

# 2024 Comprehensive Plan

## Village of Springville, NY

DRAFT: December 17, 2024



## ACKNOWLEDGMENTS

This Comprehensive Plan update was completed by the efforts of the Village officials, the Comprehensive Plan Steering Committee, and our residents.

The Steering Committee was integral in the drafting of this update through the contribution of their time, energy, and knowledge. The Village would also like to thank all members of the community and stakeholders who contributed to the vision for this Plan, whether by participating one of the public events, spreading the word about this initiative, or providing feedback directly to the Village and Steering Committee. You helped shape its contents for the betterment of the greater Springville community.

### Comprehensive Plan Steering Committee

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- John Baker, Code Enforcement Officer
- Allison Duwe, Village Business Owner
- Devin Kowalske, Planning Board Member
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- Timothy Michaels, Mayor
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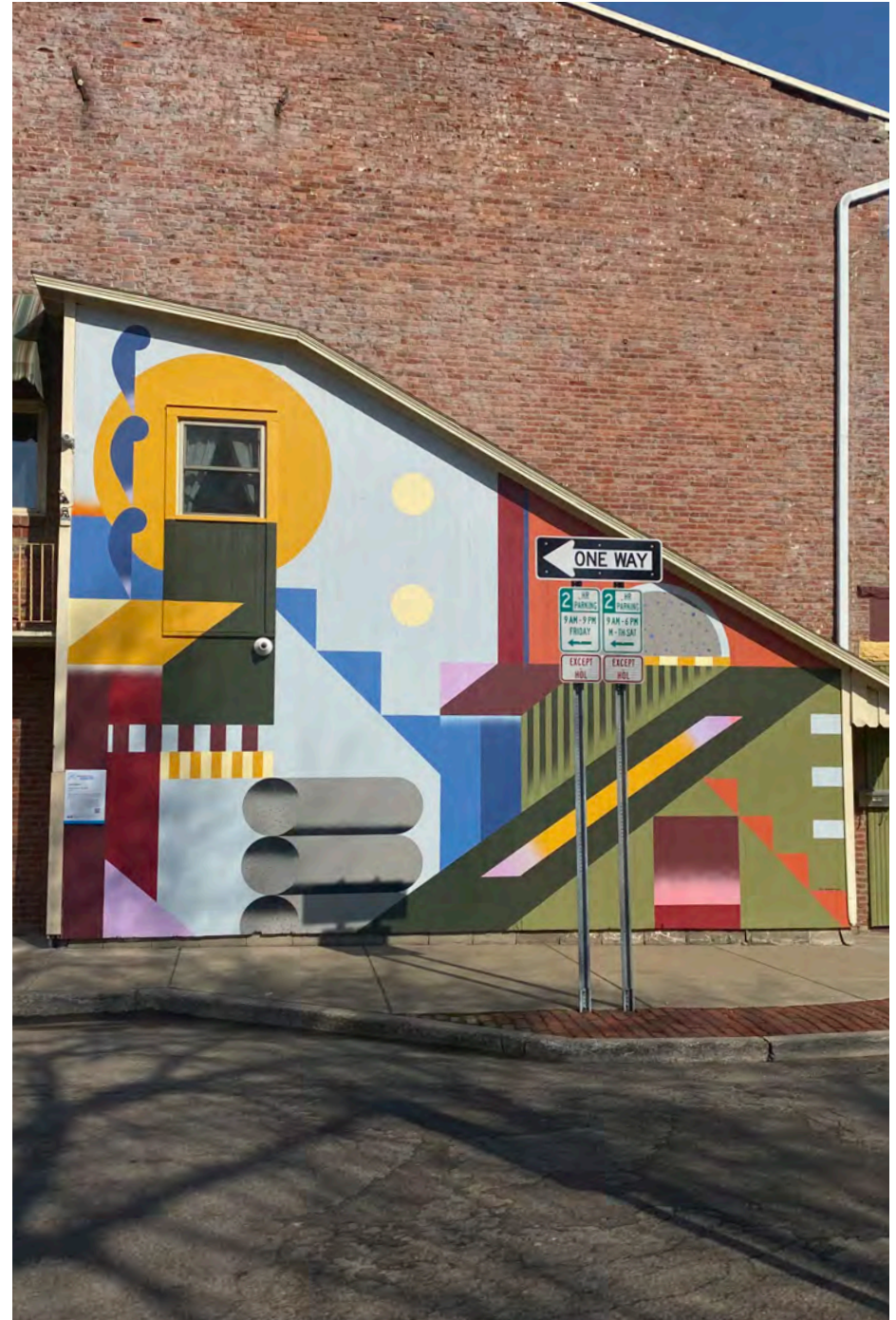
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## FOREWORD

Dear Springville Residents, Stakeholders, Current and Future Partners:

Springville is a close-knit, unique place. We are lucky to call it home. The following comprehensive plan sets forth a vision and goals for the coming decade. We want to foster what is unique and special about our community, grow in ways that are sustainable and appropriate to our rural character, and become an even better place to live, work, and play. With vision and intent, this is possible.

The comprehensive plan builds on our strengths and lays the groundwork for improvements in our community. We are motivated by a desire for future generations to take even greater pride in calling Springville home than we do. Moreover, we want Springville to be known far and wide as a destination worth visiting - for shopping, dining, outdoor recreation and the arts.

Our strengths are numerous. Our school district is well regarded and serves as a center of activity for families from a number of surrounding communities. We have a hospital and growing medical service hub that provides local residents and those from neighboring communities with much needed care. We have a rich agricultural tradition and great pride in this heritage. We have a burgeoning art scene, an in-demand housing market, a historic, intact downtown, amazing recreational facilities and natural resources for hiking, biking, snowmobiling, skiing, fishing, kayaking and the like. Our Main Street might not be thriving, but it has done more than survive the economic hardships that have inflicted many a Main Street, and it has huge potential.

As we build on our strengths we must also muster the will and the resources to confront and creatively tackle our challenges - such as access to affordable housing, transportation and services for our lower income and aging residents, vacant and deteriorating buildings, under-utilized upper floors downtown, poverty, etc. We face the threat of ongoing suburban sprawl and loss of agricultural lands. However, opportunities abound. Our Main Street has held onto an independently owned hardware store and butcher shop and we boast numerous other dynamic locally owned businesses. A number of buildings in our historic downtown are in the process of being rehabilitated. Reinvestment is happening. Housing in our community is in demand. Moreover, various projects on the periphery of the Village are in process that will enhance Springville's appeal for outdoor recreation - bringing further economic activity to our Village.

We believe in Springville. We know it is a special place, from end to end. We have endeavored throughout this planning process to listen and learn. We offer much gratitude to those residents and stakeholders that weighed in during our meetings and shared their insights and perspectives. We know that a healthy, equitable and sustainable Village necessitates ongoing community engagement and we encourage that.

This plan is intended to help guide decision making and set a tone for Village development - to help us incentivize the development we do want and protect against what we don't want. It is a living document, and should be reviewed and revised regularly.

Thank you for caring,

*The Village of Springville Comprehensive Plan Steering Committee*

5  
MUNICIPAL BUILDING  
VILLAGE OF SPRINGVILLE



5  
WEST MAIN

# Introduction

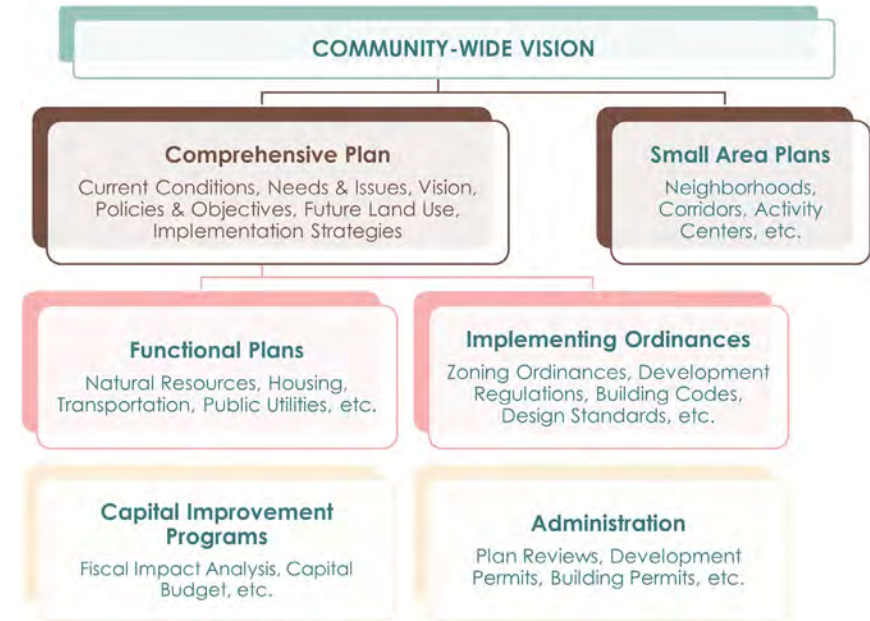
# THE COMPREHENSIVE PLAN

In this comprehensive planning endeavor, the Village of Springville is dedicated to understanding and accommodating the changing needs and desires of its community, aligning the Village’s efforts with the community’s goals and vision. The purpose of this Plan is to express the concerns and aspirations of residents, highlighting the most valued aspects of life, work, and recreation in the Village of Springville. It sets out goals and objectives that resonate with these sentiments and offers a series of recommendations and priority actions to facilitate the Village’s realization of its vision.

## Use of this Plan

The Comprehensive Plan serves as the chief guiding document for the community. All supporting plans, policies, and programs should be designed to realize the community’s vision and therefore ought to be consistent with the Comprehensive Plan. Various planning endeavors, such as small area plans, functional plans, ordinances, capital improvement programs, and administrative procedures complement the Comprehensive Plan and contribute to advancing the community toward its future vision. While the Comprehensive Plan provides valuable guidance, it should not hinder future decisions that may not precisely align with the established goals and objectives. Occasional deviations from the Plan may be acceptable if they are logical and proven to benefit the community. Furthermore, the Comprehensive Plan should not remain static. It may be appropriately amended as community conditions and preferences evolve.

The time horizon for this Comprehensive Plan spans 10 years, extending to the year 2034. This is the period during which the Plan’s short-term and long-term recommendations are deemed relevant. However, the Village should conduct regular reviews of the plan’s content every one to two years. This periodic reassessment allows for tracking progress, re-evaluating priorities, and confirming that the plan continues to align with evolving community needs and goals, thus ensuring its continued relevance and efficiency throughout the 10 years and beyond.



## Benefits of a Comprehensive Plan

The process of comprehensive planning has the potential to unlock various opportunities for a municipality. It showcases a thorough understanding of a community’s needs, prospects, and endorsed ventures, thereby enhancing a municipality’s chances of securing grant funds. Moreover, a comprehensive plan serves as a direct input for formulating and revising regulatory frameworks, such as zoning ordinances and design criteria, aligning them with the community’s long-term aspirations. By highlighting vital infrastructure improvements and programs that the community seeks, a comprehensive plan also aids in shaping the municipality’s budgeting priorities. Additionally, this plan transcends typical developmental strategies to identify cultural, social, environmental, and economic initiatives that could enhance the community’s quality of life. In doing so, it not only assists municipal decision-makers but also supports other community leaders and municipal partners.

# PLANNING PROCESS

The planning process that led to the 2024 Comprehensive Plan Update was supervised by the project’s Steering Committee. The Steering Committee, which consisted of nine individuals, volunteered their time and efforts to oversee this significant endeavor. The Committee was comprised of community residents, business owners, municipal officials, and stakeholders from the Village of Springville. The primary role of the Steering Committee was to guide the direction of the plan, contribute to the drafting and review of documents, and engage the public in the update process.

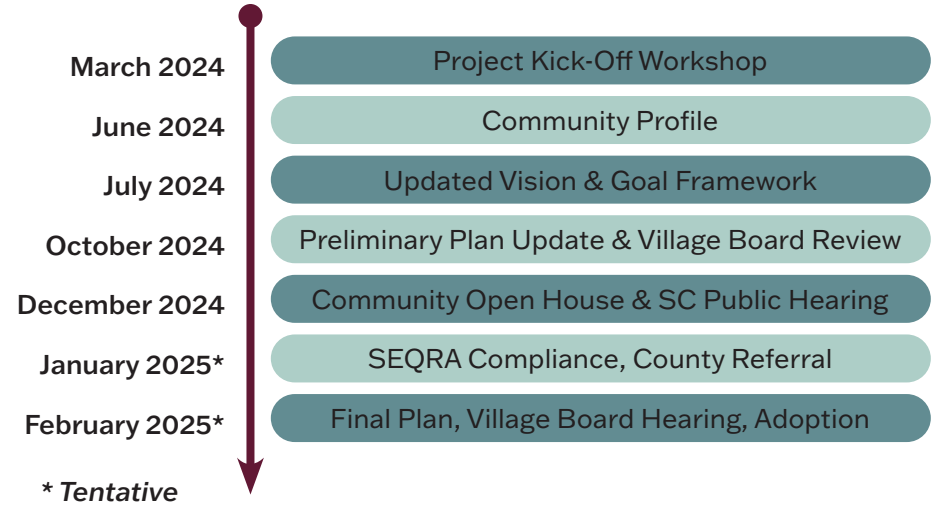
## Public Meetings

Steering Committee meetings were open to the public and advertised using a combination of the methods listed below. They invited community members to observe the Steering Committee’s working sessions as well as provide comments at the end of each meeting. This format provided opportunities for public input at each stage of the planning process.

### Public Meeting Advertisement Methods



### Key Topics Heard



## Community Open House & Steering Committee Public Hearing

A Community Open House and Steering Committee Public Hearing took place on December 3, 2024, at the Village’s Public Safety Building. Advertisements were distributed through several venues, inviting community members to read the draft Plan (which was posted for public review), submit their feedback on the draft Plan, attend the event.

The Open House, which ran from 6:00 PM to 7:30 PM, was attended by 10 members of the public, as recorded on the sign-in sheet. Six steering committee members, along with the consultant team, were also present. The event aimed to introduce the Springville community to the draft Plan and collect input on the proposed vision, goals, objectives, action items, and future land use recommendations. Upon arrival, attendees were given a brief presentation by the project team. They were then invited to explore a gallery of posters and encouraged to provide feedback.

The Steering Committee Public Hearing began at 7:30 PM, with four members of the public in attendance, according to the sign-in sheet. Attendees were invited to provide public testimony, but none chose to speak. Following the public hearing, the Steering Committee voted in favor of a resolution to refer the draft Comprehensive Plan to the Village Board for consideration for adoption.

