



COMPREHENSIVE PLAN

Town of Amity

2015

Prepared by:
The Town of Amity Planning Board
June 2015

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NY State Route 19 Bridge over the Genesee River Falls and Dam

I. COMPREHENSIVE PLANNING PROCESS

A. OVERALL MISSION:

To preserve, protect, and enhance the quality of life of the residents of the Town of Amity.

B. COMPREHENSIVE PLANNING PROCESS

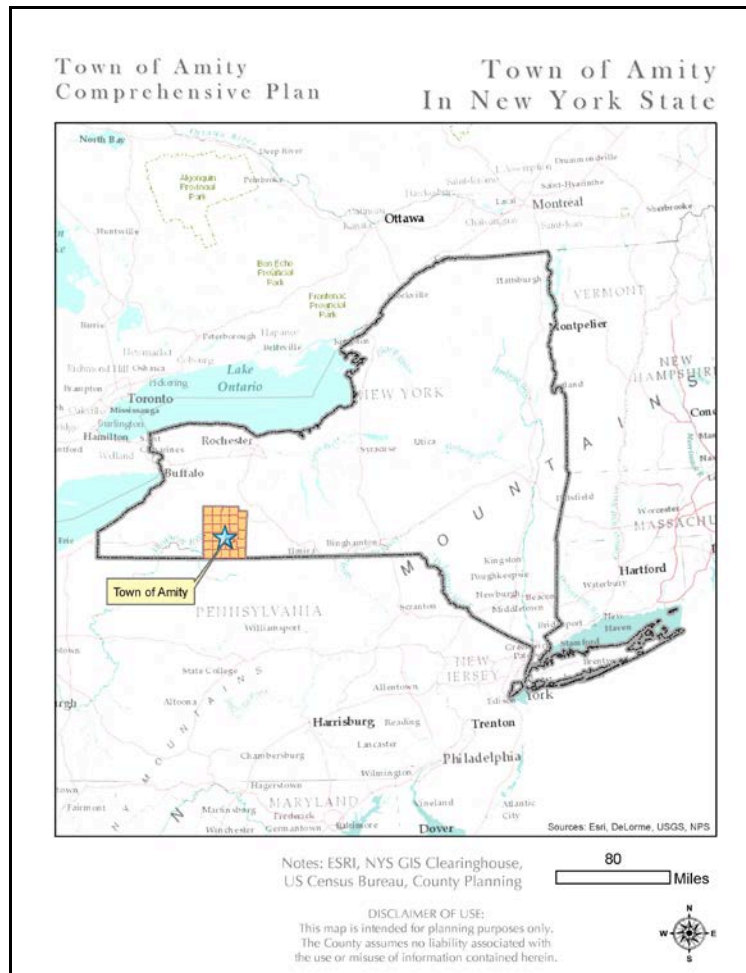
The Town of Amity Comprehensive Plan was adopted in 2009, and reconstituted for approval of the Town of Amity Town Board by the Town of Amity Planning Board in 2015. The comprehensive planning process is documented in the 2009 edition.



Farmstead on NYS Route 19

II. TOWN OF AMITY BACKGROUND

Amity is a town in Allegany County, New York, USA. The town is just south of center in the county. Allegany County is located in the southwestern part of the New York State. The Town of Amity is about 78 miles southwesterly from Rochester, 77 miles southeast of Buffalo, 88 miles west of Elmira, NY, and 125 miles east of Erie, PA; however, the Pennsylvania border is only 18 miles south of Amity. The population was 2,395 at the 2008 census. The name of the town means “friendship.” The name of the Village within the Town is Belmont, and means “beautiful mountain.”



The Town of Amity is near the middle of Allegany County and is northeast of Olean, New York. The county seat, Belmont, is in Amity. Communities and locations in Amity include:

- Amity Lake – A small lake by the eastern town line
- Belmont – The Village of Belmont, the county seat, is in the center of town.
- Belvidere – A hamlet in the northwest part of the town on Route 19. It was originally called “Hobbyville.”
- Withey – A hamlet in the northeast corner of the town on NYS Route 244.
- Irish Settlement – A road and area on the eastern side of the Town off NYS Route 244.
- The Crossroads – A new name for the area including Belvidere at the intersections of Interstate 86, County Road 20, Hess Road, and NYS 19.

A. HISTORY

Amity was formed from Angelica and Scio on February 22, 1830. A part was taken off to create the Town of Ward in 1856. Amity is an interior town, laying a little south of the center of the county.

The first settlement was made in 1804, near Belvidere, by John T. Hyde. Harry Davis, from Hampshire County, Massachusetts, settled near Philipsville in 1805. The first child born, on November 4, 1804, was Hannah Hyde. The first marriage was Laomi Athley and Rachel Baker in 1807. The first death was Harvey Manning, who was fatally injured in 1806 when an ox-cart ran backward against him down a hill. Polly Baker taught the first school in 1810. Ebenezer Hyde kept the first inn at Belvidere in 1809. Alvin E. Parker kept the first store at Philipsville in 1830. Philip Church built the first sawmill on the Genesee River in 1806, and the first gristmill in 1808. The first religious meeting was held at the house of Samuel Van Campen, by Rev. Robert Hubbard (Presbyterian) in 1814. The first church, Baptist, was formed by Rev. Jonathan Post in 1816. [Sources: J. H. French, *Gazetteer of State of New York*, 1860; *History of Allegany County, NY*, 1806-1879; F. W. Beers & Co].

Belmont was incorporated as a village under the name of Philipsburg on February 21, 1853. The county seat was moved from Angelica to Belmont in 1860.

Belvidere received its name from the homestead of Judge Philip Church and is in the northwest part of the town. The post office was established about 1835, and was originally called Hobbyville after the postmaster general, whose name was Hobbie. The name was changed to Belvidere after the railroad was completed.

Withey is located on Philips Creek in the eastern part of town.

Schools that have been in the Town of Amity include: Amity School – District No. 4; Withey Public School – District No. 4; Belmont High School, Belmont Central School, and Genesee Valley Central School [created in 1996 by merging Angelica and Belmont Central School Districts].

Early churches were: Presbyterian – January 30, 1832; Baptist – organized in 1816 as the Baptist Church of Amity; changed to Baptist Church of Belmont in 1867; Methodist Episcopal Society – organized January 15, 1834; St. Philip's (Episcopal) Church – organized in 1853; Christ Church (Episcopal) – organized at Belvidere on July 5, 1859; St. Mary Catholic Church –parish of Belmont 1840.

Cemeteries in the Town of Amity include:

- Forest Hill Cemetery – code #5-1; (Town 3, Range 2MR, lot 31), Cemetery Hill Road
- St. Mary's Belmont Cemetery --- code #5-2; (Lot 19); County Route 48
- Christ Church Cemetery – code #5-3; (Lot 1), County Route 20
- Abbott Cemetery – code #5-4; (Lot 2), NYS Route 19
- Thibou-Norton-Windus – code #5-5; (Lot 36), NYS Route 19
- Rogers Cemetery – code #5-6; (Lot 43), NYS Route 19
- Pendleton Cemetery – code #5-7; (Lot 54), Back River Road
- Abbott Cemetery aka Van Campen or Hyde Cemetery – code #5-8; (now plowed over, was on Lot 44, NYS Route 19
- Cemetery – code #5-9; moved to Forest Hill, was located on Lot 29
- Eymer – code #5-10; (Lot 63); Eymer Road

- Windfall Road Cemetery – code #5-11; (Lot 7) Windfall Road
- Davis Cemetery – code #5-12; (Lot 35), Black River Road (Lloyd Morehouse Farm)
- Downing Cemetery – code #5-13; Tuckers Corners

code #8 refer to the Allegany County Cemetery Index card file at the Allegany County Historical Society and LDS Family History Library microfilm. See Western New York Genealogical Society Journal, Vol. II, No. 1.

It is the responsibility of the Town of Amity to maintain the cemeteries.



Thibou-Norton-Windus Cemetery

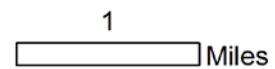
Town of Amity Comprehensive Plan

Cemeteries

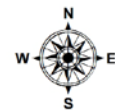


- Legend:**
- Cemetery
 - Expressway
 - NYS Road
 - County Road
 - Village Street
 - Paved Town Road
 - Gravel Improved Town Road
 - Gravel Unimproved Town Road
 - Seasonal / Trail / Drive
 - Ramp I-86

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



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B. NATURAL AND MAN-MADE RESOURCES

1. Geography

According to the United States Census Bureau, the town has a total area of 34.6 square miles (89.7 km). Of this, 34.5 square miles (89.5 km) is land, and 0.1 square miles (0.2 km) of it (0.23%) is water.

