:	: 1940 TO MARCH 1980		
						RENTER		: UNDER 1.01 PERSONS		
								: 1.01+ PERSONS		

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STATE OF NEW YORK

COUNTY OF CATTARAUGUS

TOTAL HOUSING UNITS IN URBANIZED AREAS		HOUSING UNITS--INC SEASONAL AND MIGRATORY, BY UNITS :				PERSONS IN OCCUPIED UNITS BY UNITS IN STRUCTURE					
OTHER URBAN		TOTAL	TOTAL OCCUP	RENTER OCCUP	SEASONAL/ MIGRA :	TOTAL	OWNER	RENTER			
34851	11390	22006	20700	2489	2225	62468	55163	7305			
23461	11672	206	185	84	132	435	264	171			
100 PERCENT COUNT	34851	3383	3030	2132	27	7131	2362	4769			
YEAR ROUND UNITS BY STORIES		YEAR ROUND HOUSING UNITS				OCCUPIED HOUSING UNITS					
1 TO 3	31567	TOTAL	OWNER	RENTER	BY YEAR HOLDER MOVED IN	TOTAL	OWNER	RENTER			
4 TO 6	199	1979 TO MAR 1980	528	434	318	116	4398	1728	3170		
7 TO 12	0	1975 TO 1978	1618	1503	1231	217	6921	4376	2545		
13 OR MORE	0	1970 TO 1974	2934	2740	2067	673	4869	3958	911		
UNITS IN 4+ STORY STRUCTURE		UNITS IN 4+ STORY STRUCTURE				UNITS IN 4+ STORY STRUCTURE					
WITH ELEVATOR	138	1960 TO 1969	3018	2790	2198	592	4053	4313	545		
NO ELEVATOR	61	1950 TO 1959	2765	2577	1935	642	3367	3097	270		
HEATING EQUIPMENT		HEATING EQUIPMENT				HEATING EQUIPMENT					
STEAM OR HOT WATER	5761	1940 TO 1949	2205	2004	1276	728	4776	4064	303		
CENTRAL WARM AIR	13331	1939 OR EARLIER	18698	17227	12451	4776	29280	21536	7744		
ELECTRIC HEAT PUMP	154	NUMBER OF BEDROOMS		TOTAL	OCCUP	OCCUP	BY RACE/SPAN ORIG HHOLDER		TOTAL	OWNER	RENTER
OTHER BUILT-IN ELEC	1661	NONE	517	303	66	237	28516	21109	7407		
FLOOR, WALL, PIPELESS	1	1	3032	2694	751	1943	178	56	122		
FURNACE	2996	2	8979	7993	4950	3043	519	331	188		
ROOM HEATERS W/ FLUE	4079	3	12266	11617	9841	1776	47	34	13		
ROOM HEATERS NO FLUE	495	4	5340	5082	4490	592	20	6	14		
FIREPLACES STOVES OR	3168	5 OR MORE	1632	1591	1438	153	135	74	61		
PORTABLE ROOM HEAT	121	NUMBER OF BATHROOMS		TOTAL	OWNER	RENTER	BY TELEPHONE IN UNIT		TOTAL	OWNER	RENTER
NONE	121	NONE OR ONLY HALF	1307	861	482	379	26887	20705	6182		
KITCHEN FACILITIES		KITCHEN FACILITIES				KITCHEN FACILITIES			KITCHEN FACILITIES		
COMPLETE	30795	BATHROOM	22780	20953	14239	6714	2393	831	1562		
NOT COMPLETE	971	1 COMPLETE	4584	4479	4011	468	BY TELEPHONE FOR HOUSEHOLDERS		60-64		65+
AIR CONDITIONING		AIR CONDITIONING				AIR CONDITIONING			AIR CONDITIONING		
NONE	28973	1 COMPLETE PLUS	3095	2907	2804	183	2453	159	6516		
CENTRAL SYSTEM		CENTRAL SYSTEM				CENTRAL SYSTEM			CENTRAL SYSTEM		
1 ROOM UNIT	2071	2+ COMPLETE	380	380	380	380	BY TELEPHONE		BY TELEPHONE		
2+ ROOM UNITS	342	OCCUPIED HOUSING UNITS		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
SEWAGE SYSTEM		SEWAGE SYSTEM				SEWAGE SYSTEM			SEWAGE SYSTEM		
PUBLIC SEWER	14260	UTILITY GAS	13258	13258	13258	13258	18687	17974	17974		
SEPTIC TANK OR	16733	BOTTLED, TANK, LP GAS	3806	3806	3806	3806	978	1417	1417		
OTHER MEANS	773	ELECTRICITY	11835	11835	11835	11835	1833	8149	8149		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	FUEL OIL, KEROSENE, ETC	5236	5236	5236	5236	5236	1334	1334		
PRIVATE COMPANY	10487	OTHER	349	349	349	349	94	217	217		
DRILLED WELL	939	NO FUEL USED	32	32	32	32	2418	189	189		
DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	22	12	12		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	18687	17974	17974		
PRIVATE COMPANY	10487	WITH 1.01+ PERSONS PER ROOM	497	497	497	497	978	1417	1417		
DRILLED WELL	939	AND LACKING CENTRAL HEATING EQUIPMENT	6517	6517	6517	6517	1833	8149	8149		
DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	5236	1334	1334		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	94	217	217		
PRIVATE COMPANY	10487	WITH 1.01+ PERSONS PER ROOM	497	497	497	497	2418	189	189		
DRILLED WELL	939	AND LACKING CENTRAL HEATING EQUIPMENT	6517	6517	6517	6517	22	12	12		
DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	18687	17974	17974		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	978	1417	1417		
PRIVATE COMPANY	10487	WITH 1.01+ PERSONS PER ROOM	497	497	497	497	1833	8149	8149		
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DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	94	217	217		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	2418	189	189		
PRIVATE COMPANY	10487	WITH 1.01+ PERSONS PER ROOM	497	497	497	497	22	12	12		
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OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	978	1417	1417		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	1833	8149	8149		
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DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	2418	189	189		
WATER SOURCE		WATER SOURCE				WATER SOURCE			WATER SOURCE		
PUBLIC SYSTEM OR	18548	AND STRUCTURE BUILT BEFORE 1940	16801	16801	16801	16801	22	12	12		
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DUG WELL	1792	OCCUPIED UNITS W/ COMPLETE PLUMBING-		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL		BY HOUSE HEATING FUEL		BY WATER HEATING FUEL	
OTHER SOURCE	1792	FOR EXCLUSIVE USE	28593	28593	28593	28593	1833	8149	8149		