A full summary of the Community Open House & Steering Committee Public Hearing is available in Appendix B.



# COMMUNITY SNAPSHOT

In the context of this Plan’s vision and recommendations, it is important to take note of the local demographic and environmental trends at play at the time this Plan was developed. An assessment of select census, land use, and spatial data was conducted in order to take stock of Springville’s current conditions. While this section presents a brief summary of findings, a detailed Community Profile is provided in Appendix A.

The Village of Springville is nestled at the southern tip of Erie County, New York, set against the scenic backdrop of the Allegheny Mountains and surrounded by rural landscapes with lush woodlands, winding streams, and active farmlands. With a unique and intact downtown business district, a strong school district, a rural hospital and associated services, a growing art scene, and access to amazing outdoor recreation, Springville serves as a civic, commercial and cultural center for neighboring communities.

Springville has served as regional hub since the early 19th century, with businesses focusing historically on the processing of surrounding agricultural products. Its current strategic location at the crossroads of NY-39 and US-219 has encouraged Springville’s role within the region to evolve over time. Springville is now home to a robust school district, diverse array of small businesses, and an artistic scene, setting the stage for a vibrant Village life.



Figure 1 Village of Springville

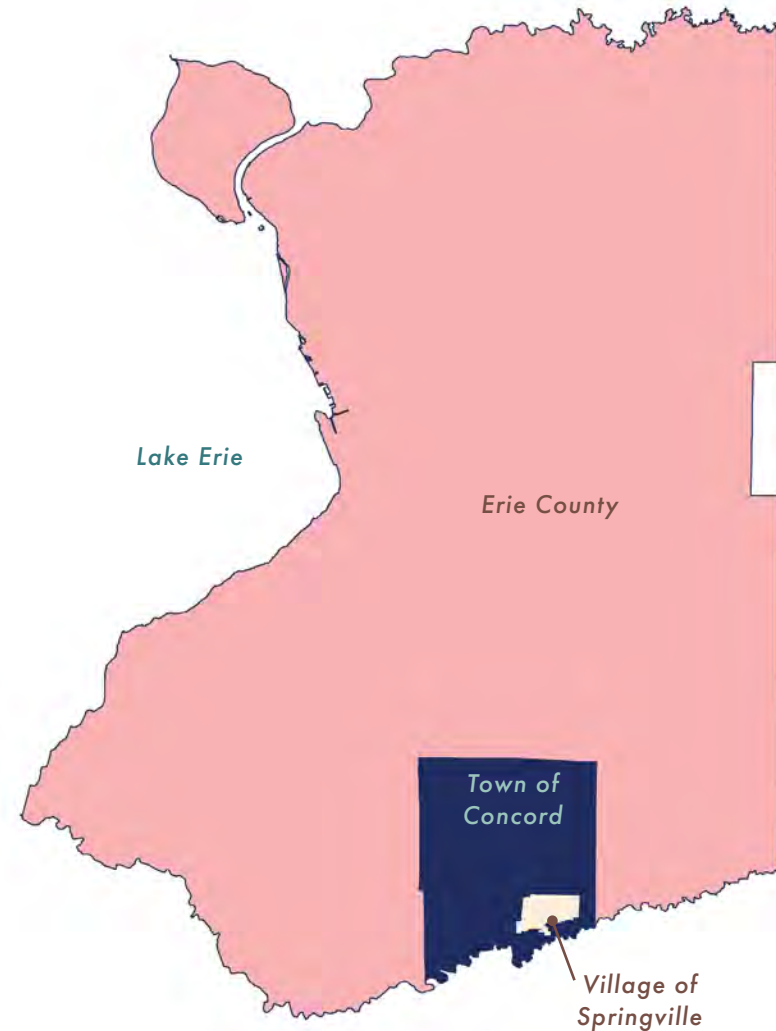






Figure 2 Erie County



 In recent years, Springville’s population has remained relatively consistent. Current demographics reveal a growth in younger age groups, suggesting it is a desirable environment for families. Due to the local demand for housing and the fact that many residents spend more than 30% of their income on housing (i.e. are housing burdened), a near-term challenge will be ensuring a diverse supply of housing that can accommodate a range of lifestyles and incomes. This includes housing that is affordable to young families and accessible to seniors who want to age in place.

 Springville’s economic fabric is woven from the threads of education, healthcare, and retail trade, which together form the backbone of local employment. Schools, hospitals, and a vibrant downtown area offer both jobs and essential services, fostering a low unemployment rate. The Village’s charm is further enriched by its historic districts and community assets. The Village center, with its nineteenth and early twentieth-century architecture, tells stories of bygone eras. Historic landmarks like Village Hall and the railroad station are cultural touchstones that connect past and present. Moreover, with the establishment of venues like the Springville Center for the Arts, the Village has a growing reputation throughout the region as hub of cultural and artistic activity.

 Nature plays a central role in Village life, with water features like Spring Brook and community ponds offering recreational opportunities and ecological benefits. The Springville “Pop Warner” Trail provides a scenic route for hiking, biking, and nature observation. Maintaining such open spaces, in addition to agricultural lands, will be important not only for environmental purposes, but also for protecting the Village’s cherished rural character and scenic views.

 Community facilities, parks, and robust public services underscore Springville’s commitment to its residents’ well-being. From parks and playgrounds to medical services at Bertrand Chaffee Hospital, both young and old have access to essential amenities and recreational outlets. Transportation infrastructure, including well-maintained roads and pedestrian-friendly sidewalks, connects residents to each other and to the broader region.

VILLAGE OF SPRINGVILLE

ERIE COUNTY

# QUICK FACTS

2020

**4,225**  
POPULATION



**954,236**  
POPULATION

**\$51,551**  
MEDIAN HOUSEHOLD  
INCOME



**\$59,464**  
MEDIAN HOUSEHOLD  
INCOME

**13%**  
POVERTY



**14%**  
POVERTY

**2%**  
UNEMPLOYMENT RATE



**3%**  
UNEMPLOYMENT RATE

**43%**  
HIGH SCHOOL  
EDUCATION +



**27%**  
HIGH SCHOOL  
EDUCATION +

# RECENT COMMUNITY PLANNING INITIATIVES

In recent years, a handful of local surveys, forums, and studies have been carried out to support future community planning efforts in the Village of Springville. This Comprehensive Plan effort aims to build upon these existing efforts, referencing critical community insights already collected in order to inform our community's vision and goals.

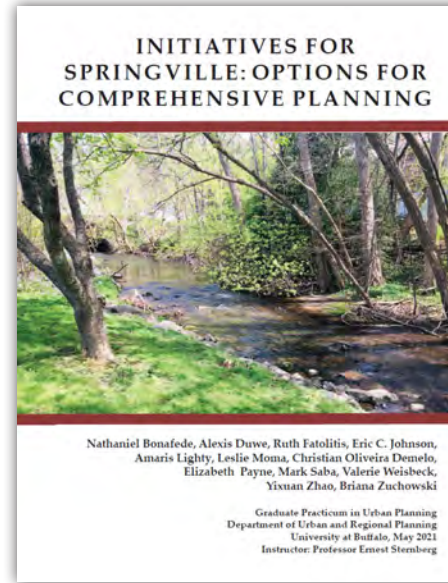
*While three prior community planning initiatives that are particularly relevant to this Comprehensive Plan update are summarized in this section, a more extensive list of recent plans and studies may be found in the Community Profile in Appendix A.*



## Numbers in Need in Buffalo Niagara

The University at Buffalo Regional Institute and Mobile Safety-Net Team led an assessment of the safety net of services in the Springville-Concord community; in other words, the assessment identified gaps between the needs of vulnerable residents and the services offered by nearby providers. This initiative included a survey in 2019, which was advertised by Springville-Concord service providers, schools, and community groups and received 111 responses. In addition to the survey, nine one-on-one conversations were facilitated at a service provider location. Key findings included the following:

1. Many residents in this car-dependent community have **transportation needs**
2. Some **critical health services**, like mental healthcare, are not easily accessible
3. The community is in need of more **affordable housing** options
4. Even residents who work full time or own a house can **struggle to get by**



## Initiatives for Springville: Options for Comprehensive Planning

In the Spring of 2021, the University at Buffalo Department of Urban and Regional Planning's Graduate Practicum in Urban Planning developed a broad-based report intended to serve as a guide for a future Comprehensive Plan update. The report - which was shaped by an assessment of existing conditions, site visits, and conversations with local stakeholders - recommends a variety of actions, including:

1. Establish logistical and funding strategies, project proposals, and shovel-ready sites to expand access to **affordable housing**
2. Permit **accessory dwelling units** and **single- to multi-family home conversions** and incentivize **home rehabilitation projects**
3. Install **parklets** in downtown
4. Redesign the **Mechanic Street** streetscape
5. Reorganize the **municipal parking lot** and include a new apartment building
6. Pursue a **residential or mixed use development** at the underutilized space in the northwest corner of the Academy St and W Main St intersection
7. Conduct restorative cleaning and reverse renovations of the **Village Municipal Building**
8. Recognize the former **GAR Post** as a cultural resource and display a marker

9. Require that structures listed on the National Register in the Village’s Historical Districts commit to **routine maintenance**
10. Create **design standards** for new structures
11. Implement an adaptive reuse project at the **BR&P Rail Station** \*
12. Establish an **access road** connection from Genter’s Auction to Carolina St
13. Install a system of **multi-use trails and greenways** to connect local attractions
14. Implement a **trail hub** for users of the Pop Warner Trail and other future trails
15. Develop a **regional coalition** to emphasize cross-municipal collaboration and progress the Greater Zoar Regional Network
16. Install **green infrastructure** for wastewater management flood mitigation
17. Plan and construct a **new wastewater system**
18. Limit new commercial construction on S Cascade Dr to **infill development** and create a “**shopping square**” with pedestrian and bicycle connections
19. Evaluate the potential of utilizing the area on Waverly St south of W Main St as a **shovel-ready site** for new business
20. Establish a **Springville Development Corporation** to lead community-based initiatives

\*The BR&P Rail Station is now under private ownership at the time of this Comprehensive Plan’s writing.



## Launch & Listen

In November of 2023, the Grow with Springville volunteer collaborative hosted a Launch & Learn session to gather ideas for the future of the Springville community. 35 local stakeholders attended, providing insight on three key questions: (1) How can we influence decision-making to promote a vibrant downtown and a healthy quality of life? (2) How can we be proactive in preserving and regenerating our natural environment in ways that promote the well-being of the community? (3) What could Springville offer that would draw people to our community? Highlights of ideas shared include:

1. **Plan** with residents and neighboring municipalities, keeping the environment and people’s wellbeing as central components
2. **Promote** Springville’s assets and events to promote the Village as a destination and attract former residents
3. **Be informed, then seen and heard**, by educating voters, engaging with diverse stakeholders, encouraging participation at public meetings, and modeling desired conditions
4. **Educate now and for the future** by enhancing educational and youth programming, hosting community events, learning from other communities, and providing professional development for educators
5. **Ask for government transparency and accountability** through voting, resident input, governance education for municipal leaders, and proactive, timely, and transparent municipal communications
6. **Put people wellness and being green first** by enhancing and expanding outdoor community spaces, increasing walkability, and planting native trees and vegetation
7. **Connect and build partnerships** with the Town of Concord, Erie County, regional entities, and local outdoor outfits



# Our Vision & Goals

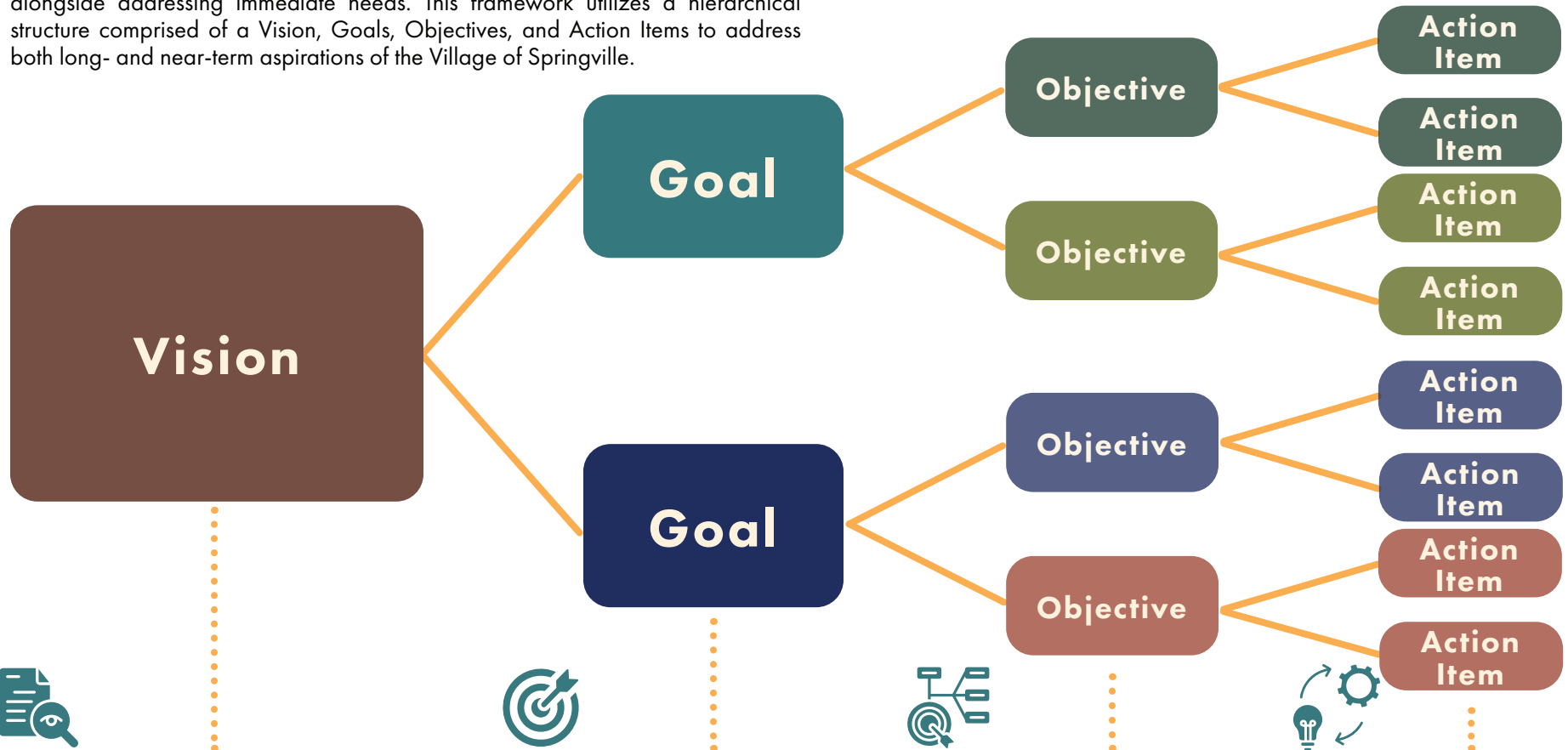
SANTA CRUZ  
ONEWHEEL!  
CALIFORNIA

# OUR VISION

*Springville is a vibrant, engaged, welcoming community, celebrated for its walkable downtown, rich arts scene, and exceptional outdoor recreation. Our rural village is known far and wide as a great place to live, work, shop, and play.*

# THE FRAMEWORK

An effective Comprehensive Plan necessitates an approach that embodies a broad range of topics and priorities. It must encompass a visionary outlook for the future alongside addressing immediate needs. This framework utilizes a hierarchical structure comprised of a Vision, Goals, Objectives, and Action Items to address both long- and near-term aspirations of the Village of Springville.