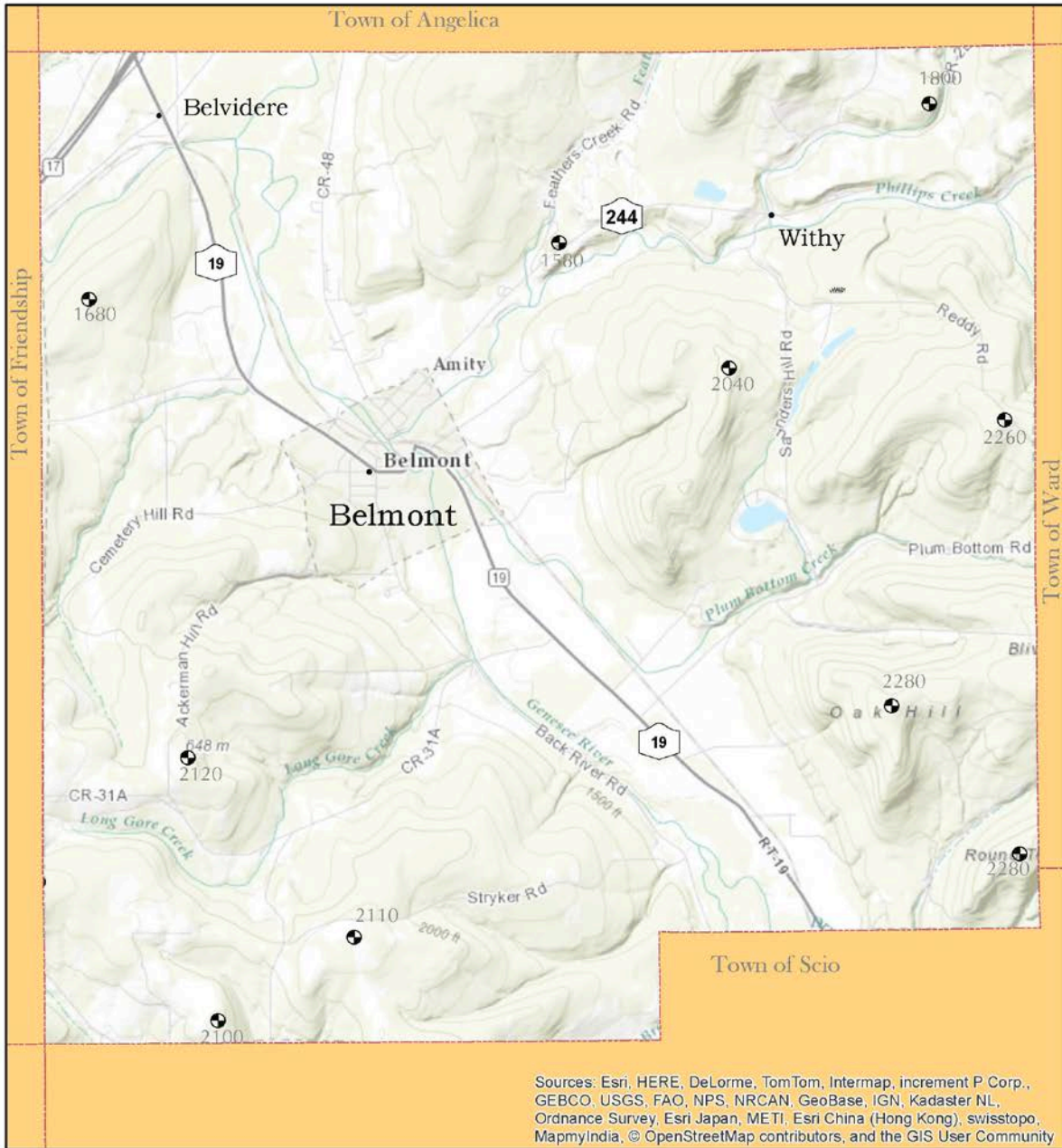
The Genesee River flows northward through the town. The Southern Tier Expressway (New York State Route 17 / Interstate 86) passes through the northwest corner of the town, north of Belvidere. New York State Route 19 and New York State Route 244 intersect at Belmont. The highest point is Cooley Hill at 2300 feet above sea level on the eastern part of the Town, and the lowest point is the Genesee River in the north at 1320 feet above sea level.



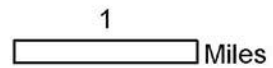
View of the Genesee Valley in the Town of Amity

Town of Amity Comprehensive Plan

Topography



Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



Legend:

- Select Summits

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Town of Amity Comprehensive Plan

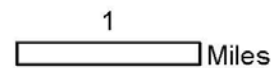
State & County Forests



Legend:

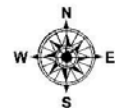
State Forest Lands	Expressway
CATEGORY	NYS Road
State Forest	County Road
Trailway	Village Street
Wildlife Management	Paved Town Road
County Forest	Gravel/Improved Town Road
	Gravel/Unimproved Town Road
	Seasonal / Trail / Drive
	Ramp I-86

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



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2. County and State Forests

There are two County Forest plots within the Town of Amity named the Sanitarium Lot and the Coleman Lot. The Sanitarium Lot contains 22 acres, and borders Genesee Valley School on the south and BOCES on the west. The Coleman Lot containing 100 acres is located adjacent to NYS Route 244 at the end of Starvation Hill Road. There is one New York State Forest in the Town of Amity known as Plum Bottom State Forest that covers 1,666 acres located on the eastern side of the town with access from Reddy Road and Plum Bottom Road.