1980 CENSUS OF POPULATION, CHARACTERISTICS OF PEOPLE AND HOUSING
 PREPARED BY THE NEW YORK STATE DATA CENTER, NYS DEPT OF COMMERCE
 FROM SUMMARY TAPE FILE 3--FOR INFORMATION CALL (518) 474-6005

STATE OF NEW YORK COUNTY OF CATTARAUGUS

SPECIFIED RENTER OCCUPIED UNITS BY GROSS RENT	: SPECIFIED RENTER OCCUPIED UNITS BY GROSS RENT					: SPECIFIED OWNER OCCUPIED NONCONDOMINIUM UNITS BY SELECTED MONTHLY OWNER COSTS		
	UNDER \$100	\$100-\$199	\$200-\$299	\$300 OR MORE	NO CASH RENT	UNDER \$60	WITH A MORTGAGE	NOT MORTGAGED
WHITE	489	3014	2261	478	563	162	40	70
BLACK	8	75	13	16	10	321	165	257
AM IND-ESK-ALEUT	28	74	52	0	20	349	683	831
ASIAN-PAC ISLANDER	0	5	2	6	0	865	1402	1633
SPANISH ORIGIN	0	20	23	8	3	797	1316	1729
: SPECIFIED RENTER OCCUPIED UNITS BY HOUSEHOLD INCOME IN 1979					: SPECIFIED OWNER OCCUPIED UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT			
AND GROSS RENT AS PERCENTAGE OF INCOME					: PAY EXTRA FOR 1+ UTILITIES		NO EXTRA PAYMENT FOR UTILITIES	
UNDER 20 PERCENT	38	280	790	736	722	64	5485	1643
20 TO 24 PERCENT	118	337	344	95	15	27		
25 TO 34 PERCENT	179	709	183	25	2	139		
35 PERCENT OR MORE	1217	628	33	0	0	178		
NOT COMPUTED	234	194	111	65	73	593		
: SPECIFIED OWNER OCCUPIED NONCONDOMINIUM UNITS BY MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS					: SPECIFIED RENTER OCCUPIED UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT			
WITH A MORTGAGE	WHITE	BLACK	AM IND-ESK-ALT	ASIAN-PAC-ISL	SPAN ORIGIN:	VACANT-FOR-RENT	UNITS	MEAN COSTS
UNDER \$200	852	2	34	0	9	6535	3022	344
\$200 TO \$299	2636	11	69	0	13		1798	298
\$300 TO \$399	1801	0	21	0	7	137	1301	271
\$400 TO \$499	829	0	5	0	2		567	266
\$500 OR MORE	402	0	0	0	0	707	7798	146
NOT MORTGAGED	7653	19	122	0	25	143		