The Vision statement captures the collective aspirations of the Village community, serving as the overarching guide for all Goals, Objectives, and Action Items in the Comprehensive Plan. This Vision statement is crafted to define the Village’s long-term identity and should remain relatively stable over time, offering a consistent beacon for future development and decision-making.



Goals act as thematic categories that encompass various objectives and action items united by a common purpose. They offer structured frameworks for addressing specific topics or issues within a broader policy context. By consolidating objectives and action items, these Goals streamline decision-making and facilitate cohesive strategies for tackling complex challenges.



Objectives are measurable statements that support specific aspects of a Goal. It is important to acknowledge that the Village may already be working on some of the Objectives outlined in this plan and aims to sustain these efforts over the next decade. Objectives generally span a timeframe of 6 to 10 years.



Action Items are concrete steps aimed at achieving a certain Objective. An Action Item may be a plan, project, or program. Action Items can address both short- and long-term aspirations, spanning a lifespan of one to ten years, depending on the nature of the item.



# CELEBRATE COMMUNITY, BUILD IDENTITY



Our vibrant Village has much to contribute to the broader Western New York community. It is important to us that we support and celebrate our residents and businesses, while also embracing our role as a regional hub for arts, culture, and recreation. By cultivating and promoting a robust and distinctive Village identity, we aim to generate community spirit and a sense of pride, while positioning ourselves as a regional destination.

## Objective 1.1

**Establish a brand identity for Springville, promoting our unique attractions, history, and cultural significance.**

### Action Items

- Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.
- Maintain a professional, user-friendly website and Facebook page, highlighting attractions, a calendar of events, and local businesses.
- Form a strategic partnership with Visit Buffalo Niagara and Step Out Buffalo to promote Springville's assets and activities and secure Village representation at regional fairs, trade shows, and other events.
- Partner with the Concord Historical Society and Springville Center for the Arts to create self-guided walking tours of historic buildings and public art within the Village.
- Establish and grow major annual events that promote Springville and bring much needed activity and revenue to downtown, such as Pageant of Bands, Art Crawl, and Very Merry Main Street.

## Objective 1.2

**Build access to a variety of activities and programs that cater to the recreational needs of individuals across all incomes, ages, and abilities.**

### Action Items

- Participate in a yearly focus group with the Town of Concord, Springville Youth Incorporated (SYI), Springville Center for the Arts, Hulbert Library, and Springville Griffith Institute (SGI) to design, implement, and evaluate youth recreational programs that are affordable, suitable, and accessible.
- Establish an outdoor fitness center at Eaton Park or Heritage Park and collaborate with the Springville-Griffith Institute to complete the fitness trail along the paved path behind the Elementary and Middle Schools.
- Collaborate with the Town of Concord Senior Center and Orchard Senior Living to identify and pursue strategic opportunities to expand access to senior-friendly recreational resources, such as the addition of amenities and programming along the nearby Erie Cattaraugus Rail Trail.
- Offer ongoing active support for the completion of the full 27-mile Erie Cattaraugus Rail Trail, including the Cascade Bridge feasibility study and enhancements along the Village's portion of the trail.
- Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the recommendations of the 2018 Erie County Parks Master Plan (for Scoby Dam Park and Sprague Brook Park) and Erie County Forest Management Plan. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and serving on or as a liaison to regional and intermunicipal project committees.

## Objective 1.3

**Continue to grow the Village's commercial scene and strengthen the local economy by supporting small businesses that complement the community's fabric.**

### Action Items

- Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.
- Partner with the Erie County Industrial Development Agency, Buffalo Niagara Partnership, Western New York Regional Economic Development Council, and Empire State Development to attract and retain small businesses.
- Encourage local farmers to participate in the New York State Grown & Certified program to connect Springville agricultural operations directly to nearby consumers.



# GROWING TOGETHER THROUGH SMART & INCLUSIVE DEVELOPMENT



The Village of Springville aspires to facilitate future development that improves the wellbeing of our residents and environment. A key component of this goal is fostering mixed-income and walkable neighborhoods, ensuring that individuals and families of all ages and lifestyles have access to affordable and high-quality residential living opportunities and transportation networks. Additionally, we aim to direct new development within areas with existing infrastructure and utilities, ensuring the preservation of our cherished open spaces and agricultural lands.

## Objective 2.1

**Diversify our housing options to support individuals and families of varying income levels, ages, and lifestyles.**

### Action Items

- Conduct a housing study that assesses Springville’s housing stock and market conditions, identifies housing needs, and establishes a strategy for meeting local housing demands and preferences.
- Update zoning regulations to streamline the procedure for converting single-family residences to multi-family structures and modernize the accessory dwelling unit (ADU) regulations in order to increase viable affordable housing options within the Village.
- Connect low - and moderate-income households to local Affordable Housing Corporation grantees and Erie County’s HOME Investment Partnership and Community Development Block Grant programs for financial support for home rehabilitation, acquisition, and construction projects. Participate in the NYS Plus One ADU program to financially support low- and moderate-income homeowners with the construction and repair of ADUs.
- Inventory underutilized private and public parcels that could be developed to increase housing stock, including infill development, reuse of parking lots and vacant land, and mixed use development. Collaborate with Erie County Department of Environment & Planning, the property owners, and other partners to conduct development feasibility studies of such sites.

## Objective 2.2

**Promote a multi-modal transportation network that is safe for all user types and minimizes the adverse traffic impacts of development on Village character.**

### Action Items

- Collaborate with local and regional transportation authorities to support the expansion of existing public bus routes and rural van services in Springville.
- Investigate alternatives for rerouting truck traffic from Main Street in the Village center and calming traffic along the Village's major thoroughfares.
- Develop a Parks, Trails, & Recreation Master Plan to enhance safe and accessible pedestrian and bicycle connections to community resources.

## Smart Growth Principles

1. Walkable, bikeable, transit-friendly streetscapes and transportation systems (also known as "Complete Streets")
2. Compact development in areas appropriate for higher densities, such as downtowns
3. Infill development in previously developed areas, particularly brownfields
4. Transit-oriented development
5. Downtown revitalization in municipal centers
6. Historic preservation and adaptive re-use
7. Environmental justice
8. A mix of housing options to accommodate all households, ages, backgrounds and incomes
9. Green infrastructure/nature-based stormwater management
10. Public art
11. Storm resiliency
12. Safe, accessible and well-planned public spaces
13. Inclusive, community-based outreach and engagement in the planning process
14. Green buildings, energy efficiency and renewable energy

## Objective 2.3

**Embrace the principles of smart growth to promote residential and commercial growth while preserving our rural character.**

### Action Items

- Establish an Economic Development Committee that is tasked with attracting desired retail and entertainment businesses (such as food and drink establishments, lodging facilities, and shopping venues like a pet and bike stores) to the downtown business district or other appropriate locations.
- Amend zoning regulations to encourage cluster development and limit development along rural road frontages and the outskirts of the Village boundary.
- Allow for the transfer of development rights (TDR)\* in order to prioritize the adaptive reuse of underutilized structures over the development of new structures.
- Research and consider the application of form-based and SmartCode-based land development regulations as part of future zoning code amendments.

*\*In a TDR arrangement, the development rights of one parcel (in an area where open space is desired) are legally transferred to another parcel (in an area where growth is desired) upon which additional incremental development is then allowed.*

# SECURING A STRONG AND SUSTAINABLE FUTURE



The Village of Springville understands the criticality of ensuring that sustainability and resiliency are a key drivers in future decision-making. We support the transition to clean energy systems and are committed to protecting our invaluable natural resources. Additionally, we aim to enhance the level of service provided by our municipal administration and infrastructure, fostering a welcoming, responsive, and resilient community.

## Objective 3.1

**Continue to maintain and enhance Village water, sewer, and electric utility systems, including reducing stormwater infiltration into the sanitary sewer system.**

### Action Items

- Develop a Stormwater Management Plan.
- Pursue funding sources like the Clean Water State Revolving Fund (CWSRF) and the New York State Water Infrastructure Improvement Act (WIIA) for infrastructure projects needed for water and wastewater facilities.
- Partner with the Municipal Electric Utilities Association (MEUA) and the Independent Energy Efficiency Program (IEEP) to advocate for Springville Electric consumers to have the opportunity to engage in electric metering (connect solar panels and wind turbines to the electric grid and sell excess electricity production). Such a practice would require an amendment to the Village's electricity agreement with the NY Municipal Power Agency (NYMPA).
- Conduct a feasibility study for a composting program, beginning with the launch of a pilot residential compost drop-off initiative at designated locations and exploring a partnership the SGI Agriculture Program.
- Re-establish the Village's brush and yard waste collection program.
- Implement a development impact fee that requires large-scale developments to pay for the extension or upgrade of associated public utility infrastructure.

- Update the Electric Capital Improvement Plan to ensure that the drawings are sufficient for smaller, fundable electric upgrade projects.
- Explore the appetite for and feasibility of providing municipal internet service.

### Objective 3.2

#### Promote the use of high-efficiency and renewable energy systems to reduce our environmental footprint and long-term energy costs.

##### Action Items

- Continue to implement projects through the NYSERDA Clean Energy Communities Program, earning points and grant funding for clean energy investments.
- Attain Bronze certification in the NYS Climate Smart Communities program to demonstrate the Village's commitment to sustainability, resilience, and climate action.
- Conduct a feasibility study for a downtown geothermal district that would provide clean heating and cooling to the downtown business district while taking advantage of the Springville's unique geography and inexpensive electricity; if warranted, pursue grant funding as a next step towards implementation.
- Accelerate energy efficiency upgrades by expanding the program options (rebates, loans, etc.) offered through the Village's participation in the Independent Energy Efficiency Program (IEEP). Conduct workshops, webinars, and other outreach activities to educate residents and business owners about the availability and benefit of such programs.
- Encourage eligible homeowners to participate in programs like the Weatherization Assistance Program and NYS HOME that promote energy-efficient and sustainable housing practices.

### Objective 3.3

#### Protect and maintain our local and regional natural resources.

##### Action Items

- In conjunction with Erie and Cattaraugus Counties, advocate for environmental protection and enhancement of Cattaraugus Creek, Spring Brook, Zoar Valley, and other stream and creek valleys.
- Work cooperatively with neighboring communities to advance mutually beneficial and harmonious development, such as the West Valley Demonstration Project clean-up effort and responsible control of gravel mining practices.
- Support Green Springville and Springville Field and Stream in their efforts to promote and enhance fishing activities, particularly at the Springville Community Trout Pond, ensuring that fishing spots are sustainable and minimally invasive to the natural habitat.
- Collaborate with the State of New York to preserve the former Roswell Park Lab Facility site (571 E Main St) into a public space with trails, an outdoor performance venue, and other park facilities.
- Continue Tree City USA efforts by pursuing funding sources like Climate Smart Communities, DEC Urban and Community Forestry Program, Environmental Protection Fund, and Environmental Quality Incentives Program to conduct a tree inventory analysis and develop a Forestry Management Plan.
- Partner with Green Springville to plant 100+ trees in the Village each year, and consider the adoption of zoning regulations that would support the preservation and planting of trees (such as a tree removal permit and tree planting requirements for large scale developments).

## Objective 3.4

### Foster transparent communication channels between Village officials, staff, stakeholders, and the public.

#### Action Items

- Develop a Community Engagement Strategy that outlines which stakeholders should be engaged in Village projects as well as how and when they should be invited to participate.
- Update zoning regulations to include intent statements for each zoning district and ensure that publicly available zoning maps and code documents are regularly updated to reflect recent amendments.
- Host a semiannual joint Town of Concord and Village of Springville Board meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.
- Establish a Comprehensive Plan Committee that oversees regular reviews and updates to the Comprehensive Plan and executing its Action Items.
- Strengthen the Village's partnership with key employers and community service providers - such as SGI, Bertrand Chaffee Hospital, and JBR Nursing Home - to support the long-term success of critical community resources.
- Assess the Village's current committee and liaison structure and, as needed, update the assignments in order to maximize limited trustee and staff resources while focusing their efforts on top priority initiatives.



# PICTURE SPRINGVILLE: ENHANCING OUR PHYSICAL CHARACTER



The Village of Springville aspires to enhance the appeal of our community by strengthening historic preservation efforts, encouraging residential repairs, and ensuring new construction reflects the Village's character. We aim to create visually attractive and functional gateway areas and beautify the Village center through building façade and streetscape enhancements, making Springville an inviting and vibrant community.

## Objective 4.1

**Promote historic preservation through educational outreach, grant funding, and technical assistance.**

### Action Items

- Conduct a regular assessment of buildings falling under the historic districts for potential repairs or renovation.
- Coordinate with the Historic Preservation Commission to organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.
- Pursue grant funding opportunities and support property owners with applications to organizations such as the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and Preservation Buffalo Niagara to progress historic preservation efforts.



## Objective 4.2

**Enhance the Village’s gateway areas to reflect the Village’s identity, invite visitors, and improve functionality and safety.**

### Action Items

- Establish and improve entry signage at strategic locations along US Route 219 and West Main Street to raise awareness of and direct travelers to downtown, including safety enhancements where appropriate (e.g. crosswalks, lighting, and landscaping at the South Cascade – West Main Street gateway).
- Collaborate with the Springville Main Street Association and the Concord Garden Club to ensure that future signage and landscaping upgrades at the Vaughn Street – East Main Street gateway are harmonious with Village branding and the South Cascade – West Main Street gateway.
- Further establish the Pop Warner Trail intersection with West Main Street as a trail hub by installing wayfinding signage that directs travelers to key Village parks, sites, and businesses.