Plumbottom State Forest

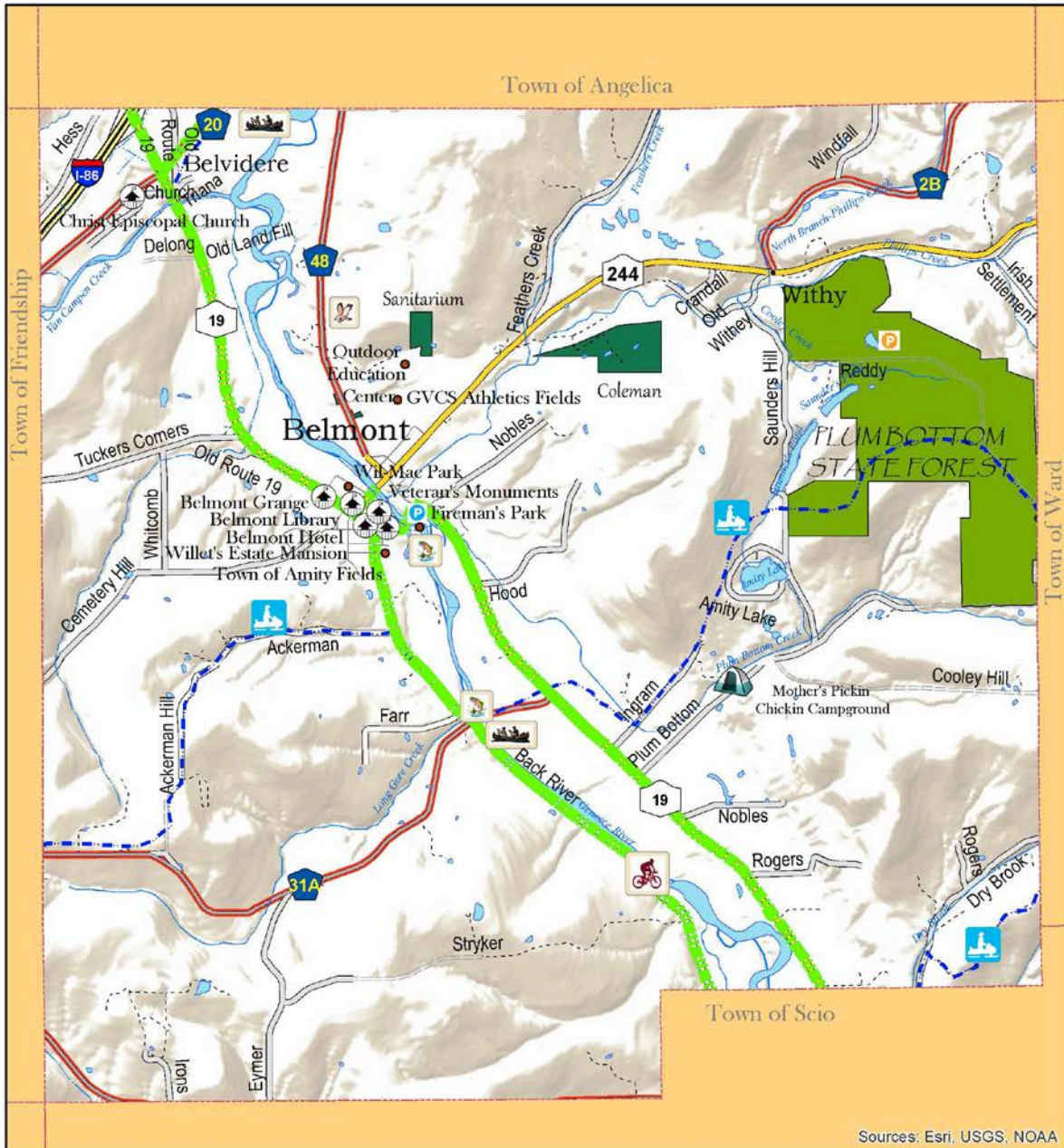
3. Recreation and Parks

Parks are located at the Park Circle in the center of the Village of Belmont adjacent to the Library. A Civil War memorial monument is there. A small pocket park (Legion Park) is dedicated to the World War I and II veterans near the north side of the bridge across the Genesee River on NYS 19. First Responders Park is located on the south side of the same bridge on NYS 19 adjacent to the waterfalls. This park has a Masonic Memorial Clock, and Public Fishing Access, as well as a platform for handicapped accessible-fishing. A Firefighters and Emergency Responders Monument is located on the County Seat property at the intersection of Court Street and Wells Lane. A Viet Nam War Veterans Memorial Monument is also located here.

The Outdoor Education Center is associated with and situated between the BOCES and Genesee Valley Central School properties. It provides trails, an outdoor education area, arboretum, wetlands, and small shelters for the enjoyment of the public. Wil-Mac Park, located in the Village of Belmont, provides playing fields for Youth League baseball. Genesee Valley Central School has soccer, outdoor track, tennis courts, baseball/softball fields, and playgrounds, as well as two gyms utilized for basketball, wrestling, volleyball, and other sports. GVCS allows some public access to its weight room, indoor track, and swimming pool.

Town of Amity Comprehensive Plan

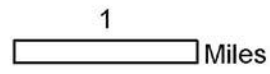
Recreation



Sources: Esri, USGS, NOAA

- Legend:**
- State Forest Lands**
 - State Forest
 - Wildlife Management
 - County Forest
 - Bike Trail Hardship**
 - Easy
 - Medium
 - Hard
 - Hazard
 - Expressway**
 - NYS Road**
 - County Road**
 - Village Street**
 - Paved Town Road**
 - Gravel Improved Town Road**
 - Gravel Unimproved Town Road**
 - Seasonal / Trail / Drive**
 - Ramp I-86**

Notes: ESRI, NYS GIS Clearinghouse, US Census Bureau, County Planning



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Belmont Rotary Club members install picnic table near handicapped-accessible fishing ramp

C. STATE OF THE TOWN

Other topics on the State of the Town are included within the various sections that follow.

1. Demographics

As of the census of 2010, there were 2,498 people, 1010 households, and 583 families residing in the town. The population density was 72.0/sq. mi. There were 1,266 housing units at an average density of 36.5/sq. mi. The racial makeup of the town was 95.8% White; .9% African American; .08% Native American; 0.01% Asian; 0.09% from other races; and .7% from two or more races. Hispanic or Latino of any race was 2.2% of the population. Population change since 2000 is 103.

There were 1010 households out of which 26.2% had children under the age of 18 living with them; 519 were married couples living together; 133 had a female head of household with no husband present; and 30 had a male head of household with no wife present; and 328 were non-families. Of all households, 263 were made up of individuals, and 69 had someone living alone who was 65 years of age or older. The average household size was 2.35, and the average family size was 2.71.

In the town the population was spread out with 597 under the age of 19; 90 from 20 to 24 years; 601 from 25 to 44 years; 777 from 45 to 64 years; and 433 who were 65 years of age or older. The median age was 43.0 years. There were 1161 females, and 1337 males.

The median income for a household in the town was \$44,091; the median income for a family was \$48,429. The per capita income for the town was \$21,327. About 8.7% of families and 14% of the population were below the poverty line, including 22.2% of those under the age of 18, and 4.2% of those ages 65 and over.

The most recent information available is estimated data from U. S. Census Bureau, 2009-2013 5-Year American Community Survey. (See Appendices for detailed demographic information).

2. Education

There are many educational opportunities available to the Town of Amity. Genesee Valley Central School is located just outside the Village of Belmont on County Road 48; this school district serves students in seven towns, and covers an area of about 117 square miles. A small number of Town of Amity children attend the Scio Central School District located just south of the border of Amity. The BOCES career and technical instruction school, providing learning opportunities for nearly all of Allegany County students who desire technical careers is also located on County Road 48, in the Town of Amity.

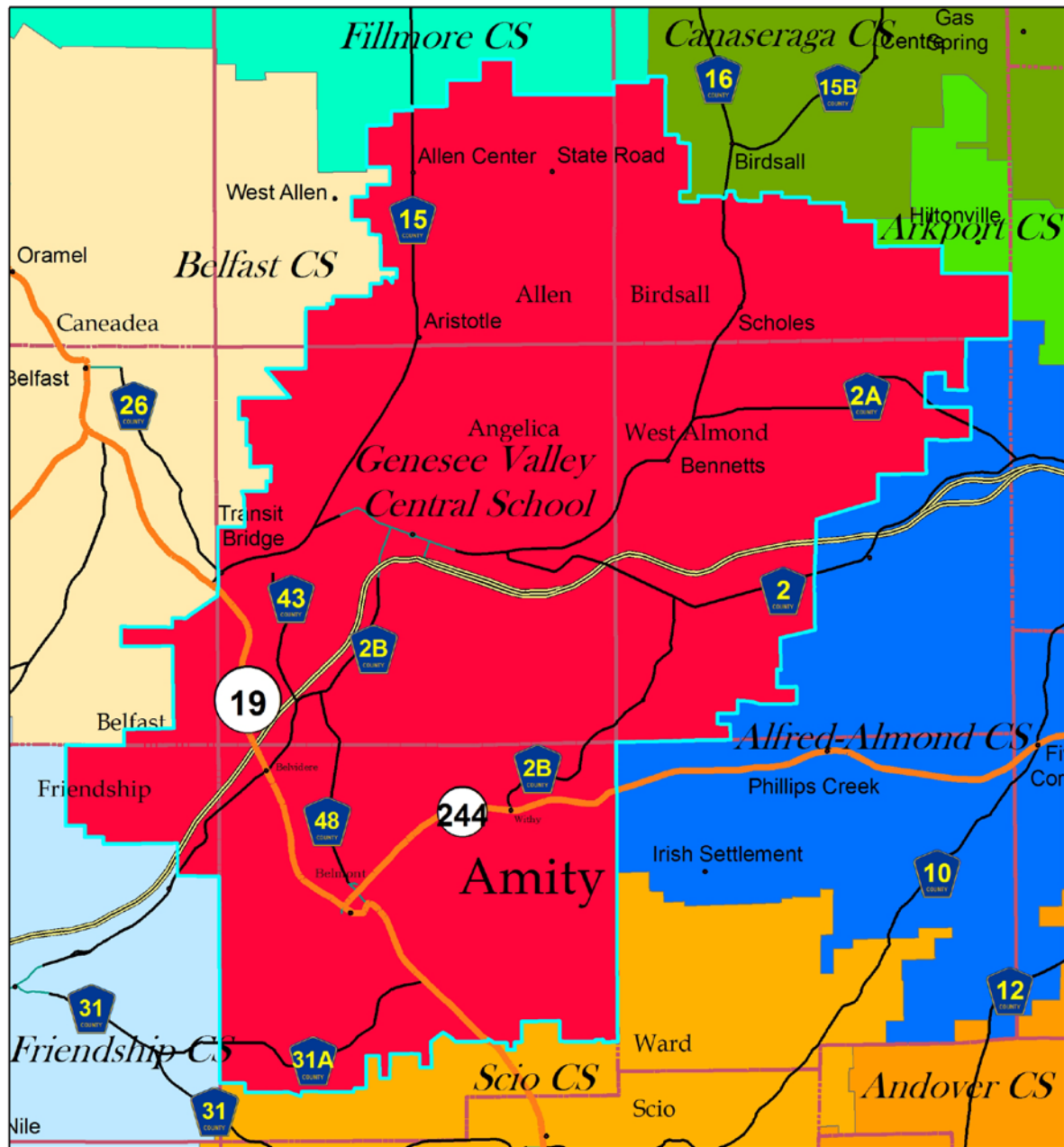
Several opportunities for higher education are available within a 30 mile radius of the Town of Amity, in Allegany County, and neighboring Cattaraugus County. Alfred, 14 miles from Amity, is home to Alfred University, and SUNY Alfred. SUNY Alfred also maintains a Technical School in Wellsville, 14 miles south of Amity. Houghton College is located in the hamlet of Houghton, 20 miles north of Amity. Approximately 30 miles to the west of Amity, are St. Bonaventure University and Jamestown Community College.