NOTE: IN ORDER TO MAINTAIN CONFIDENTIALITY OF RESPONDENTS, THE CENSUS BUREAU SUPPRESSES TABULATIONS OF CHARACTERISTICS FOR SMALL GROUPS OF PEOPLE OR HOUSING UNITS. THESE CELLS WILL APPEAR AS BLANKS IN THIS REPORT. IT WILL BE NECESSARY TO CHECK THE SUM OF CHARACTERISTICS AGAINST THE TOTAL TO DETERMINE IF SUPPRESSION HAS OCCURRED OR IF THE CELL IS A VALID ZERO.

DATA IN THIS REPORT ARE ESTIMATES BASED UPON THE SAMPLE LONG FORM QUESTIONNAIRES. THESE COUNTS MAY NOT AGREE WITH PREVIOUSLY PUBLISHED 100 PERCENT DATA.

CATTARAUGUS COUNTY
POPULATION 1970 and 1980

<u>Sub Area</u>	<u>1970</u>	<u>1980</u>	Change 1970-1980	
			<u>#</u>	<u>%</u>
Northwest District*	11,338	11,665	327	2.9
Southcentral District*	16,341	15,662	-679	-4.2
Southeast District*	34,958	35,628	670	1.9
Southwest District*	6,716	7,304	588	8.8
Northeast District*	12,313	15,438	3,125	25.4
Cattaraugus County Total	81,666	85,697	4,031	4.9

1980 POPULATION BY RACE

<u>Sub Area</u>	<u>White</u>	<u>Black</u>	<u>American Indian</u>	<u>Other</u>
Northwest District*	11,140	27	479	19
Southcentral District*	14,706	45	847	64
Southeast District*	34,870	453	88	217
Southwest District*	7,097	7	189	11
Northeast District*	15,281	83	42	32
Cattaraugus County Total	83,094	615	1,645	343

1980 POPULATION BY AGE

SPECIAL GROUPINGS

<u>Sub Area</u>	<u>Under 21</u>	<u>21-59</u>	<u>60+</u>	<u>65+</u>
Northwest District*	4,077	5,574	2,014	1,419
Southcentral District*	5,384	7,282	2,995	2,225
Southeast District*	12,741	16,573	6,314	4,547
Southwest District*	2,940	3,245	1,120	822
Northeast District*	5,752	7,261	2,425	1,771
Cattaraugus County Total	30,894	39,935	14,868	10,784

*Seneca Nation of Indians Reservations included

CATTARAUGUS COUNTY

1980 POPULATION BY AGE

<u>Sub Area</u>	<u>0-2</u>	<u>3 & 4</u>	<u>5 & 6</u>	<u>7-9</u>	<u>10-13</u>	<u>14-17</u>	<u>18-21</u>	<u>22-24</u>
Northwest District*	527	344	357	598	849	877	688	543
Southcentral District*	647	415	441	769	1,103	1,255	1,027	754
Southeast District*	1,553	946	973	1,645	2,245	2,509	3,803	1,821
Southwest District*	432	286	254	391	581	641	457	327
Northeast District*	746	490	505	904	1,182	1,219	926	697
Cattaraugus County Total	3,905	2,481	2,530	4,307	5,960	6,501	6,901	4,142

<u>Sub Area</u>	<u>25-29</u>	<u>30-44</u>	<u>45-44</u>	<u>55-59</u>	<u>60-64</u>	<u>65-84</u>	<u>85+</u>	<u>Total</u>
Northwest District*	902	2,131	1,205	630	595	1,307	112	11,665
Southcentral District*	1,099	2,562	1,698	896	770	1,998	227	15,662
Southeast District*	2,694	5,711	3,521	1,893	1,767	4,087	460	35,628
Southwest District*	544	1,241	686	345	298	743	79	7,304
Northeast District*	1,187	2,923	1,499	735	654	1,604	167	15,438
Cattaraugus County Total	6,426	14,568	8,609	4,499	4,084	9,739	1,045	85,697