## Objective 4.3

**Implement the Complete Streets approach to improve the accessibility and safety of pedestrian and bicycle networks.**

### Action Items

- Adopt a Complete Streets policy and develop Complete Streets guidelines. This policy may include a requirement to assess and implement (as deemed appropriate and feasible) pedestrian and bicycle improvements as part of routine roadway maintenance activities.
- Develop and implement a community wayfinding signage plan to link the Cascade Drive commercial corridor to downtown.

- Reconfigure and upgrade the municipal parking lot - including landscaped islands, trees, well-defined paths, and protected lighting fixtures - so it is safer for pedestrians and bicyclists.

## Objective 4.4

**Boost the visual appeal of the Village’s commercial areas through building façade and streetscape beautification initiatives.**

### Action Items

- Apply for local and state funding programs - such as NY Forward, NY Main Street, Empire State Development Strategic Planning & Feasibility Studies, and Erie County Commercial Center Improvement Program - to implement downtown beautification and streetscape enhancement activities.
- Activate our three downtown alleyways through sidewalk repairs and the installation of lighting fixtures, artistic elements, and - where ADA-compliance can still be achieved - landscaping and seating.
- Update the Commercial-Industrial Park District’s regulations to ensure that the strip-style development along South Cascade Dr is contained and maximizes the efficient and productive use of land through compact site design, smaller front yards, and reduced parking minimums.





# Community Development Strategy

# INTRODUCTION

One of the main purposes of a comprehensive plan is to guide the pattern and character of land use and development for a community’s future. The Community Development Strategy (CDS) reflects the community’s preferences for the location and nature of various types of development in the Village. This plan was developed based on input from community stakeholders and an analysis of existing infrastructure and other community data.

Land use patterns significantly influence how people interact with their environment, move around the community, and connect with each other. To ensure future investments align with Springville’s desired character, the CDS outlines the intended development intensity across the entire Village. This Strategy will guide decision-makers when reviewing development proposals. The CDS’s Future Land Use (FLU) areas are designed around existing centers, corridors, and infrastructure, facilitating opportunities for new commercial and residential development while preserving the community’s rural character. This preferred growth pattern, as identified in the plan, will help Springville create high-value concentrated areas and promote efficient, smart growth.

The FLU Map for the Village of Springville is shown on the following page. This map visually represents the desired future development patterns within the Village and should be used as a guidebook to ensure favorable land use decisions. The FLU Map is not meant to define specific boundaries or exact zoning designations; instead, it illustrates general areas within the Village where similar scales and types of development should be encouraged. Consequently, the exact size and boundaries of the land use classifications may change over time. It is also crucial to note that the CDS and its FLU Map are not intended to serve as or replace the Village’s existing zoning code and map. A zoning code is a regulatory tool that legally assigns properties to a zoning district, whereas the CDS is not legally binding. The CDS is broken into four sections:

## 1. Agricultural & Green Space

- 2. Neighborhoods {
  - Rural Residential
  - Mixed Density Residential

## 3. Downtown

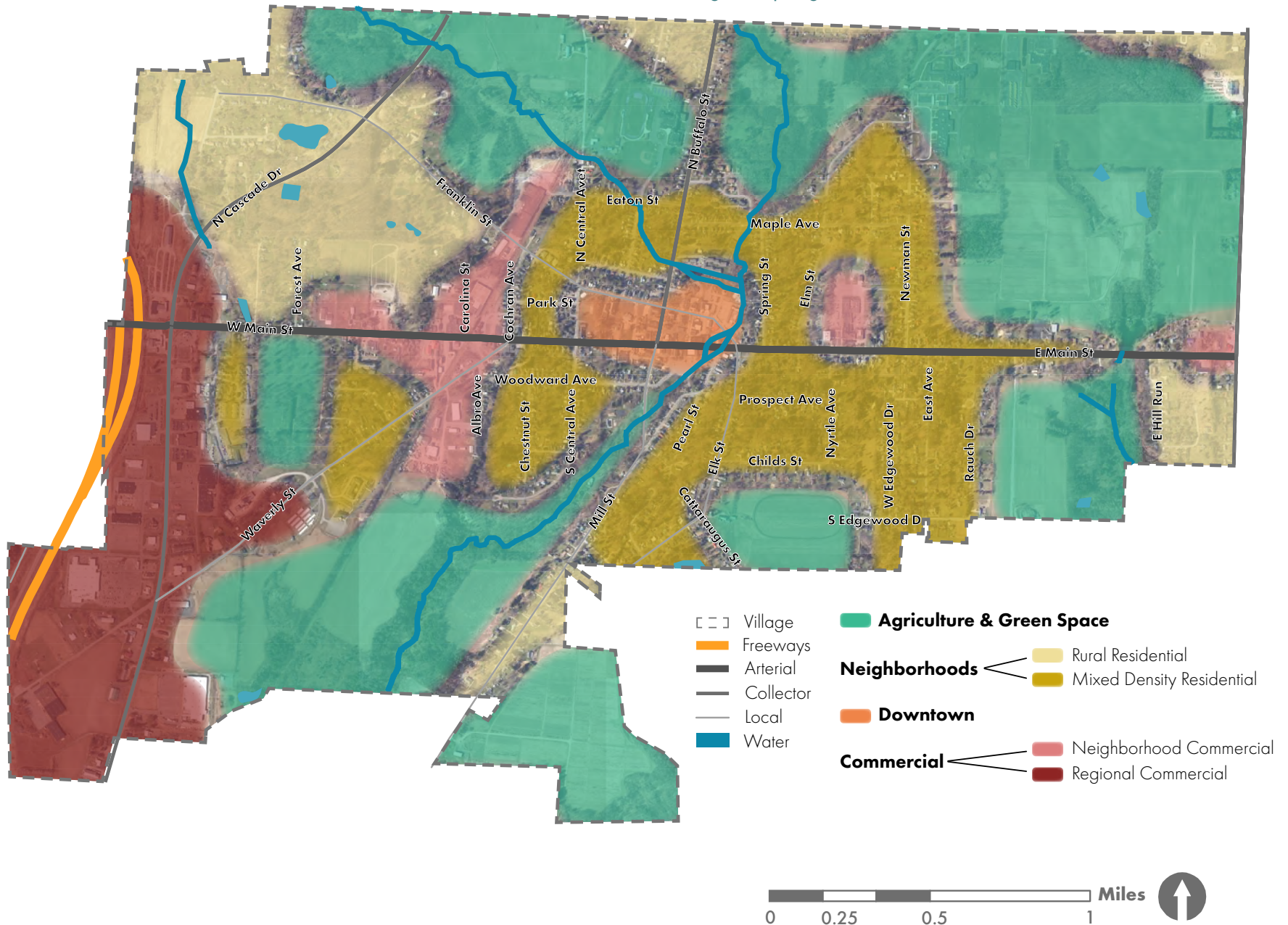
- 4. Commercial {
  - Neighborhood Commercial
  - Regional Commercial

Regulatory Implication	Zoning	Future Land Use
	Regulatory Tool (law)	Non-Regulatory Tool (guide)
<b>Boundaries</b>	Absolute	Flexible
<b>Purpose</b>	Establishes permitted land uses, administrative procedures, and building/site design requirements	Recommends land uses and building/site design elements to be encouraged or discouraged
<b>Use</b>	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community	Used by community stakeholders to inform their development applications. Used by elected officials and municipal staff to evaluate development applications



### Figure 3: Future Land Use

Village of Springville, NY



# AGRICULTURE & GREEN SPACE

## Function

The Agriculture & Green Space FLU area, shown in light green on the FLU map, encompasses key natural features, such as Springbrook Creek, as well as agricultural and forested lands on the Village's periphery. It also includes community facilities with extensive open spaces, such as schools and cemeteries. This FLU area contains parcels with larger lot sizes, characterized by low-density residential development or clusters of buildings, leaving substantial areas as open space.

Currently, much of the Village's agricultural land is actively used for farming and related activities, with some areas falling within New York State (NYS) Agricultural Districts, where farming is legally protected. Presently, while only three parcels are officially designated as agricultural land use through the NYS Tax Assessment, seven are protected via a NYS Agricultural District. Agricultural properties are generally located around the outskirts of the Village, especially along the northern, eastern, and southern boundaries with the Town of Concord. The presence of significant agricultural lands within this area is crucial for preserving the Village's rural character and ensuring continued access to locally grown food.

Moreover, the lands within this FLU area provide a valuable respite from urban life, offering scenic views, lush tree cover, access to trails, and recreational opportunities within the Village. Most parcels within this FLU area are zoned residential (R-8.5), which permits agricultural uses alongside other uses like single-family homes, schools, customary accessory structures, and private garages. However, this current zoning framework leaves natural, agricultural, and open spaces at risk of development that could potentially obstruct scenic views, degrade natural environments, or reduce public access to outdoor landscapes.

The Agriculture & Green Spaces FLU area aims to:

1. Promote and sustain the Village's natural resources
2. Preserve local agricultural land
3. Enhance recreational activities



Google Streetview



## Supported Characteristics

The Agriculture and Green Space FLU area is focused on safeguarding and enhancing the Village's agricultural lands, natural habitats, and recreational resources. Future development should protect vital natural systems - such as Springbrook Creek, wetlands, and other environmentally sensitive regions - as well as prioritize agricultural activities and maintain low to moderate density to preserve the rural character of the landscape. When new development does occur, cluster development is encouraged, allowing for concentrated building areas while preserving larger contiguous stretches of open space and farmland. This approach will help protect sensitive environments, conserve native vegetation, and sustain local biodiversity and ecosystems. Establishing a specific conservation-type zoning district distinct from the R-8.5 district would further safeguard open spaces, ensuring that parkland and natural landscapes are preserved for future generations. A local solar energy systems law would also serve to protect valuable open space and agricultural lands, which are often deemed suitable locations for large scale, ground-mounted solar developments due to the flat, unobstructed terrain. Such a local solar energy systems law would aim to find an appropriate balance between open space preservation and renewable energy development, and provide for site design and decommissioning stipulations that support the long-term environmental integrity of the land.

Additionally, this FLU area aims to enhance outdoor recreation opportunities by expanding the existing park and trail network. Future park and trail investments should develop and maintain accessible and diverse recreational spaces that reflect the community's needs and preferences, from our young children to seniors.

# AGRICULTURAL PRESERVATION

Agriculture is a cornerstone of our local economy and a vital part of our community’s identity and rural character. Preserving agricultural land is crucial to maintaining this legacy for future generations. The Agriculture and Green Space FLU area can preserve agricultural land through appropriate zoning regulations and engagement with established agricultural programs. For example, a conservation-type zoning district could be implemented to discourage the conversion of farmland to non-agricultural uses. This may involve maintaining low-density and low-impact development regulations in rural areas. Conservation easements are a powerful tool for protecting agricultural land from future development; local farmers are encouraged to participate in programs like the NRCS Agricultural Conservation Easement Program in collaboration with local land trusts and conservation organizations that can help facilitate the creation of such easements. Furthermore, if not already, agricultural landowners are encouraged to participate in the NYS Agricultural District program, which protects agricultural operations by discouraging local nuisance lawsuits and placing limits on the regulation, acquisition and conversion, and feeing of agricultural properties. By promoting and supporting these activities, many farmlands can be safeguarded from urban sprawl, preserving the agricultural landscape and local food sources for future generations.

Figure4 Agricultural District & Agricultural Land Use



## CONNECTED RECREATIONAL SYSTEM

Springville is home to a dynamic park system and a variety of recreational activities, offering residents and visitors numerous ways to connect with nature, stay active, and enjoy the outdoors. The Agriculture and Green Space FLU area aims to promote recreational activities and develop an interconnected network of parks, trails, and green spaces that encourage walking, biking, and other non-motorized forms of transportation.

The development of a comprehensive Parks, Trails, and Recreation Master Plan would serve to strengthen the current park system, expanding recreational opportunities and ensuring these spaces remain vibrant and accessible for future generations. Improving multi-modal connections can significantly enhance safety and access to key community resources, such as parks (Eaton Park, Fiddler’s Green, Heritage Park) downtown businesses, schools, libraries, post offices, and senior housing. This may involve extending trails or on-road bike and pedestrian facilities from existing networks; for example, connecting the Pop Warner Trail to Orchard Senior Living, the Senior Center, downtown, and Springville-Griffith Institute High School. Recreational facilities in the Agriculture & Green Spaces FLU area should be designed to cater to people of all ages and abilities, fostering a more inclusive environment. Additionally, enhancements to nearby recreational sites outside of the Village, such as the Trout Pond, should also be supported as a means of enriching and expanding access to a diverse range of outdoor recreation assets.



Figure 5 Connected Recreational System

## Key Recommendations

### Agriculture & Green Space

- Maintain low to moderate density development
- Encourage cluster development
- Establish a conservation-type zoning district
- Adopt a local solar energy systems law
- Develop and maintain accessible and diverse recreational spaces
- Encourage participation in the NRCS Agricultural Conservation Easement and NYS Agricultural Districts programs
- Improve multi-modal connections to key community resources

# NEIGHBORHOODS

## Function

Neighborhoods are areas of the Village where residential development is the primary land use. The most common housing typology within the Village’s neighborhoods is single-family detached structures, though multi-family structures (3+ units) also present. Less common are single-family attached and two-family structures.

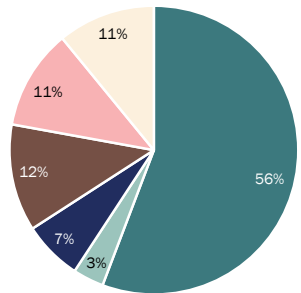


Figure 6 Units in Occupied Residential Structures, 2020

- Single-Family Detached
- Single-Family Attached
- Two-Family
- 3-4 Units
- 5-9 Units
- 10+ Units

*Census data - ACS 5 Year estimates subject tables (2020) Census data - ACS 5 Year estimates subject tables (2020)*

The residential properties within the Village vary in lot size, walkability, and proximity to goods, services, and employment. Thus, the Village’s neighborhoods provide for a range of residential living opportunities and require a tailored approach to future development. For this reason, the Village’s neighborhoods have been broken into two FLU areas: Rural Residential and Mixed Density Residential.

## Rural Residential

The Rural Residential FLU area generally covers neighborhoods on the outskirts of the Village. The parcels are typically larger in size (over a half acre and accommodating a substantial yard) and contain single-family homes. In many instances, the residences abut farmland or open space. Neighborhoods within the Rural Residential FLU area often are not walkable due to the distance to amenities and limited availability of pedestrian and bicycle infrastructure.