Genesee Valley Central School

Town of Amity Comprehensive Plan

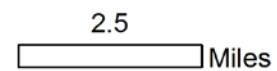
Genesee Valley Central School District



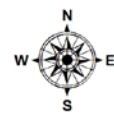
Legend:

DISTRICT/NA	
Alfred-Almond CS	Friendship CS
Andover CS	Genesee Valley CS
Arkport CS	Kashequa CS
Belfast CS	Letchworth CS
Bolivar-Richburg CS	Portville CS
Canaseraga CS	Scio CS
Canisteo-Greenwood CS	Wellsville CS
Cuba-Rushford CS	Whitesville CS
Fillmore CS	Yorkshire-Pioneer CS

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



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3. Town Laws

The Town of Amity is developing a plan for zoning and/or land use controls. The local laws and ordinances in effect to date are as follows:

a. Local Laws and Ordinances

ORDINANCES

- Junkyard Ordinance (Restrictions, regulations, licensing) 1966
- General Municipal Law 136 (Regulation of Auto junkyards) 1966
- Garbage Ordinance (definitions, guidelines, convictions) 1968
- Dog Ordinance (Restrictions, rights, privileges of owners) 1970
- Code of Ethics (Standards, Administration, Severability) 1970
- Building Permit (Establishment of areas, regulations, permits, violations, penalties) 1974
- Junkyard Ordinance (Guidelines for establishment – Not Passed) 1989

LOCAL LAWS

- 1971-1 Continue elective offices of assessors in Amity 1971
- 1975-1 Summary statements of adopted ordinances allowed 1975
- 1981-1 Local dog license 1981
- 1984-1 Flood damage protection (also see update 1987-1) 1984
- 1984-2 No veteran exemption – taxes 1984
- 1985-1 Sidewalks and roads – written notification 1985
- 1986-1 Town officers and employees – defense and indemnification 1986
- 1987-1 Flood Damage prevention 1987
- 1989-1 Position of sole assessor for Town of Amity 1989
- 1991 Solid Waste Disposal – Not Passed 1991
- 1991 Sanitary Landfill – Not Passed 1991
- 1991-1 Sets dates for filing tax rolls and hearing complaints 1991
- 1991-2 Pothole Law 1991
- 1991-3 Removal of Obstructions on highways 1991
- 1991-4 Veteran's partial exemption 1991
- 1992-1 Changes dates for tax roll filing and hearing complaints 1992
- 1994-1 Cable Service 1994
- 1995-1 Rules of conduct and enforcement at Wil-Mac Park 1995
- 2001-1 Conduct of Game and Chance in Town of Amity 2001
- 2003-1 Tax exemptions of property in Empire Zone 2003
- 2003-2 Amends 1985-1 Notification of obstructions or defects on roads, bridges, sidewalks, and culverts 2003
- 2006-1 Animal control and enforcement 2006
- 2006-2 Administration and enforcement of NYS Uniform Fire Prevention and Building Code – not yet approved 2006
- 2007-2 Article X of Public Service Law 2007
- 2008-1 Repeal Tax Exemption of Property in Empire Zone 2008
- 2009-1 Establishment of Electrical Code for Town of Amity 2009
- 2010-1 Dog Control Law 2010
- 2010-2 Four-year term for Town Highway Superintendent 2010
- 2011-1 Re-evaluation of domesticated animal control 2011

III. TOWN AND VILLAGE GOVERNMENT

A. OVERVIEW

The Town of Amity is the primary municipal government for an area of 34.6 square miles. The Village of Belmont is a municipal government within the Town of Amity that covers about one square mile. Each government has its own set of laws that govern the residents and businesses within. It is best to consider that in most cases the Village laws are stricter than those of the Town, and are only in effect in the 1 square mile of the Village.

B. TRENDS IN PUBLIC FORUM COMMENTS AND DIRECTION

The comments garnered during the public forum for the first edition of the plan had significant regard for the differences perceived between the two levels of government. Comments indicated that zoning is appropriate within the Village, but may not be necessary within the Town. The general consensus was that the community wanted to continue to exist as a rural community.

However, with the desire to develop the Route 19 Corridor north and south of the Village of Belmont, in the Town of Amity, feedback also indicated that the Town should consider land use controls. These could consist of zoning, and/or the Site Plan Review process, wherein new commercial development projects require that developers bring the plans to the Town Board or a designated board for review and approval.

Additional concerns trending were the need for lower taxes, public transparency in dealings with the Town and Village Governments, proper use of public facilities, and possible merging of the Town of Amity and the Village of Belmont into a single entity. Such a merger should be predicated on an analytic study (at an estimated cost of \$30,000 - \$50,000) of the benefits and drawbacks of such an action.



Annual Flower Basket at Village and Town Hall placed by Belmont Betterment Association

IV. PLANNING ISSUES

The planning enhancements that are of utmost concern are the steady improvement of the Town of Amity without infringing on the rights of people and businesses to utilize their property. A discussion of future growth is an ongoing concern.

A. EXISTING LAND USE

Land use within the Town of Amity.

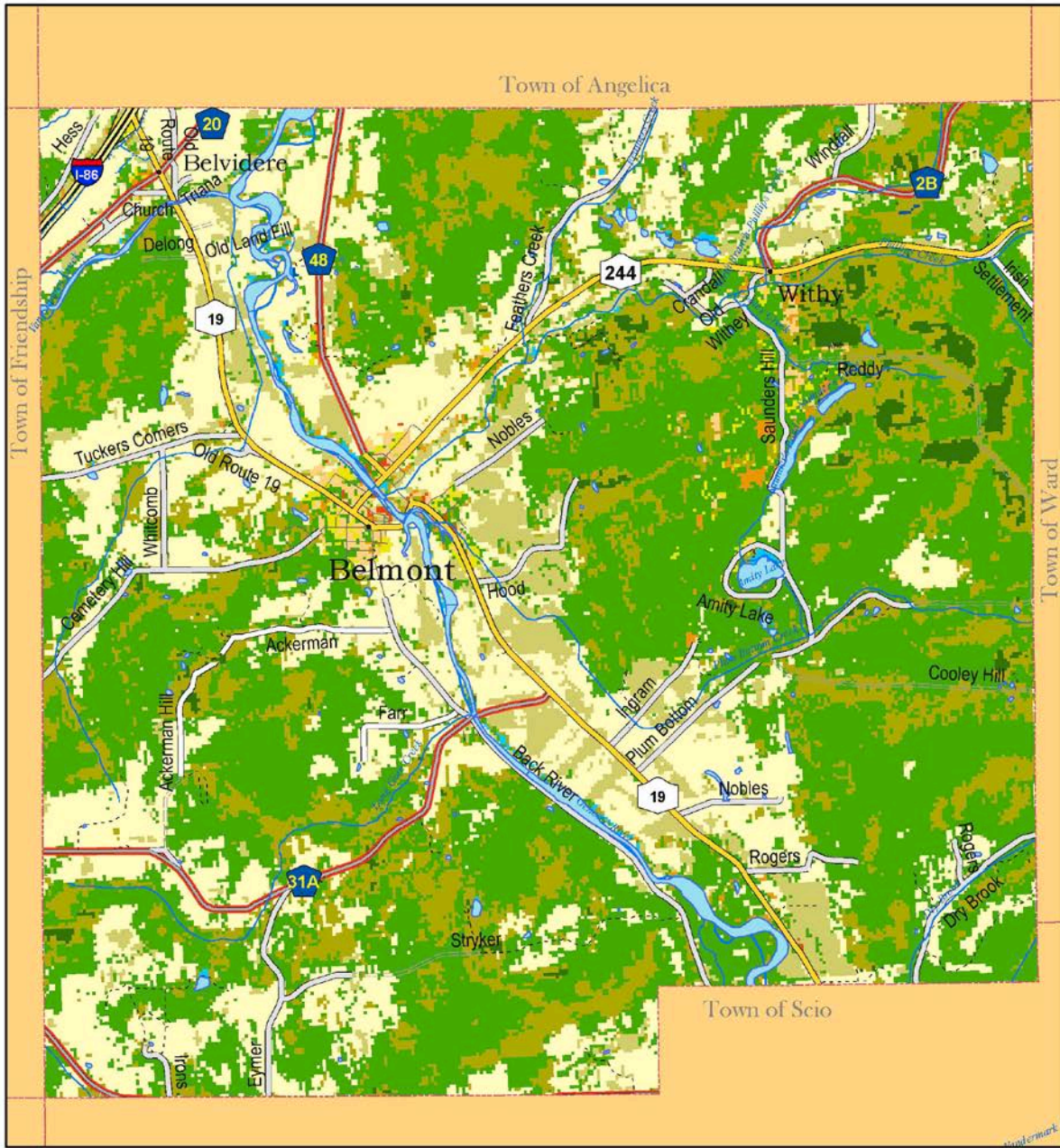
Land Use Value	Cover Type	Acres	Percentage
11	Water	81.84	0.37%
21	Low Residential	162.34	0.73%
22	High Residential	16.68	0.08%
	Commercial, Industrial,		
23	Transportation	127.21	0.57%
32	Quarries, Mines, Gravel Pits	0.67	0.00%
41	Deciduous Forest	9795.39	44.18%
42	Evergreen Forest	320.69	1.45%
43	Mixed Forest	3821.77	17.24%
81	Pasture, Hay	6121.95	27.61%
82	Row Crops	1592.76	7.18%
85	Urban Recreational Grasses	124.54	0.56%
91	Woody Wetlands	3.34	0.02%
92	Emergent Herbaceous Wetlands	1.11	0.01%
		22,170.29	