*Seneca Nation of Indians Reservations included

CATTARAUGUS COUNTY

1980 POPULATION AND HOUSEHOLDS

<u>Sub Area</u>	<u>Urban Population</u>	<u>Rural Population</u>	<u>Total Families</u>	<u>Total Households</u>
Northwest District*	1,864	9,801	3,039	4,026
Southcentral District*	6,890	8,772	4,053	5,564
Southeast District*	20,794	14,834	8,829	12,238
Southwest District*	-	7,304	1,833	2,283
Northeast District*	-	15,438	4,041	5,169
Cattaraugus County Total	29,548	56,149	21,795	29,280

TENURE STATUS BY HOUSEHOLDS - 1980

<u>Sub Area</u>	<u>Total Occupied Housing Units</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Northwest District*	4,026	3,114	912
Southcentral District*	5,564	4,073	1,491
Southeast District*	12,238	8,396	3,842
Southwest District*	2,283	1,811	472
Northeast District*	5,169	4,145	1,024
Cattaraugus County Total	29,280	21,536**	7,744**

1980 HEADS OF HOUSEHOLDS

<u>Sub Area</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>65+ Female</u>
Northwest District*	4,026	3,408	618	590	358
Southcentral District*	5,564	4,616	948	900	554
Southeast District*	12,238	10,097	2,141	1,772	1,184
Southwest District*	2,283	2,030	253	360	157
Northeast District*	5,169	4,536	633	748	344
Cattaraugus County Total	29,280	24,687	4,593	4,370	2,597

*Seneca Nation of Indians Reservations included

**Total for County is correct. Column does not equal total due to allocation.

CATTARAUGUS COUNTY
1980 HOUSING UNITS BY TYPE

Sub Area	All Types	Urban	Rural	Year Round Housing Units			Seasonal/ Migratory Units
				Total	Occupied	Vacant	
Northwest District*	4,709	839	3,870	4,260	4,026	234	449
Southcentral District*	7,130	2,771	4,359	6,325	5,564	762	805
Southeast District*	13,247	7,780	5,467	13,006	12,238	768	241
Southwest District*	2,939	-	2,939	2,403	2,283	119	536
Northeast District*	6,826	-	6,826	5,684	5,169	515	1,142
Cattaraugus County Total	34,851	11,390	23,461	31,678	29,280	2,398	3,173

1980 YEAR ROUND UNITS AT ADDRESS

Sub Area	1 Unit	2-9 Units	10+ Units	Mobile Home/ Trailer
Northwest District*	3,333	600	11	316
Southcentral District*	4,571	1,074	234	447
Southeast District*	8,920	2,698	558	830
Southwest District*	1,932	272	-	199
Northeast District*	4,134	669	13	867
Cattaraugus County Total	22,890	5,313	816	2,659