The Rural Residential FLU area aims to:

1. Preserve the Village’s rural character
2. Maintain low density residential living opportunities
3. Foster harmonious development along corridors shared with Concord

## Mixed Density Residential

The Mixed Density Residential FLU area generally covers neighborhoods surrounding downtown and adjacent to commercial areas near South Cascade Dr and Waverly St. The parcels are typically smaller in size (under a half acre), resulting in structures being closer together and closer to the right-of-way. While single-family homes are still the most prevalent type of structure, two-family and multi-family housing is much more common in the Mixed Density FLU area than in the Rural Residential FLU area. Sidewalks are commonplace and distances to nearby businesses and parks is short, resulting in a high level of walkability.

The Mixed Density Residential FLU area aims to:

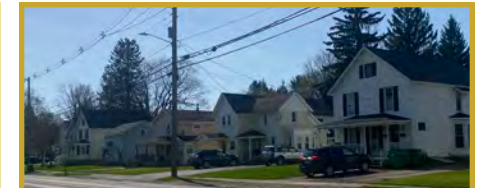
1. Welcome and support a range of incomes, ages, abilities, and lifestyles by diversifying the housing stock
2. Advance the development of mixed-income neighborhoods
3. Accommodate growth in a responsible and sustainable manner

## EXISTING CONDITIONS EXAMPLES

### Rural Residential



### Mixed Density Residential



Google Streetview



## Supported Characteristics

### Rural Residential

Development in this FLU area should continue to maintain the Village’s agrarian character, scenic corridors, and rural living opportunities. This may be accomplished by limiting development to low intensity and low density uses. For example, agriculture, parks, residential, home occupations, and certain light retail and community uses serving immediate neighbors would be appropriate in the Rural Residential FLU area. While the majority of housing in this FLU area is anticipated to remain single- and two-family structures due to their low density nature, accessory dwelling units (ADUs) may also be supported as a means of increasing affordable housing options without affecting the scale of development within Rural Residential FLU neighborhoods.

Similarly, development should aim to preserve open space and protect natural resources. Existing developments may plant trees and implement green infrastructure, especially along the right-of-way, to enhance the bucolic character found around the edges of the Village. When new subdivisions are proposed, rather than subdividing the land into standard lots of minimum sizes, the clustering of structures may be encouraged so that large swaths of undeveloped land can be preserved as open space, particularly where sensitive environmental features are present.

### Mixed Density Residential

Future development in the Mixed Density Residential FLU area should aim to continue expanding the variety of housing options available to current and prospective residents. Allowable residential developments may vary from single-family homes to multi-family structures. Conversions of large single-family homes into two-family units and the construction of ADUs are also supported in this FLU area, however, should be conducted in a way that maintains the historic character of the residences. Any new higher-density residential structures should complement the neighborhood’s existing architectural features, setbacks, and landscaping.

Another defining feature of the Mixed Density Residential FLU area that should continue to be supported is walkability. This FLU area is centered around the Village’s downtown, with access to various parks, small businesses, civic facilities, and community resources, including a hospital. Future development should focus on densification not only as a means of increasing affordable housing options, but also as a means of bringing residents closer to goods, services, employment, and recreation. For this reason, incidental light commercial uses, such as at home

occupations and street-level “corner stores,” may also be appropriate in this FLU area. Continued sidewalk and crosswalk enhancements, street tree plantings, and bike lane installations should be prioritized within this FLU area to complement the walkable development pattern, increase accessibility for individuals of all ages and abilities, and reduce reliance on vehicles.

### Residential Development Typologies to be Avoided & Encouraged

	To be Avoided	To be Encouraged
Low Density		
Mixed Density		

## INFILL DEVELOPMENT

While the need to expand the availability of diverse and affordable housing opportunities has become evident in recent years, residents desire responsible growth that protects Springville’s agricultural lands, natural spaces, and rural character. In order to achieve both goals, it is critical that new housing be strategically located where infrastructure (roads, water, sewer, electricity, buildings) are already available. This type of development may occur by increasing the density of housing (reducing minimum lot sizes and/or allowing

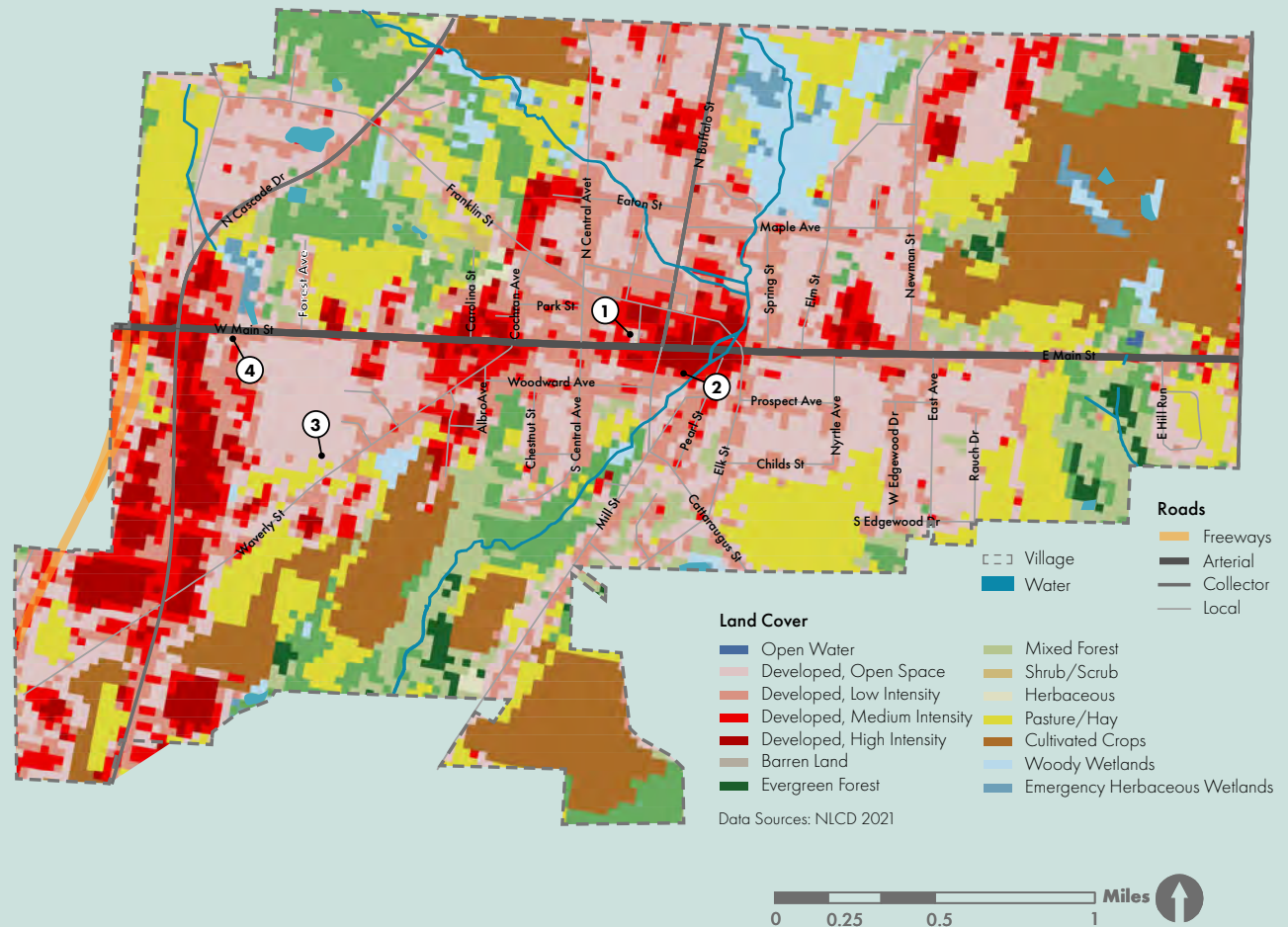
more dwelling units on a residential parcel) or by redeveloping underutilized or vacant space within existing neighborhoods and mixed use centers, so that natural areas and prime farmland remain preserved. For example, underutilized parking lots, such as the northwestern corner of W Main St and Cochran Ave, could serve as opportunities for infill development. New multi-family housing and mixed use development projects should be prioritized in proximity to existing, walkable centers of commerce - such as downtown and the intersection of West Main Street and Carolina Street - in order to bring people closer to goods and services and promote walking and biking.

Figure 7 Land Cover

The University at Buffalo’s 2021 Initiatives for Springville study identified potential locations for affordable residential development, including:

1. The privately-owned open space (southern half of 190 Franklin St) at the northwest corner of Academy St and W Main St
2. The southern end of the Village-owned municipal parking lot
3. The privately-owned open space (western portion of a larger lot) northwest of Orchard Senior Living on Waverly St
4. The privately-owned vacant lot at the southeast corner of W Main St and Barnstead Dr

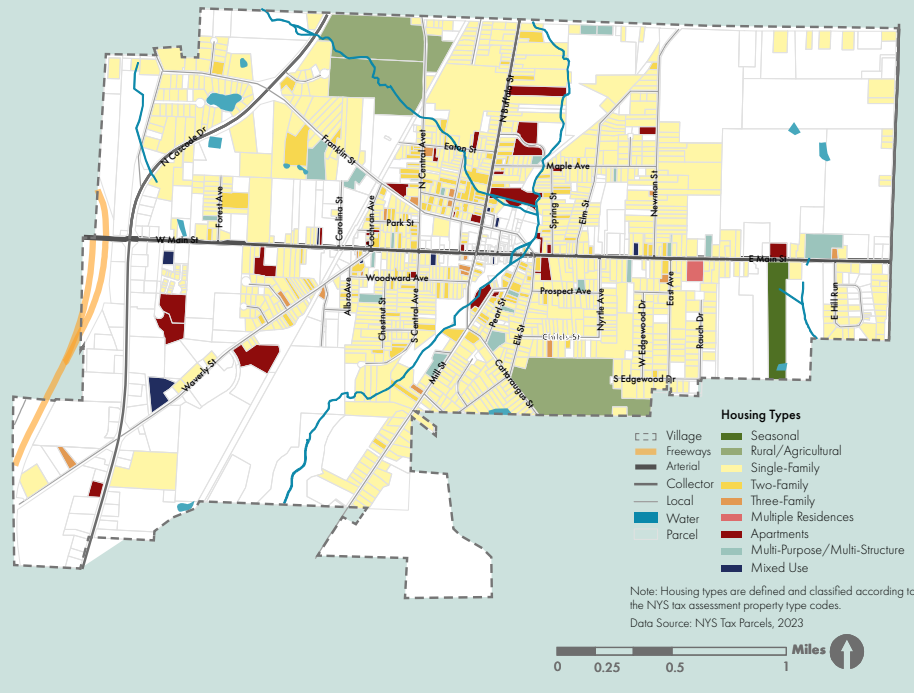
The feasibility of the above sites (and identification of other potential sites) for strategic residential infill development may be further explored via a housing study, in which close coordination with any prospective private landowners and funding agencies would be critical.



## MIXED DENSITY NEIGHBORHOODS

Increasing housing supply within the Village while preserving natural spaces and agricultural lands may necessitate the introduction of higher density living arrangements. However, through tactful land use controls and site design standards, this may be achieved in a way that reflects and enhances existing residential development patterns and character. Tools like a Mixed Residential Zoning District (permits a variety of residential designs and densities) and a Planned Unit Development District (requires review and revision of mixed residential plans to ensure conformance with the community vision) can facilitate the diversification of housing choice while being sensitive to the surrounding neighborhood. This type of development would be most appropriate within Mixed Density Residential FLU area, providing residents with nearby access to local businesses, parks, and civic facilities. Redevelopment and new development should reflect the architectural character of existing neighboring residences and integrate landscaping, sidewalks, and street trees to further support the walkability and appeal of the Village center.

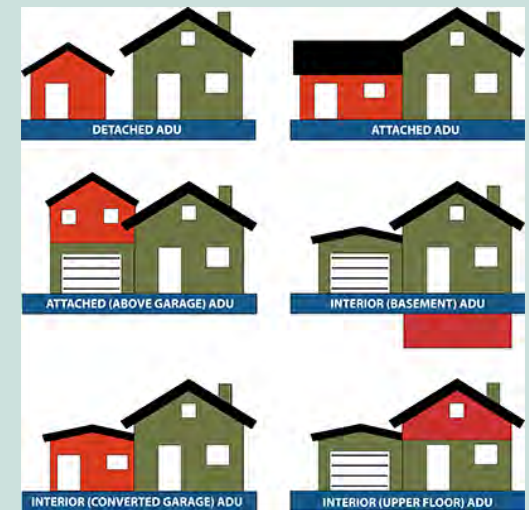
Figure 8 Housing Types



## ACCESSORY DWELLING UNITS

An ADU (sometimes colloquially referred to as an accessory apartment, in-law suite, or granny flat) is a smaller, independent residential unit on the same property as a primary residential structure. ADUs may be attached to or detached from the primary residential structure, and are also sometimes located in a basement, in a converted garage, above a garage, or above the primary residential structure. ADUs are often used as a tool for promoting aging-in-place and, depending on the ADU regulations, may also increase opportunities for additional affordable and/or rent-based living arrangements.

Section 200-79 of the Village’s Zoning Code allows for accessory apartments. However, the current regulations (which specify who may live in the accessory apartment and what must be done with the accessory apartment when unoccupied) prevents Village residents from utilizing ADUs to their full benefit. Updating the out-of-date requirements on accessory apartments could expand the availability affordable housing options (such as rental arrangements) while providing a supplemental income stream for homeowners. Continuing to require the property owner to reside in one of the structures and placing limitations on the use of ADUs as short-term rentals would help to mitigate concerns related to absentee landlords, poor property maintenance, permanent housing availability, noise, and parking. In addition to bulk and dimensional regulations, more specific language related to site and architectural design would help to ensure that new ADUs match the primary residential structure and blend within the existing neighborhood development pattern. Finally, should the Village be accepted into the NYS Plus One ADU program, which provides homeowners with financial assistance for the construction of ADUs, ADU regulations should be conscious of the program’s eligibility requirements to support homeowner participation. Examples of appropriate ADU typologies for the Village of Springville are depicted and described further on the following page.



AARP

### ADU Conversions

Preference should be given to ADUs that transform existing structures and do not result in a building footprint increase. In order to maintain the character of the neighborhood, the ADU should match the architectural styling of the primary structure and the ADU entrance should be located to the side or rear of the structure.