Farmland in the Genesee Valley

Town of Amity Comprehensive Plan

Land Cover

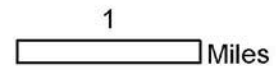


Legend:

COVER_TYPE

- | | |
|------------------------------|----------------------------|
| Commercial Industrial | Mixed Forest |
| Deciduous Forest | Pasture / Hay |
| Emergent Herbaceous Wetlands | Quarries / Mining |
| Evergreen Forest | Row Crops |
| High Residential | Urban Recreational Grasses |
| Low Residential | Water |
| | Woody Wetlands |

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



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B. PROPOSED LAND USE CONTROLS

It is strongly recommended that a review of zoning and land use controls be undertaken in the next five years. With this in mind, the Town of Amity is putting forth an effort to devise a successful business development expansion project adjacent to Route 19 North and South. The objective in part is the idea of optimizing the effectiveness of the town's land use and infrastructure while protecting the agricultural properties. In developing a plan for the Town of Amity, whether it be economic development, residential, agricultural, or recreational, there must also be consideration of an array of issues such as sustainability, pollution, traffic, crime, and land values.

With all proposals of new commercial development projects, a Site Plan Review of the property involved will take place through the Building Code Process. Unlike a town wide ordinance or local law, a Site Plan Review is specific to the location of a proposed building construction site, and not inclusive of all properties. There are several ways that Land Use necessarily becomes involved in the building permit process; concerns such as building separation, building classification (i. e. high hazard, low hazard), soil type, ground water potential, flood plain status, wetlands areas, storm water drainage, proximity of utility apparatus, and the like have to be reviewed for each property before construction can begin.

The idea has been discussed of creating an exclusive district of the township adjacent to State Route 19 from Scio to Belvidere, in which property owners of the district, in cooperation with the Town Board, can preserve property rights and develop valuable land. The creation of such a business district would generate new, successful businesses, more jobs, more business opportunities, and more tax revenue at the same time.

As an alternative, a series of local laws that include certain designated areas can be passed more easily by the town board, with guidelines set for their specific intention. It is the intent of the board that any new regulations would also protect agricultural lands within the town from being destroyed, since once lost to development, there is little likelihood of reclaiming them for agricultural purposes in the future. The enforcement of all existing federal, state, county, town or village statutes is an important responsibility to the Town's involvement in land use, as well as protecting the rights and privileges of the town residents.

C. CONSIDERATION OF AGRICULTURAL USES

As required by NY State Farmland Protection Act, Allegany County offers Agricultural Districts as an opt-in program to landowners. There are up to 87 parcels of these Allegany County Agricultural Districts within the Town's boundaries. This program for the protection of agricultural land offers some advantages in the case of unwanted development of farmlands.

Public comment for the original edition of this comprehensive plan trended toward keeping the agricultural lands in use for that same purpose. The issue that confronts the Town of Amity, however, is that the best farmlands are also considered the best areas for future development. The area near the intersection of NY State Route 19 and I-86 is presently in agricultural use; yet most people understand that this location is likely to be the next area of growth in the County. The remainder of the lands that border the Genesee River / NY State Route 19 corridor should be carefully planned to allow a mixed use of mostly agriculture with a narrow corridor for development directly along NY State Route 19. No other large tracts should be taken out of farm use for development.



Typical Farm Lands in the Genesee River Basin



V. DEVELOPMENT

Development within the Town of Amity is an on-going effort. Development is a town-wide effort, but there are a few areas that require specific mention. The State Route 19 corridor in general is the primary area of development. This corridor encompasses the northern area where State Route 19 intersects with I-86, through the downtown area of the Village of Belmont, and south past the Allegany County Jail and farmlands. The mixed use development of this corridor includes farm lands, farm related businesses, county offices, retail areas, state troopers barracks, service facilities, and residences.

A. AREAS OF DEVELOPMENT

The Village of Belmont continues to face the challenges of most upstate New York rural municipalities. These challenges have been addressed in the Village of Belmont Strategic Plan. It is recommended that the Village of Belmont builds upon its Strategic Plan to develop and adopt its own Comprehensive Plan.

1. Downtown Belmont

The downtown area of the Village of Belmont was the recipient of a 2004 New York Main Street Grant, spearheaded by the ACCORD Corporation as lead agency and facilitated and implemented by The Belmont Betterment Association. Building renovations and expansions to businesses as well as streetscape and park enhancements were the improvements resulting from these funds, contributing to the viability of local businesses and quality of life in the county seat.

Included in the downtown “Main St.” area are restaurants, churches, a pharmacy, gift shop, hardware store, grocery store, library, tavern, post office, banks, art gallery, photography studio, sign shop, title abstract companies, utility company office, bowling alley, funeral home, water sports facility, and additional office space suitable for commerce. There are also not-for-profit rural opportunity development agencies that are ancillary to the Allegany County Offices Complex. The County government is the largest employer (approximately four hundred workers) in the Town of Amity.

Additionally, there are residential units on the upper levels of nearly all the structures in the Schuyler St business district.

2. Old Belmont School

A source of concern for the Town of Amity is the old Belmont Central School that was abandoned by the Genesee Valley Central School District in 2002. At that time the facility was turned over to the Allegany County IDA, which immediately turned it over to its private development organization. Unfortunately, that organization went out of business very shortly after the transaction, leaving the building sitting completely vacant and vulnerable to damages and vandalism. Allegany County took possession of the school site, undertaking studies to develop it into critically needed office space for the expanding county services. However, the county opted for new office construction at its IDA site in the Town of Angelica.

The Belmont Betterment Association took possession of the site in 2007, planning to develop it for civic and commercial use. There have been on-going searches for financing for this initiative, as well as the implementation of studies to determine the feasibility and appropriate ratio of senior residential units, and civic, community areas. Efforts to rehabilitate the old Belmont Central School building are strongly encouraged and supported by the Town of Amity Comprehensive Plan.

3. Belvidere

North of the Village of Belmont at the intersection of NY State Route 19, I-86, and County Road 20 is the hamlet of Belvidere, with approximately 78 acres earmarked for commercial and/or light industrial development. This has been a primary focus of development for the Town of Amity and Allegany County with plans that include hospitality services, lodging, food service, transportation service, light manufacturing, and residential sites. In order to support the commercial development, Allegany County has taken the lead to create the necessary infrastructure for this area, by undertaking studies for borings, wetlands, wildlife, and archaeology that would determine the water and sewer line development along County Road 20 toward Friendship. There are currently no negative impacts declared from SEQR reports.