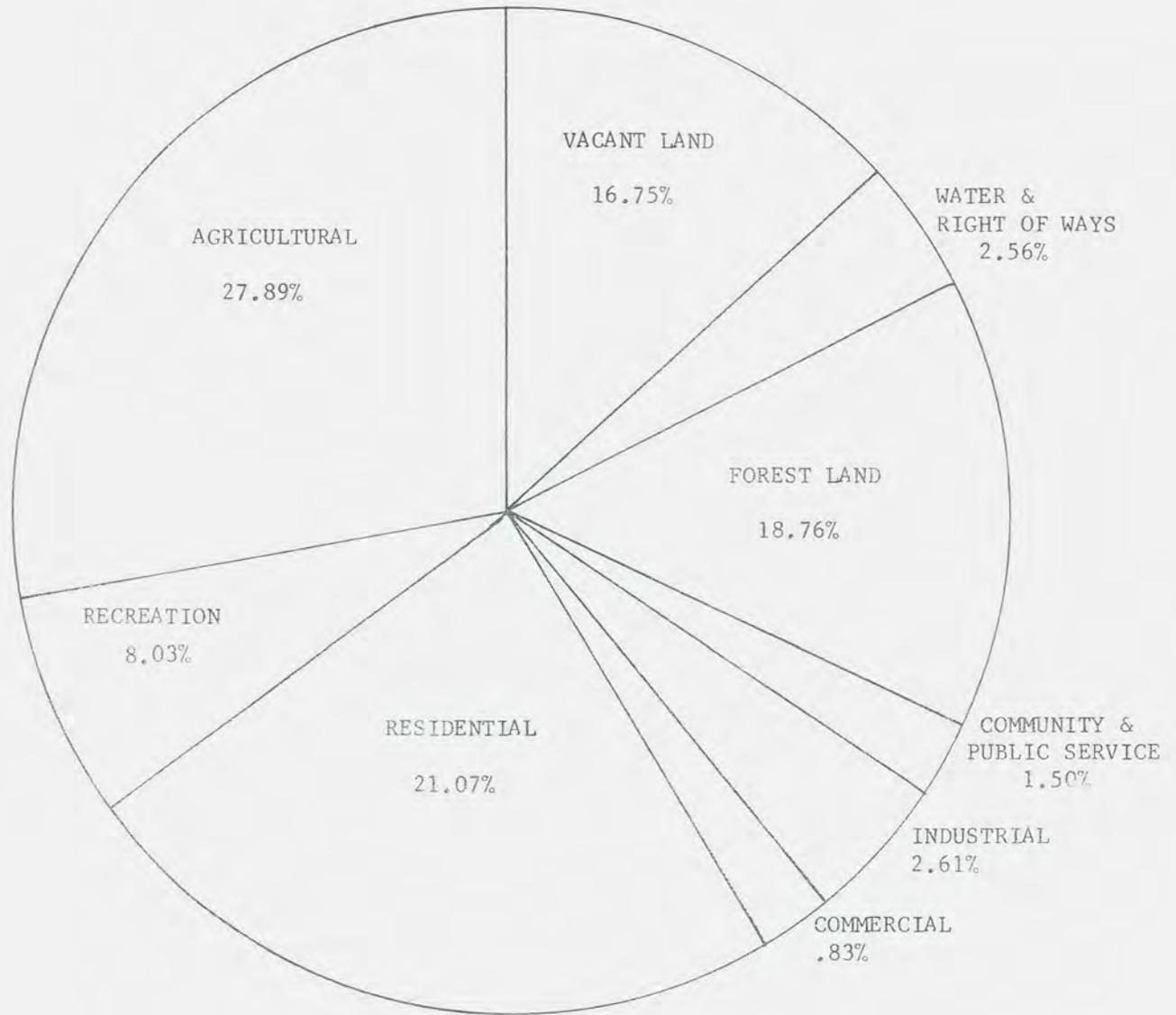
*Seneca Nation of Indians Reservations included

1981 LAND USE
CATTARAUGUS COUNTY

<u>CATEGORY</u>	<u>ACRES</u>	<u>% OF COUNTY</u>
Agriculture	228,567.25	27.89
Recreation	65,797.47	8.03
Residential	172,707.59	21.07
Revised Residential	43,883.22	5.35
Commercial	6,787.69	.83
Industrial	21,367.22	2.61
Community Service and Public Service	12,329.48	1.50
Forest Land	153,763.25	18.76
Water & Rights of Ways	20,958.56	2.56
Vacant Land	<u>137,301.63</u>	16.75
	819,580.14	

The above chart is a summary of each major land use category. The figures used are based primarily upon the use and area description as they appear in the tax roles of each Town and City, as prepared by each respective assessor. The summary figures are totals appearing on the tax roles, with the exception of the City of Olean, which was obtained by mapping and measuring the areas described in the tax roles. This material was supplemented by information obtained by the Cattaraugus County Planning Board from past publications pertaining to Land Use. THE FIGURES AS THEY APPEAR DO NOT INCLUDE THE LAND OF THE SENECA NATION OF INDIANS EXCEPT FOR THE CITY OF SALAMANCA.

1981 LAND USE
CATTARAUGUS COUNTY



LABOR FORCE AND EMPLOYMENT SUMMARY
OLEAN-SALAMANCA (CATTARAUGUS COUNTY)

<u>Category</u>	Number of persons		
	January 1982	January 1981	January 1980
<u>Number of Persons in Civilian Labor Force by Place of Residence</u>			
1. Civilian labor force	38.1	36.7	38.5
2. Unemployed	5.2	3.7	4.2
a. Unemployment rate	13.6	10.0	11.0
3. Employed	32.9	33.1	34.3
<u>Number of Employees on Nonagricultural Payrolls by Place of Work</u>			
Total nonagricultural	28.4	29.2	29.5
Manufacturing	8.1	8.4	9.5
Nonmanufacturing	20.3	20.8	20.0
Construction	0.4	0.5	0.4
Transportation and public utilities	1.1	1.1	1.2
Wholesale and retail trade	5.7	6.1	5.7
Finance, insurance and real estate	0.7	0.7	0.7
Service and miscellaneous	6.2	6.1	5.0
Government	6.2	6.3	6.9