## WHAT KIND OF ADUS MAKE SENSE FOR SPRINGVILLE?



Internal ADU



Basement Conversion to ADU



Garage Conversion to ADU



Above-Garage ADU

### ADU Additions

When the building footprint must be increased to accommodate an ADU, an addition onto an existing structure may also be supported. In these instances, preference is given to ADU additions that are not visible from the right-of-way, such as bump-outs from the rear of the structure. Any ADU additions should match the architectural styling of the primary structure.



Rear ADU Bump-Out

### New Construction Detached ADUs

While a less preferable alternative, an ADU may also be newly constructed as a detached structure from the primary residence, given that enough space is available to prevent overcrowding. Lots should have no more than one detached ADU, and the detached ADU should be substantially smaller in size than the primary residence. Any new construction of detached ADUs should match the architectural styling of the primary structure.



New Construction Detached ADU

Images: [buildinganadu.com](http://buildinganadu.com)



## Key Recommendations

### *Rural Residential*

- Maintain low intensity and low density uses
- Support the construction of ADUs
- Encourage tree plantings and green infrastructure
- Encourage cluster development

### *Mixed Density Residential*

- Allow single-family to multi-family structures and incidental light commercial uses
- Support the construction of ADUs and the conversion of large-family homes into two-family units
- Implement sidewalk and crosswalk enhancements, street trees, and bike lanes
- Facilitate infill development by increasing allowable housing density and redeveloping underutilized properties
- Establish a Mixed Residential or Planned Unit Development District

# DOWNTOWN

## Function

The Downtown FLU area, highlighted in orange, encompasses key establishments such as restaurants, cafes, and various goods and services in the blocks surrounding the intersection of Main Street and Buffalo Street. It represents the historical and cultural heart of the Village, where most small-scale local businesses are concentrated. The area also includes a few community services, such as churches, the Town library, USPS, and a museum. Additionally, it features recreational and entertainment venues like Eaton Park, Fiddlers Green Park, Springville Center for the Arts, Heritage Park, and the Skate Park. The parcels within the Downtown FLU area are relatively small and densely packed with diverse commercial enterprises. The current Downtown FLU area intersects two zoning districts: Residential District (R-6) and Village Business District (B-1). Both districts permit a wide range of land uses such as commercial businesses, office spaces, retail shops, community services, and recreational and entertainment venues.

The Downtown FLU area aims to:

1. Foster an active and vibrant Village center
2. Protect the historic character of the Village
3. Enhance the mixing of uses, walkability, and bikeability
4. Grow the small business community

## EXISTING CONDITIONS EXAMPLES

Downtown



## Supported Characteristics

### Branding & Character

As the heart of the community, the Downtown FLU area will communicate a distinctive identity for the Village. This involves a cohesive visual language that is communicated through signage, wayfinding, and street furniture with consistent downtown branding as well as intentional site and building design within the private realm. The Village’s historic buildings are cornerstone to the community’s identity, and the Village is committed to communicating its rich heritage and preserving the beautiful downtown architectural character within the historic districts. These combined efforts will serve to promote the Village as a recognizable and one-of-a-kind destination. In that same vein, future streetscape enhancements and land use policies within the Downtown FLU area should support the Village’s goal of hosting annual events, such as Pageant of Bands, Art Crawl, and Very Merry Main Street, that celebrate the community’s heritage and attract visitors.



### Mixed Use Development

In addition to branding, historic preservation, and community events, the Downtown FLU area aims to foster a vibrant Village center by promoting mixed-use, dynamic development patterns that attract both residents and businesses. Currently, the Village’s downtown is dominated by three primary land uses: commercial, community services, and recreation. The B-1 District lists “dwelling units over first floor nonresidential use” as a special exception use, meaning that this type of mixed-use development must be approved by the Planning Board through the special use permit process. The growth of mixed-use development in downtown is supported, and could be advanced by permitting residential uses over first floor nonresidential uses outright under certain circumstances. Such an approach would help to reduce upper floor vacancy and foster a denser

## Downtown Development Typologies to be Avoided & Encouraged

To be Avoided



To be Encouraged



downtown that blends retail, offices, and residential spaces, thereby bringing more foot traffic to the downtown to support local businesses and contribute to long-term economic stability. This could also foster an environment where downtown businesses are able to stay open for longer hours, making downtown a go-to destination for goods and services from the morning into the evening.

**Revitalization**

Promoting the mixing of uses is one land use tool out of many broader strategies that can be employed to support the growth of existing and new small businesses, such as food and drink establishments, lodging facilities, and shopping venues. Other opportunities to foster this growth include outreach and technical assistance for small business grants (such as the Erie County Small Business Working Capital Grant Program), collaborating with local economic development agencies to identify redevelopment opportunities, and leveraging municipal grant programs that fund capital improvements to private and public infrastructure (such as NY Forward and NY Main Street). In addition to building up our cherished small business community, these efforts would also serve to revitalize vacant storefronts and underutilized properties in the downtown business district, including through adaptive reuse of existing structures. Such initiatives should primarily target the epicenter of downtown along Main Street from Buffalo Street to Elk Street.

**Streetscape & Mobility Enhancements**

Another priority in the Downtown FLU area is transforming the streetscape into a more walkable and bikeable environment, thereby making downtown less car-centric and promoting a healthier and more sustainable lifestyle. Active storefronts along West Main Street and public realm improvements can support this effort. Public art, street trees, landscaping, sidewalk repairs, bike lane installations, benches, and other street furniture would complement active storefronts and promote a more walkable, human-scaled downtown that encourages engagement and social interaction. Buildings should have minimal setbacks from the right-of-way and a high level of window transparency to engage pedestrians with storefronts.

Similarly, off-street parking should be limited and, when necessary, placed to the side or rear of a building. The existing municipal parking lot - located between South Buffalo, East Main Street, and Pearl Street - should be reconfigured and upgraded for more efficient use of parking space; to accommodate wayfinding, pedestrian paths, landscaping; and to provide for a temporary event space (e.g. live music, craft shows). Finally, opportunities to establish more consistent and reliable public transportation opportunities should be pursued in coordination with local public transit providers.

**HISTORIC DISTRICTS**

The Downtown FLU area covers (wholly or partially) all four of the Village’s historic districts: (1) the West End Historic District, (2) the East Main – Mechanic Street Historic District, (3) East Hill Historic District, and (4) Fiddler’s Green Historic District. With the exception of the East Hill Historic District (which is largely residential), the historic districts primarily consist of civic and commercial structures. The recognizable architectural features of buildings within these districts contribute to the overall character of downtown. Under the current Historic Preservation Commission Building Design Standards, any building within a historic district requires a certificate of appropriateness for demolition. Additionally, any historic building in an historic district must adhere to specific guidelines to preserve its visual appearance. These Building Design Standards for historic preservation were first released in 2014; regular reviews and updates to these guidelines would reflect the current status of buildings, recent renovations, and best practices in historic preservation. The Historic Preservation Commission may also consider hosting expert-led public workshops to educate property owners on utilizing credits, best practices, and restoration techniques. Moreover, the pursuit of funding from sources such as the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) could support the strategic preservation and architecturally-appropriate enhancement of buildings within the existing historic districts, including the sections within the Downtown FLU area.

Figure9 Historic Districts & Downtown





## DOWNTOWN STREETSCAPES

The Downtown FLU area emphasizes creating a pedestrian-oriented and human-scaled public realm that is inviting and comfortable for all ages. Future investments in the downtown streetscapes should prioritize pedestrians by widening sidewalks, upgrading existing crosswalks, and implementing traffic-calming measures such as raised intersections, speed humps, and curb extensions to enhance safety. The Village’s downtown should reflect the Complete Streets approach, which promotes convenient access for all users, including pedestrians, cyclists, motorists, and transit riders of all ages and abilities. Additionally, the presence of active storefronts provides opportunities to implement placemaking strategies, such as pocket parks, activated alleys, and outdoor seating areas (outside restaurants and cafes) that encourage social interaction and community engagement. These spaces can serve as venues for events, markets, and cultural activities. All these efforts to enhance the public realm aim to attract private investment to the Village downtown, creating a more appealing environment for residents, visitors, businesses, developers, and property owners.

### *Downtown Streetscape Designs to be Avoided & Encouraged*

To be Discouraged



To be Encouraged



## Key Recommendations

### *Downtown*

- Host annual events
- Permit residential uses over first floor nonresidential uses outright under certain circumstances
- Foster business growth and activate storefronts by conducting outreach and technical assistance for small business grants, collaborating with local economic development agencies, and leveraging municipal grant programs that fund capital improvements
- Install public art, street trees, landscaping, sidewalk repairs, bike lanes, and street furniture, in alignment with the Complete Streets approach
- Require minimal building setbacks from the right-of-way, a high level of window transparency, and the placement of parking to the side or behind the building
- Reconfigure and upgrade the municipal parking lot
- Pursue more consistent and reliable public transportation services
- Conduct regular reviews and updates to the Historic Preservation Commission Building Design Guidelines
- Pursue funding to support the strategic preservation and architecturally-appropriate enhancement of buildings within the existing historic districts
- Implement placemaking strategies, such as pocket parks, activated alleyways, and outdoor seating

# COMMERCIAL

The commercial properties outside of downtown vary in lot size, proximity to residences, walkability, and service type, thereby offering a range of commercial environments within the Village. For this reason, two Commercial FLU areas are represented on the map - Neighborhood Commercial and Regional Commercial - each with their own distinct vision for future development.

## Function

### Neighborhood Commercial

The Neighborhood Commercial FLU area highlighted in light red is concentrated around the intersections of West Main Street with Carolina Street, Myrtle Ave, and Vaughn Street. These commercial pockets along West Main Street and include establishments such as Springville Health and Fitness, Steel Bound Brewery, Bertrand Chaffee Hospital, and several restaurants. There are also some municipal and community services within the Neighborhood Commercial FLU area, such as the Springville Streets and Electric Departments, the Springville Volunteer Fire Department, and VFW Post 5260. The Neighborhood Commercial parcels typically have larger lot sizes and higher intensity uses than the Downtown FLU area but are smaller in scale and lower in intensity than the Regional Commercial FLU area with less demand for parking. The parcels in the Neighborhood Commercial FLU area are close to residential areas and offer nearby residents access to goods and services.

Despite the proximity to residential properties, the Commercial FLU area is generally less walkable than downtown due to the presence of vehicular traffic-generating uses and limited active transportation facilities. The large curb cuts, lack of street trees and buffering from the road, and lack of bike lanes limit non-motorized access from nearby residences. An exception to this is the Pop Warner Trail, which provides safe and attractive pedestrian and bicycle access near Carolina Street.

The current Neighborhood Commercial FLU area includes various zoning districts, such as the Village Business District (B-1), Village Industrial District (VI), and Residential District (R-8.5). Additionally, some sections of this FLU area overlap with historical, retail, and healthcare overlay districts. These various zoning and overlay districts mean that not all sections of the Neighborhood Development FLU area are regulated under the same land use, bulk and density, and development standards.

The Neighborhood Commercial FLU area aims to:

1. Support small and growing businesses within the Village
2. Promote local employment opportunities
3. Provide nearby access to appropriate community and commercial uses within residential neighborhoods

## EXISTING CONDITIONS EXAMPLES

### Neighborhood Commercial



## Regional Commercial

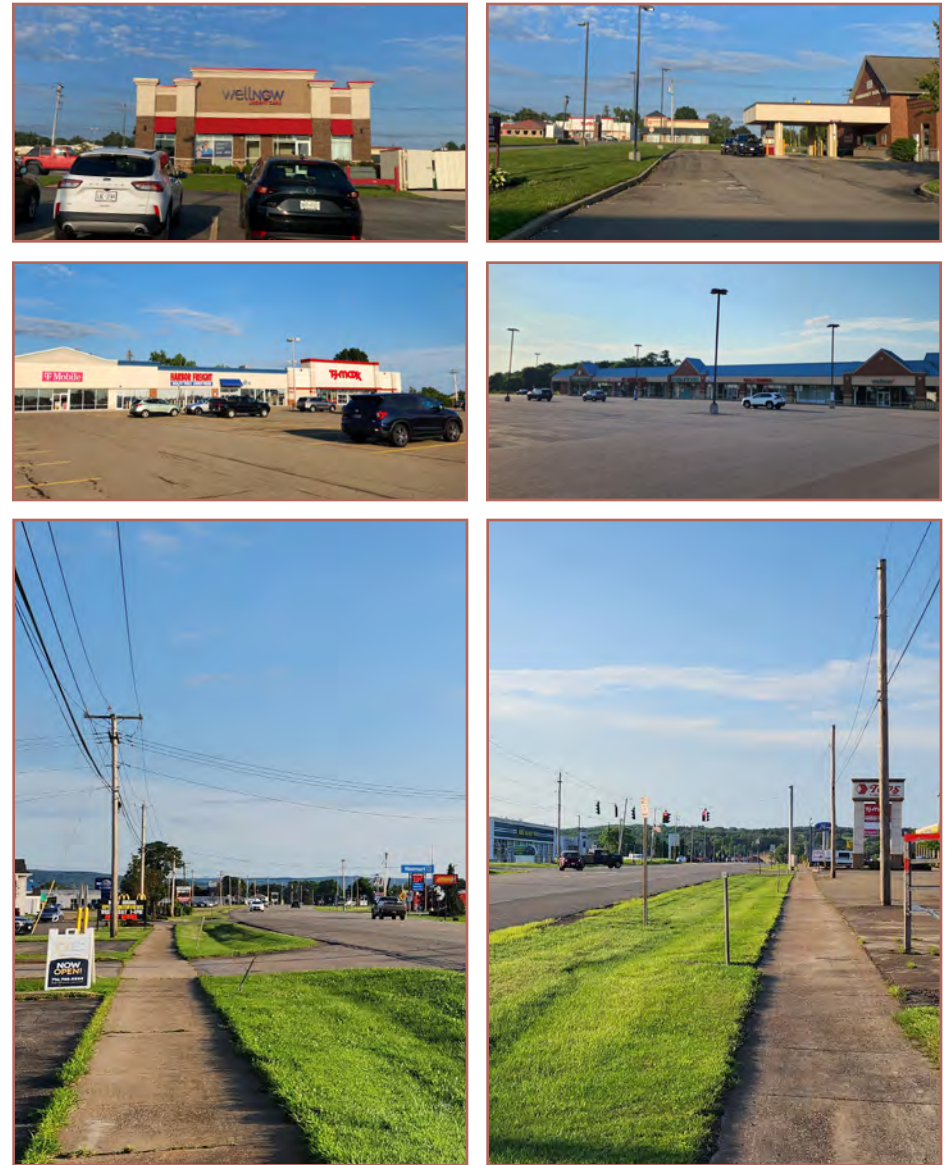
The Regional Commercial FLU area is highlighted in dark red along South Cascade Drive and the southern portion of Waverly Street. This corridor houses large-scale businesses like department stores and shopping centers, including Walmart, Lowe's, and similar establishments. This location is attractive for many heavy commercial businesses due to the Commercial-Industrial Park zoning district, which supports this kind of development, along with the proximity to U.S. Route 219, which connects Springville with the Buffalo Niagara and Southern Tier regions. The businesses in the Regional Commercial FLU area are a major source of employment, goods, and services for both the residents of Springville (particularly outside of typical working hours) as well as travelers along US Route 219. The heavy commercial uses along this corridor also play a role in helping to balance the tax burden with Village residents. The parcels in this FLU area are relatively large in lot size with substantial parking lots typically located in the front or to the side of the building. This development pattern has likely been driven by the zoning code's off-street parking minimums (e.g. 1 parking space per 200 square feet of gross retail floor area) combined with a lack of guidance on the preferred placement of a parking lot relative to the building. The large setbacks of buildings from the road, lack of streetscape amenities (street trees, benches, bollards, etc.), and high traffic counts and speeds do not provide for a walkable corridor. Therefore, the resources along this corridor are largely inaccessible without a car.