Utility Infrastructure

The Verizon Telephone Company, Time Warner Cable, and ION Internet have reserved enough services at Belvidere to accommodate all future expansions for phone and internet needs.

RG&E confirms that the existing transformer station at the intersection of County Rd. 20 and NY State Route 19 is sufficient to support future development there as well.

Fillmore Gas Company will supply transmission lines from Austin Farm, County Rd. 20, with a connection available to support Belvidere's development. Distribution lines will be available at 30 pounds per square inch (30 psi) with material capable of one hundred fifteen pounds (115 psi) as needed for future development.

A water system is designed from Friendship's water plant for to provide water to the Crossroads area. The new bridge over the Van Campen Creek railroad bed has a provision for sewer line to be transferred to the Belmont sewer treatment plant.



The Belvidere Restaurant



Clinic in Belvidere

B. THE PLAN

1. Goals

To improve the business, employment, and available services in the Town of Amity through active development practices.

2. Objectives

- a. Retain the existing businesses within the Town of Amity.
- b. Create opportunities for new business development by increasing infrastructure in the Town of Amity.
- c. Create new employment opportunities for existing and future residents of the Town of Amity.

3. Strategies

- a. Promote the area for creation of new retail, tourism, manufacturing, and high-technology business development.
- b. Work with Allegany County to continue to have a solid relationship between the Town and County to provide good jobs in the area.
- c. Work with existing businesses to determine new needs, and attempt to make improvements that assist them in keeping a positive profile and impact in the community.
- d. Bring in developers who can create new business opportunities in the Town of Amity.
- e. Continue to improve the aesthetic appeal of the Town through clean-up and renovation programs.
- f. Investigate through feasibility studies, the use of existing facilities and structures for business and residential development.



VI. INFRASTRUCTURE

Infrastructure is a complicated part of development plans in the 21st century. Historically infrastructure was thought of as simply water, sewer, and roads and similar concerns. Now included are phone, cellular phone service, internet – broadband, wireless, dial-up access, natural gas, wind energy, electric, transportation, including streets, highways, trails (biking, walking, snowmobiles and blueways), railroads, garbage services, and other items.

A. ASPECTS OF INFRASTRUCTURE

1. Water

The water system is provided by the Village of Belmont for the central part of the Town. Five water districts adjacent to the village are planned to service out-of-village water customers. The remainder of the Town is served by on-site wells. A future expansion of the Friendship Water system is expected for the northwest corner of the Town.

2. Municipal Sewer

The sewer system is provided by the Village of Belmont for the central part of the Town. A future expansion of the Friendship Sewer system is expected for the northwest corner of the Town. The remainder of the Town utilizes on-site septic systems.

3. Energy

The Town of Amity is served by Rochester Gas & Electric (subsidiary of Iberdrola Corporation) for electric services. In recent years, the state has deregulated the services so that these are distributors while the customers have a choice of supplier. Many residences still use RG&E as their supplier and distributor. National Fuel Gas offers natural gas service in some parts of the Town of Amity. Several area companies deliver propane and kerosene to residences in the Town of Amity. Suburban Propane, located in the Village of Belmont, is one of these providers. One of the largest sources of heating fuel is wood, as there are large stands of wood readily available. Many people in this area have converted to wood-fired outdoor furnaces that heat their homes and hot water systems. Due to long periods of cloud cover, solar is not a prominent fuel source in this area. Wind energy is a newly expanding source of energy. The first edition of the Comprehensive Plan included a draft version of a local law that would be effective for the Town to utilize in future development of wind turbines in the Town.

4. Cable / Internet/ Telephone

Time Warner Cable is the primary cable service provider in and near the Village of Belmont. Others outside of their service territory utilize Dish Network or Direct TV or a rooftop antenna. Internet service is either through Time Warner's Roadrunner service, Verizon DSL, dial-up, or through satellite service. Telephone is primarily provided by Verizon. There are many options for cellular or wireless phone service.

5. Solid Waste

Solid Waste services are provided within the Village of Belmont. Private haulers provide pick-up service for those willing to pay for that service outside of the village boundaries. The remainder of the population utilizes the Transfer Station located at the County landfill on County Rd. 48 for an annual fee. The future of solid waste in the Town of Amity and the county is uncertain as the county landfill nears its capacity and closes.

6. Transit Services

Transit services in the Town of Amity are provided by Allegany County. This transit service also provides special medical transportation to the west as far as Jamestown.

USA Coach (Shortline) of Olean provides service to the East in Binghamton, and south to New York City. The bus stops at Crosby's Mini-Mart in Belmont every morning and in the afternoons on the return trip to Olean and points west.

7. Railroad Services

The Western New York and Pennsylvania Railroad runs through the Town of Amity coming from Wellsville through the Town and heading westerly toward Olean. The railroad has a siding near the Belvidere area on County Road 20 where it intersects I-86 and NY State Route 19. This railroad is an east-west line that connects to mainlines at Meadville, PA, and nearer in Hornell, NY.

8. Highway Services

The highways in the Town of Amity are serviced by a number of levels of municipal government. The Interstate (I-86) and State Routes (Route 19, Route 244) are serviced by the New York State DOT crews. Allegany County services County Roads (2B, 20, 31A, and 48) with its county Public Works crews. The Town of Amity services all remaining roads outside the Village of Belmont boundaries. The Village of Belmont maintains the streets and sidewalks within the Village of Belmont boundaries.



Typical Town of Amity Roads

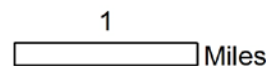
Town of Amity Comprehensive Plan

Transportation



- Legend:**
- +— Railroad
 - +— Expressway
 - +— NYS Road
 - +— County Road
 - +— Village Street
 - +— Paved Town Road
 - +— Gravel Improved Town Road
 - +— Gravel Unimproved Town Road
 - +— Seasonal / Trail / Drive
 - +— Ramp I-86

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



DISCLAIMER OF USE:
This map is intended for planning purposes only.
The County assumes no liability associated with
the use or misuse of information contained herein.



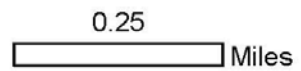
Town of Amity Comprehensive Plan

Belmont Streets

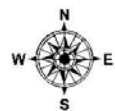


- Legend:**
- +— Railroad
 - =— Expressway
 - =— NYS Road
 - =— County Road
 - Village Street
 - Paved Town Road
 - Gravel Improved Town Road
 - Gravel Unimproved Town Road
 - - - Seasonal / Trail / Drive
 - Ramp I-86

Notes: ESRI, NYS GIS Clearinghouse,
US Census Bureau, County Planning



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B. THE PLAN

1. Goals

The goal for the Town of Amity Infrastructure is to provide adequate infrastructure for the existing and future needs of the Town. Foremost among these components is adequate water supply. There can be no development without water.

2. Objectives

- a. To improve technology based services to a level on par with most areas of the country for cable, phone, internet, cellular, wireless, and services that will be created in the future.
- b. To increase water and sewer capacity to a level capable of sustaining the existing needs and development needs in the Route 19 corridor.
- c. To continue to improve Town roads as needed based on growth.

3. Strategies

- a. Actively work with local utilities to bring in more up-to-date technology, such as Verizon FIOS or Time Warner Cable to reach more households.
- b. Make and maintain the appropriate upgrades to these systems to encourage new growth along the Route 19 Corridor.
- c. Undertake the necessary steps to bring all required infrastructure services to the Belvidere area.
- d. Encourage shared service opportunities among neighboring municipalities.



Belmont Water Treatment Plant

VII. HISTORIC & CULTURAL RESOURCES

A. OVERVIEW

The Town of Amity has a rich history and has been a vibrant community for many years. As the county seat for Allegany County, it has been the site of many significant events in the history of the county including court cases, and legislative meetings. The community hosts a large number of monuments within its borders, National Historic Register buildings and sites, and the Horn Room in the Town and Village Hall. The recording of history is an on-going activity and requires good record keeping and proper archiving. The community has some good cultural resources that need continued care and improvement in the coming years, including The Fountain Arts Center and Belmont Literary and Historical Society.

B. THE PLAN

1. Goals

The Goal of this section is to actively work to enhance the historical and cultural offerings within the Town of Amity.