The Regional Commercial FLU area aims to:

1. Broaden the range of goods, services, employment opportunities available to residents
2. Contain sprawling development patterns and focus new development on safety and environmental integrity
3. Support the tax base through large-scale commercial development

## EXISTING CONDITIONS EXAMPLES

### Regional Commercial



## Supported Characteristics

### *Neighborhood Commercial*

Future development in the Neighborhood Commercial FLU area should transition towards human-scaled design with pedestrian-oriented storefronts, smaller lots, and community-centered design elements. Though this FLU area is less congested and smaller compared to the Regional Commercial FLU area, it still faces localized traffic issues, including poorly managed parking. The Neighborhood Commercial FLU area will aim to nurture small and emerging businesses that blend seamlessly into surrounding residential neighborhoods through attractive facades with window transparency, sidewalks and bicycle lanes, street trees, public gathering spaces, and screening and buffering when adjacent to residential uses. New large developments may be required to dedicate a portion of the property as public green space to further promote sustainable site design and social interaction. Design guidelines or standards may also be applied to ensure that new development and redevelopment activities utilize high quality building materials, architectural styling, and site design practices.

As one of the Village's historic districts - the West End Local Historic District - and the Historical Overlay zoning district intersect with portions of the Neighborhood Commercial FLU area, preference should be given to new development and redevelopment that reflects the architectural character of the Village's historic buildings. The Neighborhood Commercial FLU area can also foster streetscape appeal by requiring parking lots to be located behind or to the side of buildings, creating more walkable and accessible store frontages. Community-oriented uses like family restaurants, churches, breweries, corner stores, and cafes would be more appropriate in the FLU area, compared to large department stores, drive-throughs, and car dealerships with parking lots. Through thoughtful land use and site design provisions, the Neighborhood Commercial FLU area can preserve the Village's small town charm while accommodating appropriate light commercial growth within residential areas.

### *Regional Commercial*

The Regional Commercial FLU area may leverage the Village's heavy commercial corridor to promote economic growth, support local jobs, and offer a wide range of goods and services to both residents and visitors. This FLU area along South Cascade Drive is suitable for larger-scale businesses that require expansive lots and ample parking and generate substantial traffic. That being said, the type of development present in the Regional Commercial FLU area should be contained and should not sprawl outward towards agricultural and residential areas. New development and redevelopment should embrace sustainable development patterns (such as reuse, infill development, and green infrastructure) and foster a safer environment for corridor travelers and business patrons.

Private realm improvements within the Regional Commercial FLU area should aim to create a safer and more visually appealing environment that makes efficient use of land. This may be achieved by focusing on overall site design, including placing buildings closer to the right-of-way to narrow the streetscape. Large parking lots should be placed behind or to the side of the buildings, with pedestrian pathways and shade trees integrated into parking areas. Drive-through service windows, utilities, and dumpsters should also be located at the back or side, with structural landscaping elements to conceal them from view. The reduction of minimum parking limits, inclusion of maximum parking limits, and employment shared parking arrangements are supported to minimize the parking footprint.

Public realm improvements may also play a role in creating a safer environment within the Regional Commercial FLU area. Currently, sidewalks and crosswalks signal that the area welcomes pedestrians; however, the segmentation and generally poor condition of these facilities produce a hazardous and uncomfortable environment for travelers on foot or bike. Any future pedestrian and bicycle improvements or expansions should be informed by traffic studies and best practices to achieve the highest level of safety.

**Regional Commercial Development Typologies to be Avoided & Encouraged**

To be Avoided



To be Encouraged



**REGIONAL COMMERCIAL STREETSCAPES**

The Regional Commercial FLU area along South Cascade Drive is primarily vehicle-oriented. Given the scale and function of this corridor, effective streetscape planning is crucial to balance high traffic volumes with enhanced safety and visual appeal. Future development along the Regional Commercial FLU area may include improvements like:

**Pedestrian Pathways and Connectivity**

While sidewalks are already in place along some segments of South Cascade Drive, these can be improved by creating well-connected pedestrian routes that link large parking lots with building entrances. Additionally, upgrading existing pedestrian facilities to include clearly marked crosswalks, pedestrian islands, and signalized intersections would improve safety.

**Landscaping**

Planting street trees along sidewalks and near parking areas would create a buffer between pedestrians and traffic, provide shade, and enhance the overall streetscape aesthetic.

**Lighting**

Appropriately scaled lighting can significantly improve visibility and safety for pedestrians on sidewalks and crosswalks, in parking lots, and at building entrances while also contributing to the ambiance of the area.

## GATEWAYS

Given the proximity of the US Route 219 interchange, there is an opportunity to establish entry signage or physical gateways that serve as significant visual markers, bringing attention to and directing visitors from US Route 219 towards the Village’s historic downtown. While a gateway would aim to create a welcoming and lasting first impression for both visitors and residents by capturing the character, values, and identity of the Village, more traditional signage could also be utilized in strategic locations to identify and provide directions to nearby attractions. For example, the intersection of the Pop Warner Trail with West Main Street is a prime location for signage that would guide travelers to key Village parks, landmarks, and businesses.



Figure 10 Potential Entry Signage & Gateway Locations

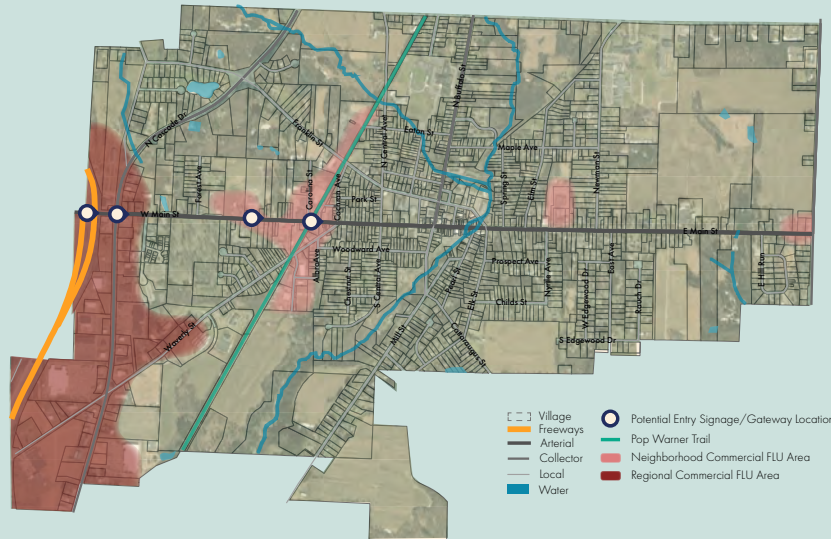


Image 1: Village of Fairport Visitor Wayfinding Kiosk (idsignsystems.com)

Image 2: ID Signsystems helps creates info kiosks at Empire State Trail parks (rbj.net)

Image 3: Google Street View

## Key Recommendations

### Neighborhood Commercial

- Require new large developments to dedicate a portion of the property as public green space
- Apply design guidelines or standards to ensure the application of high quality building materials, architectural styling, and site design practices
- Requiring parking lots to be located behind or to the side of buildings
- Allow community-oriented uses (e.g. family restaurants, churches, breweries, corner stores, cafes) rather than uses like large department stores, drive-throughs, and car dealerships with parking lots
- Establish entry signage and gateways to direct visitors from US Route 219 to downtown

### General Commercial

- Require buildings to be placed closer to the right-of-way
- Require parking lots to be placed behind or to the side of the building and include pedestrian pathways and shade trees
- Require drive-through service windows, utilities, and dumpsters to be placed behind or to the side of the building and concealed from view
- Reduce minimum parking limits, include maximum parking limits, and support shared parking arrangements
- Inform any future pedestrian and bicycle improvements or expansions by traffic studies and best practices
- Implement streetscape improvements, such as pedestrian safety features, landscaping, and lighting
- Establish entry signage and gateways to direct visitors from US Route 219 to downtown

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# Implementation Program





## USE OF THIS PLAN

This Comprehensive Plan functions as a versatile tool for the community. On one hand, the Comprehensive Plan aids Village staff and officials with administrative tasks, program development, and municipal decision-making. On the other hand, it acts as a reference for community leaders and stakeholders interested in pursuing projects or initiatives within the Village of Springville. These two functions are outlined in greater detail below:

**Administrative:** The Village will utilize the Comprehensive Plan to guide...

- Municipal budgeting
- Policy and regulatory updates, such as zoning updates
- Decision-making processes, such as evaluating permits and applications
- Adjustments to the Village operations, such as communication mechanisms, staffing, etc.

**Programming:** Community leaders and stakeholders will refer to the Comprehensive Plan to guide...

- The selection of projects and programs for implementation
- The identification of partnerships and funding opportunities for high-priority initiatives
- Determinations on the location, type, and character of development for consideration in development applications

## PLAN ADMINISTRATION

The creation of this Comprehensive Plan is the first step in a broader process. To see the community's future vision achieved, investments of time and resources must be dedicated to the implementation of this Plan's recommendations. To oversee the implementation of this Plan, it is recommended that a **Comprehensive Plan Implementation Committee (CPIC)** be established by the Village Board. The CPIC would be responsible for meeting regularly (e.g. monthly) to track the progress of Action Items, coordinating with implementation partners, pursuing grant funding, and strategizing next steps. The CPIC would also be responsible for providing progress reports, updates, and recommendations to the Village Board.

This Comprehensive Plan is a living document. Critical to its success is the continued review, revision, and re-prioritization of the Action Items based on the changing needs and conditions of the community. Therefore, the CPIC would also be responsible for conducting a biennial review of the Comprehensive Plan and issuance of proposed revisions to the Village Board to support incremental Plan edits. To guide this process, local stakeholders and the broader community should be engaged to identify necessary changes to this Plan. Important to note is that this Plan has a time horizon of 10 years.

## PRIORITY ACTIONS

The Priority Actions Items Matrix aims to assist community leaders in efficiently selecting and effectively executing this Plan's recommendations. The Matrix highlights top-priority Action Items that were identified as urgent and appropriate for immediate implementation. The Matrix provides essential information needed to initiate the completion of each Priority Action Item including:

**Goal:** The Goal area under which the Priority Action Item can be found in the Vision & Goal Framework .

**Priority Action Item:** A description of the specified Priority Action Item.

**Time:** An estimated amount of time expected to be required to completed the priority Action Item.

**Cost:** A generalized scale of cost based on an order of magnitude:

- \$ - Low cost, could be completed within existing budgets
- \$\$ - Medium cost, would likely require specific budget allocations and/or grant funds to complete
- \$\$\$ - High cost, would require specific budget allocations and/or grant funds to complete

The Matrix serves as a starting point for putting the Comprehensive Plan into action by offering a general road map for the Village and its partners to begin implementing these key projects. However, the Village and its partners should remain flexible and take advantage of opportunities to pursue projects not listed in the Matrix, particularly if factors like grant availability or partner readiness make them more feasible.

Goal Area	Priority Action Item
<p><b>Celebrate Community, Build Identity</b></p>	<p>Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.</p>
	<p>Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the 2018 Erie County Parks Master Plan recommendations for Scoby Dam Park and Sprague Brook Park. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and serving on or as a liaison to regional and intermunicipal project committees.</p> <p>Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.</p>
<p><b>Growing Together Through Smart &amp; Inclusive Development</b></p>	<p>Inventory underutilized private and public parcels that could be developed to increase housing stock, including infill development, reuse of parking lots and vacant land, and mixed use development. Collaborate with Erie County Department of Environment &amp; Planning, the property owners, and other partners to conduct development feasibility studies of such sites.</p>
	<p>Update zoning regulations to streamline the procedure for converting single-family residences to multi-family structures and modernize the accessory dwelling unit (ADU) regulations in order to increase viable affordable housing options within the Village.</p>
	<p>Conduct a housing study that assesses Springville’s housing stock and market conditions, identifies housing needs, and establishes a strategy for meeting local housing demands and preferences.</p> <p>Research and consider the application of form-based and SmartCode-based land development regulations as part of future zoning code amendments.</p>
<p><b>Securing A Strong and Sustainable Future</b></p>	<p>Continue to implement projects through the NYSERDA Clean Energy Communities Program, earning points and grant funding for clean energy investments.</p>
	<p>Accelerate energy efficiency upgrades by expanding the program options (rebates, loans, etc.) offered through the Village’s participation in the Independent Energy Efficiency Program (IEEP). Conduct workshops, webinars, and other outreach activities to educate residents and business owners about the availability and benefit of such programs.</p> <p>Host semiannual joint Town of Concord and Village of Springville Board meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.</p>
<p><b>Picture Springville: Enhancing our Physical Character</b></p>	<p>Coordinate with the Historic Preservation Commission to organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.</p>
	<p>Establish and improve entry signage at strategic locations along US Route 219 and West Main Street to raise awareness of and direct travelers to downtown, including safety enhancements where appropriate (e.g. crosswalks, lighting, and landscaping at the South Cascade – West Main Street gateway).</p> <p>Apply for local and state funding programs - such as NY Forward, NY Main Street, Empire State Development Strategic Planning &amp; Feasibility Studies, and Erie County Commercial Center Improvement Program - to implement downtown beautification and streetscape enhancement activities.</p>