2. Objectives

- a. Have a person that is designated historian for the community.
- b. Have a group that has the purpose to work on historical issues.
- c. Improve access and use of historic sites within the Town.
- d. Improve and renovate historical buildings, sites, and monuments.
- e. Work to actively preserve Historic Documents and properly archive the Town's records.

3. Strategies

- a. Whereas all Towns are expected to have a Town Historian, the Town of Amity should appoint a Town Historian. Encourage such an appointment by considering remuneration for this position to be included in the town budget plan.
- b. Encourage the Town Historian to work with interested people in the community to develop a Historical Society for the area. This either could be Amity centric or could cover a wider such as Scio-Belmont-Angelica, etc. Work with Historical Society and the History Roundtable organizations.
- c. Develop a marketing plan to bring tourists to the community to enjoy the historical sites and monuments. This could include an expanded section on the Town and Village websites, signs, lists/pamphlets/brochures and flyers.
- d. Assist community organizations with local projects that have historic or cultural relevance by acting as the sponsor agency in grant applications if needed. In addition, the Town can work more closely with the local organizations to assure that achieve successful results for their projects. Some of the known projects include the buildings that are on the Historic Register, various monuments around the community, and determining what other historic buildings that are not on the Historic Register may benefit by being nominated.
- e. Work with the New York State Archives and other agencies to develop a good records management program for the Town's records to assure that they will be available for future generations.
- f. Consider undertaking a photographic history of the Town of Amity project.

**NATIONAL HISTORIC REGISTER
SITES IN AMITY**



The Belmont



Belmont Literary and Historical Society



Belmont Grange



The Belvidere Manse

VIII. NATURAL RESOURCES, RECREATION, AND ENVIRONMENT

A. OVERVIEW

During the public forum, various people described their Town as a beautiful place with abundant wild life. They noted that they liked the fresh air, proximity to hunting and fishing, the Genesee River, and that Town had great wide open spaces with excellent natural resources.



Amity Lake, Plumbottom State Forest, Genesee River Wilds Access Site, and First Responders Park are representative of natural and recreational sites in Amity

B. THE PLAN

1. Goals

To support the availability of recreation, natural resources, and environmental aspects of the Town of Amity, and to continue to promote the proper use of these resources.

2. Objectives

- a. Improve access to natural resource and recreational areas within the town.
- b. Continue to develop positive wildlife habitats within the Town on New York State owned properties and privately owned properties with programs that are available for property owners interested in this kind of use on their properties.
- c. Improve the Genesee River waterfalls and surrounding area at the dam site crossing at State Route 19.
- d. Encourage clean-up programs along all roads within the Town.
- e. Develop additional park facilities for public recreational use.
- f. Continue to develop trails and sites for recreational activities such as hiking, snow sports, kayaking, and canoeing, including the Genesee River Greenway that will connect Belfast to Wellsville.

3. Strategies

- a. Continue to develop the walking trail system that promotes safe walking along the Genesee River.
- b. Improve, protect, and preserve the scenic beauty of the community.
- c. Develop safe biking routes along the roads and mountain trails within the Town.

- d. Promote the New York State cleanup of the dam area, as well as enhancements to the adjacent parking area for fishing, picnicking, bird watching, and other related activities.
- e. Appoint law enforcement officers who will encourage compliance with local junk ordinances, and with authority to track and fine people who are in non-compliance with local ordinances for illegal refuse dumping.
- f. Continue to work with other agencies, organizations, and townships to develop and expand recreational use of the Genesee River.



Healing Waters offers kayaking, water sports, and family activities

IX. COMMUNITY PRIDE

A. OVERVIEW

Most community leaders care about the appearance of their community and how it is viewed by visitors, residents, patrons, and onlookers. Citizens take pride in being complimented on its small-town feel, and its rural lifestyle. The Town of Amity is blessed with striking natural beauty, natural resources, and diverse and plentiful wildlife. There is also an abundance of agricultural and recreational lands that enhance its rural culture. Although there are some negative aspects, the Town of Amity plans to engage residents and landowners to participate in their remedies. This is done by formulating a depiction of what they want the town to become in the near and distant future, and by supporting the growth of suitable business ventures that improve the local economy without reducing the community's aesthetics.

B. THE PLAN

1. Goal

The goal of this planning board is to encourage a shared vision with the community residents in developing a plan for the future. This vision should address the full range of concerns including schools, housing, economic development, neighborhoods, parks, protection and preservation of agricultural assets, recreational lands, and the general appearance of the community.

2. Objectives

- a. Preserve the rural lifestyle without infringing on the rights of adjacent farmers, businesses, or residences, while being responsive to the concerns within the community.
- b. Propose growth consistent with the rural lifestyle.
- c. Use a proactive approach to develop vital infrastructure including water and sewer districts, utilities, communications, and other services that will support residential, business, and industrial development in the Route 19 corridor and Belvidere areas. An orderly approach to this development will provide economic prosperity, job growth, and tax revenue for the town and county, resulting in a lessening of the tax burden to the residents.
- d. Formulate a Business District plan that balances a mix of businesses and services within the Route 19 corridor. Such a plan should be periodically reviewed and updated to remain current and consistent with community priorities.

3. Strategies

- a. Promote the efforts of our residents and local organizations working to improve the community by identifying emerging project opportunities, and preserving values fundamental to our past and future expectations. The comprehensive plan supports local organizations, churches, and civic groups including, but not limited to, Rotary, American Legion and its auxiliaries, Belmont Betterment, Belmont Library and Historical Society, Healing Waters, Genesee River Wilds, GVCS, and Youth Leagues.
- b. Maintain the agricultural farms and markets heritage by supporting “Right to Farm” laws with quality growth management in mind.
- c. Inspire landowners and residents to keep Amity clean, and propose solutions for unsightly conditions that may exist. Avoid blight by implementing local code writing and enforcement procedures. Encourage compliance by reluctant residents with pride rather than embarrassment of enforcement.

X. HOUSING

A. OVERVIEW

Housing in the Town of Amity is mostly single family residential. There are a few multiple residential facilities located in the village of Belmont such as the Village Court Apartments, STEL, and Apartments at The Belmont. There are also two ARC group homes in the Town of Amity. In addition to these, the County Jail facility is in the Town of Amity, which has a varying population that presently ranges from 100-130. About half of the jail population is comprised of federal prisoners being held through contract by the county, with the remainder being county inmates.

Total population: 2,498.

Houses 1126 (1010 occupied; 762 owner occupied; 248 renter occupied)

Housing density: 34.6 houses/condos per square mile

Median price asked for vacant for-sale houses and condominiums in 2010 in Amity: \$67,300.

Median gross rent in Amity, NY in 2007: \$542

Housing units in Amity with a mortgage: 367

Houses without a mortgage: 395

Household type by relationship

- Households: 1010
- In family households: 682 (549 male householders, 133 female householders)
- 511 spouses, 583 children, 74 other relatives, 197 non-relatives
- In non-family households: 328; 263 living alone;
- Size of family households: 2.71
- Size of non-family households: 2.35
- 199 married couples with children
- 63 single-parent households

Estimate of home value of owner-occupied houses in Amity in 2010

- Less than \$50,000: 218
- \$50,000 - \$99,999: 368
- \$100,000 - \$149,999: 79
- \$150,000 - \$199,999: 49
- \$200,000 - \$299,999: 22
- \$300,000 - \$499,999: 20
- \$500,000 - \$999,999: 0
- \$1,000,000 or more: 6

Rent paid by renters in Amity in 2010

- Less than \$200: 11
- \$200 - \$299: 11
- \$300 - \$499: 49
- \$500 - \$749: 102
- \$750 - \$999: 31
- \$1000 - \$1499: 4
- \$1500 or more: 0

All data above quoted from U.S. Census Bureau 200-2013 5-Year American Community Survey Estimates

B. THE PLAN

1. Goal

The Goal for housing in the Town of Amity is to increase the availability of residential housing and continue to offer affordable conditions to live in the Town of Amity.

2. Objectives

- a. Control housing costs and local taxes on housing.
- b. Encourage residential growth in the Town.
- c. Create safe, affordable housing for the aging, senior population.

3. Strategies

- a. Utilize existing buildings and rehabilitate them for housing in the near future.
- b. Improve the water, sewer, and other infrastructure needed to accommodate new housing in the Town.
- c. Encourage developers to choose small tracts that have compact housing plans that save open space while increasing the number of residences in the Town. These sites should be within or directly adjacent to existing water and sewer infrastructure.
- d. Encourage appropriate green growth and green building practices and rebates.



Local Housing

XI. HEALTH AND PUBLIC SAFETY

A. OVERVIEW

The Town of Amity has excellent services due to its proximity to various agencies located here. The police coverage is provided within the Village of Belmont by the Belmont Police Department. The Allegany County Sheriff's Department is located within the Town of Amity on NY State Route 19 just south of the Village of Belmont. This is also the location of the County Jail and Public Safety facility. The Public Safety Facility is the base for the Dispatch Center for most of Allegany County 911 services. The New York State Trooper's barracks are located within the Town of Amity on NY State Route 19 just north of the Village of Belmont and is staffed full-time by the NYS Troopers.

Fire response service is primarily covered by volunteers with the Belmont Fire Department located within the Village of Belmont. The Belmont Fire Company covers the Town of Amity and a portion of the Town of Ward. Mutual aid that requires an aerial ladder is available through the Towns of Alfred, Wellsville, Cuba, and Houghton.

Ambulance Service is provided by the Amity Rescue Squad that has its facility located on NYS 244 just east of the Village of Belmont. The Rescue Squad is a volunteer facility with excellent equipment and facilities. Amity Rescue Squad's responsibility is to cover the entire Town of Amity and a portion of the Town of Ward. The Squad answers calls all over the county. The facility located on Route 244, known as the Amity Rescue Squad building, is a New York State, Red Cross approved site. The facility is FAA approved for Air Flight with refrigeration capabilities, and as an inoculation center, enhanced by twenty-four hour a day security via recording cameras. The Rescue Squad dispatches a full-service ambulance, as well as interface vehicles outfitted for varying levels of emergency care. The Rescue Squad will continue to add trained personnel and certified vehicles as needed to respond to all types of medical emergencies.

Presently there is a small medical clinic affiliated with Jones Memorial Hospital located within the Town in the Belvidere area. All other medical facilities require patients to travel to one of the nearby communities based on their needs and the specialty care they are requiring: Wellsville (Jones Memorial Hospital) – 10 miles; Cuba (Cuba Hospital & Urgent Care) – 17 miles; Hornell (St. James Hospital) – 29 miles; or Olean (Olean General Hospital) – 30 miles. In extreme cases, patients will be transferred to one of the Regional Care Centers in Buffalo, Rochester, or Sayre, PA.

B. THE PLAN

1. Goal

The Goal of this section is to continue to provide excellent service to the residents and businesses with regard to health and safety issues.

2. Objectives

- a. Encourage an increase in volunteerism for the Ambulance (Amity Rescue Squad) and fire protection (Belmont Fire Department) within the town.
- b. Continue to acquire the best and up-to-date equipment for the ambulance and fire squads.
- c. Continue to encourage and support training opportunities for first responders.
- d. Review and update the Emergency / Disaster Relief plans for the Town of Amity on a periodic basis.

3. Strategies

- a. Offer additional tax incentives to the members that are active in the squads.
- b. Implement procedures to ensure that members are properly trained, and in compliance with training and testing requirements.
- c. Apply for grants through state, federal, and private foundations to offset the needs of the squads.



Amity Rescue Squad Facility

XII. IMPLEMENTATION PLAN

Timeline	Implementation Strategy	Description
1 – 3 years	Update emergency/disaster plan	Develop emergency operations plan for the Town of Amity and the Village of Belmont in conjunction with Allegany County and State resources; encourage communication with emergency service providers; conduct periodic reviews of providers and plans; provide training support for local officials and boards
1 – 3 years	Water and sewer lines along the Route 19 Corridor and Belvidere Area	Work with the county to develop and adopt water and sewer districts for required lines. Install lines for connection to water and sewer systems in the Belvidere area.
1 – 3 years	Infrastructure in the Route 19 Corridor and Belvidere	Develop infrastructure for utilities, cable, wi-fi, and communications that will support commercial and economic development in the Route 19 Corridor and Belvidere area
1 – 3 years	Land use designations in Belvidere and Route 19 Corridor	Encourage creation of land use ordinances for development in the Town of Amity; designate land use areas in conjunction with SEQR; prevent loss of tax base to county buy-outs
1 – 3 years	Energy conservation / green building	Encourage energy conservation through green alternatives and green building incentives where appropriate
1 – 3 years	Shared services	Explore and encourage opportunities to share services and provide mutual aid
1 - 3 years	Recreation / Tourism	Develop strategies to identify and market recreational and tourist attractions in the Town of Amity; work with surrounding communities to create tourism “packages”
1 - 3 years	Economic Development	Create a business directory for Town of Amity business and service providers
3 – 5 years	Animal Control	Create and adopt ordinances and/or policies to implement animal control
3 – 5 years	Review Town of Amity Comprehensive Plan	Review Town of Amity Comprehensive Plan for additions, revisions, and deletions

XIII. OTHER PLANS – APPENDICES

Original Plan – 2009

The original Town of Amity Comprehensive Plan 2009 contained the following appendices:

1. Participants
2. Additional maps
3. Allegany County Comprehensive Plan
4. HUD Consolidated Plan
5. Empire Zone Business Plan
6. Allegany County Agricultural District #2
7. Allegany County Transit Planning
8. Harding Demographic Analysis
9. Allegany County Tourism Marketing Planning
10. Wind Energy Facilities Regulations
11. Guidelines for Agricultural mitigation for wind power projects
12. Emergency Operating Plan – Town of Amity and Village of Belmont
13. Survey Results from 2007

Revised Plan – 2015

The updated Town of Amity Comprehensive Plan 2015 contains the following appendices:

1. Participants
2. U.S. Census Bureau 2009-2013 5-Year American Community Survey
<http://www.census.gov/acs>
3. Updated Contact Information for Emergency Operating Plan for Town of Amity
and Village of Belmont (Appendix A of plan)
4. 2020 Vision – Allegany County Comprehensive Plan
www.alleganyplanning.com/theplan.htm;

Note: As information in these appendices is updated, it will be added to the plan.

Appendix 1

The following people assisted in the revisions and updates to the Town of Amity Comprehensive Plan. We would like to thank all these people for their contributions in reviewing and updating this plan.

Town of Amity Planning Board Members

Wendy Skinner
Paula Van Dyke
John Clouse
John Maynard
Douglas Serra
Lois Reynolds

Town of Amity Planning Board Members (past)

John Osterhout
Barbara Zlomek
Harold Mitchell

Town of Amity Board of Councilmen

Dana Ross
John Francisco
Brian Clendenin
Barbara Zlomek
Miranda Van Dyke
Joshua Brown

Town Clerk

Richard Winterhalter

Other Advisors / Contributors

Kier Dirlam
Annette Harding
Village Board of Trustees

Photography

Soulshine Photography, Alicia Shields
Donna DiGirolamo
Donald Skinner

Appendix 2

UPDATED CONTACT INFORMATION
Emergency Operating Plan for Town of Amity and Village of Belmont
(Appendix A)

EMERGENCY NOTIFICATION LIST
***Denotes Alternate—Skip of person is not reached**

Title	Name	Home Phone	Work Phone	Cell
Town Supervisor	Dana Ross	585-268-5355	585-268-5423	
Deputy Supervisor*	John Francisco	585-268-5807	N/A	
Mayor	Terry Schmelzer	585-268-5191	585-268-5522	585-610-2595
Deputy Mayor*	Bruce Caldwell	585-268-	585-268-5522	
Public Relations	Rick Hoshal	585-268-7037	585-268-5522	585-307-8480
D.C.T.	Don Zajicek	585-268-7402	585-268-5128	
D.C.T.	John Osterhout			585-610-5630
D.C.T.	Chris Finnemore		585-268-5522	585-808-4493
D.C.T.	Barb Zlomek	585-268-5346		
American Red Cross			716-664-5115	
O.E.S	Jeff Luckey		585-268-5290	
GVCS	Office		585-268-7900	
Water Department	Dorr Glover	585-268-7062	585-268-7121	716-560-5783
Sewer Department	Bob Elias		585-268-5282	
Town Highway	Bill Bigelow		585-268-5517	
Village Streets	Greg Winterhalter	585-268-5905	585-268-7131	585-808-0234
Sheriff's Department	Rick Whitney		585-268-9200	
County Health Dept.	Lori Ballangee		585-268-9250	
NY State Police			585-268-9030	