Goal Area	Lead Agency	Potential Partners	Timeline	Cost Scale	Potential Funding Source(s)
<b>Celebrate Community, Build Identity</b>	Village Office	Village Historian	<1 Year	\$	Market New York
	Village Board	Green Springville, Grow with Springville	3+ Years	\$	
	Village Office	Main Street Business Association	<1 Year	\$	
<b>Growing Together Through Smart &amp; Inclusive Development</b>	Village Board	Code Enforcement, Erie County Department of Environment & Planning, University at Buffalo Department of Urban & Regional Planning	3+ Years	\$\$	NYS HOME, Erie County Affordable Housing Initiative
	Village Board	Code Enforcement and Village Attorney	1-3 Years	\$\$	Erie County Municipal Planning Grant Program
	Village Board	University at Buffalo Department of Urban & Regional Planning	1-3 Years	\$\$	NYS HOME
	Village Board	University at Buffalo Department of Urban & Regional Planning	1-3 Years	\$\$	NYS DOS Smart Growth Community Planning & Zoning
<b>Securing A Strong and Sustainable Future</b>	Department of Public Works	NYSERDA, Green Springville	3+ Years	\$\$\$	NYSERDA Clean Energy Communities Program
	Department of Public Works	IEEP, NYSERDA, Green Springville	1-3 Years	\$	NYSERDA Clean Energy Communities Program
	Village Board and Town of Concord Board	Grow with Springville	<1 Year	\$	
<b>Picture Springville: Enhancing our Physical Character</b>	Historic Preservation Board	Village Historian, NYS Historic Preservation Office	<1 Year	\$	
	Department of Public Works	NYS DOT, Green Springville	1-3 Years	\$\$\$	NYS DOT Highway Sign Program, NYS GIGP, NYS Climate Smart Communities
	Village Board	Erie County Department of Environment & Planning	1-3 Years	\$\$\$	NY Forward Program, NY Main Street Program, Empire State Development Strategic Planning & Feasibility Studies Program, Community Development Block Grant Programs



# END OF PLAN

**2024 Comprehensive Plan**  
Village of Springville, NY

# 2024 Comprehensive Plan

## Village of Springville, NY

**DRAFT: December 17, 2024**



# Appendix A

## Community Profile

## HISTORICAL CONTEXT

The Village of Springville acknowledges that it is situated on the ancestral lands of the Erie people and Haudenosaunee Confederacy, indigenous communities that have inhabited this area for millennia. This land was taken during the period of colonization. In the late 18th century, the Treaty of Ft. Stanwix, the Treaty of Ft. Harmer, and the Canandaigua Treaty affirmed the independent sovereignty of the two nations, established territorial boundaries, and promoted peace and friendship between the two nations.

The Village of Springville, initially founded in 1807 and officially incorporated in 1834, derives its name from the abundant freshwater springs that were a prominent feature of the area. Initially, the area was known as Fiddlers Green, about the Common located near the present-day Fiddlers Green Park. As the nineteenth century progressed, Springville emerged as a regional hub with a variety of small-scale enterprises.

By 1860, the Village boasted a diverse array of businesses, including a woolen factory and two planing mills, a turning shop, a sawmill, two grist mills, a stone sawing mill, a foundry, and a machine shop. Despite the economic growth, the surrounding area remained largely agricultural, focusing on dairy farming, timbering, and some crop production. By the late nineteenth and early twentieth century, Springville had developed into a prosperous community, with numerous businesses processing agricultural products and wood from the region. This included gristmills, a cheese factory, a cannery, a sawmill, a sash and a blind factory, and furniture makers.

Today, the Village of Springville boasts several historical sites and buildings, with four of them listed on the National Register of Historic Places. It is also home to the East Main Mechanic Street Historic District, which contains 25 commercial structures that contribute to its historical significance. Springville's strategic location at the intersection of Route 219 and 39 has played a key role in its growth, facilitating its evolution into a retail and service center for southern Erie County and northern Cattaraugus County. Furthermore, the improved transportation infrastructure, notably Route 219, has shortened the commute time to Buffalo, enhancing Springville's appeal as a residential community. The Village's proximity to the Allegheny Mountains and other natural and tourist attractions has contributed to its appeal as a place to live and work, enhancing the quality of life for its residents.

For a more thorough historical overview, visit the Village's history webpage: <https://www.villageofspringvilleny.com/history>

Figure1 Historic Map,1892



Figure2 Building located at 5 East Main Street



Figure 1: <https://www.worldmapsonline.com/historic-map-springville-ny-1892/>

Figure2: <https://artscafespringville.com/history-of-5-east-main-street/>

# REGIONAL CONTEXT

The Village of Springville is a picturesque rural community nestled within the southern tip of Erie County, New York, located a 45-minute drive southeast of Buffalo in Western New York. The Village's 3.7 square miles are encompassed by the Town of Concord and surrounded by lush, wooded hillsides, meandering stream valleys, and flourishing farmland. It lies at the base of the Allegheny Mountains, offering a serene setting for its residents and visitors alike. With a total area of 3.7 square miles, the Village includes approximately 17 acres of water bodies within its boundaries. Springville is strategically situated at the intersection of New York State Route 39, running from east to west, and US Route 219, running from north to south. This location has historically been a natural hub for commerce and services. Additionally, the Village's proximity to Cattaraugus Creek and its tributaries has attracted various early businesses, including factories, trade establishments, and service providers.

Figure5 Village of Springville



Figure3 New York State

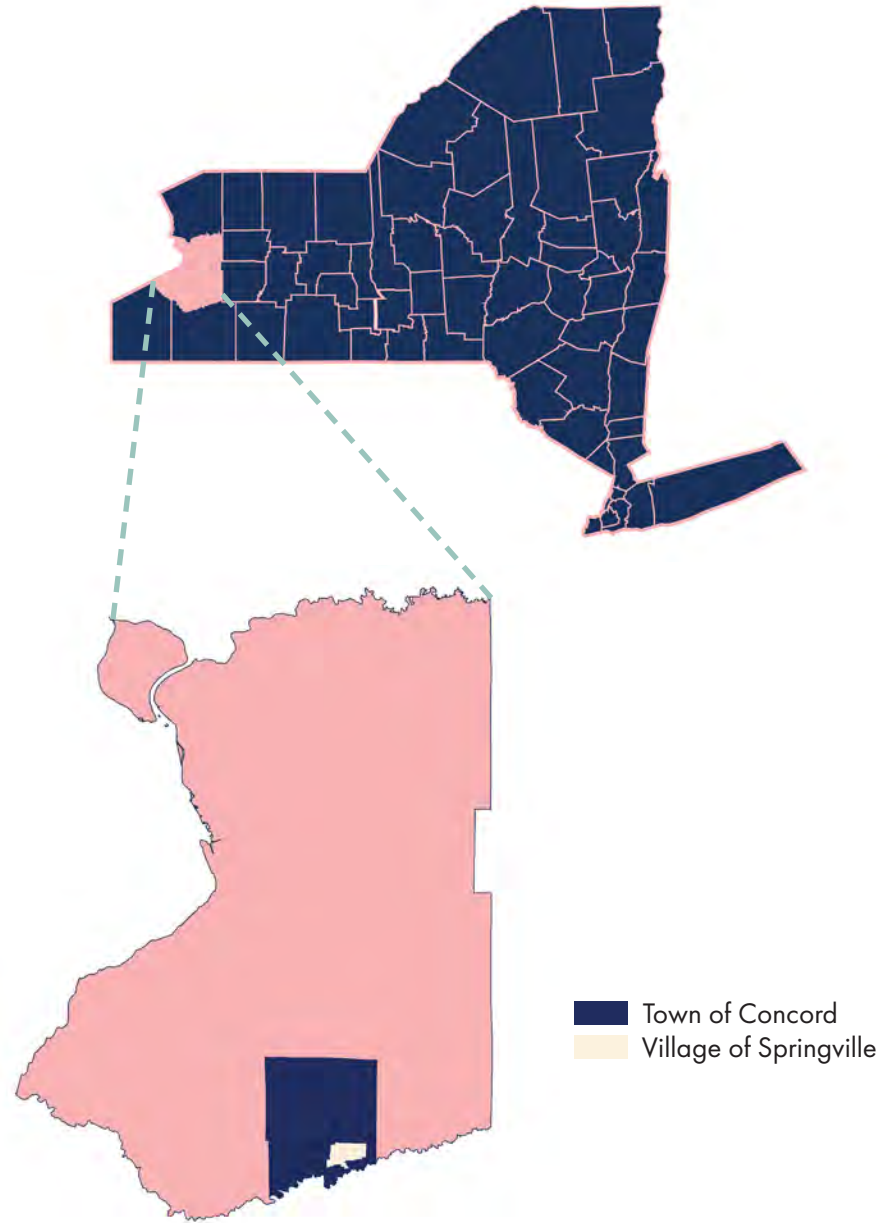


Figure4 Erie County

# DEMOGRAPHIC TRENDS

## Population and Age

The population of the Village was 4,252 in 2000, rising to 4,296 in 2010. By 2020, there was a slight decrease, with the population stabilizing at just over 4,200 residents. Despite minor fluctuations, the population has remained relatively consistent. In contrast, the town of Concord had 8,316 residents in 2020. The Village of Springville serves as a hub for the surrounding rural areas, offering essential services such as medical facilities, a school district, grocery stores, and recreational activities. From 2010 to 2020, the county experienced a 4% population increase, reaching 954,236 residents by 2020, with the Village accounting for 4,225 of these residents.

The examination of age distribution within the Village reveals a consistent trend from the year 2010 to 2020. The age group showing the most significant variation from 2010 to 2020 was the under-19 demographic, which grew from 25% to 27%. This growth may indicate a high birth rate during that decade and/or the movement of young families to the Village. However, the age distribution from 35-54 and 55-64 remained the same throughout the decade with 24% and 12% respectively. These trends may indicate that adults and families wish to stay within the Village. The age distribution from 20-34 had a 1% decrease from 2010 to 2020; this decline might indicate that younger individuals are relocating outside of the Village, perhaps in pursuit of higher education, employment, and/or housing opportunities outside the Village.

Analysis of age distribution trends from 2010 to 2020 reveals a decrease in the older adult population aged 65 and above within the Village, while the County experienced an opposite trend with a 2% increase in this demographic. Factors such as extreme weather conditions, limited accessible senior housing, non-walkable neighborhoods, limited senior-oriented services, and lack of public transportation may have contributed to this decline. The decrease in the older demographic may highlight the need to enhance senior-oriented infrastructure and services in order to retain these populations, including improved public transportation, senior housing options that support aging in place, and expanded medical facilities.

Figure6 Population in Village and County, 2020

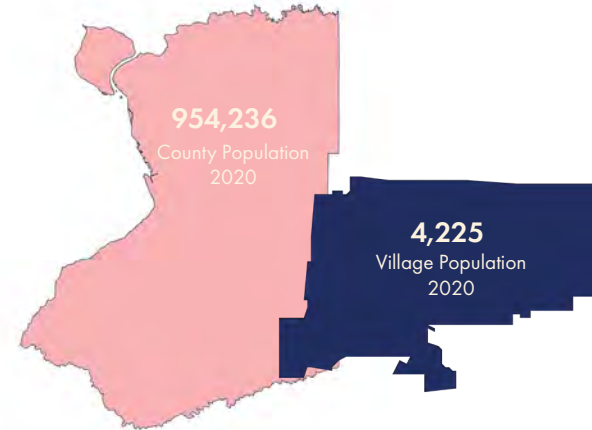


Figure7 Village Population, 2000 - 2020

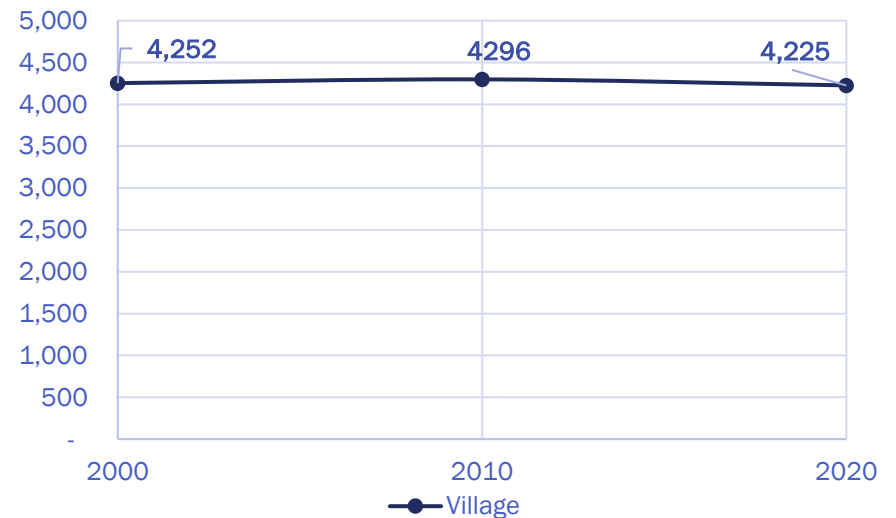


Figure 7: Census data - Decennial census Summary File 4 (2000) & Decennial census redistricting data (2010 & 2020)



Figure 8 Change in Population, 2010 - 2020

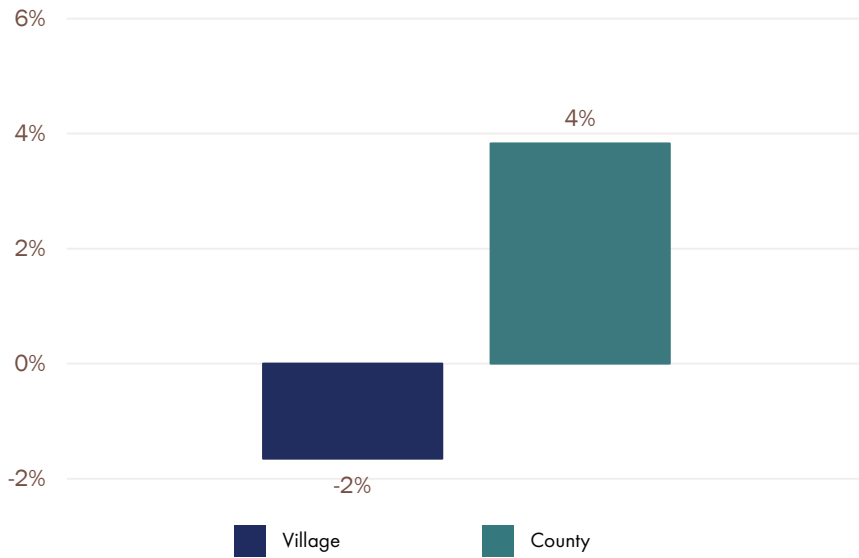


Figure 9 Change in Age, Village of Springville 2010 - 2020

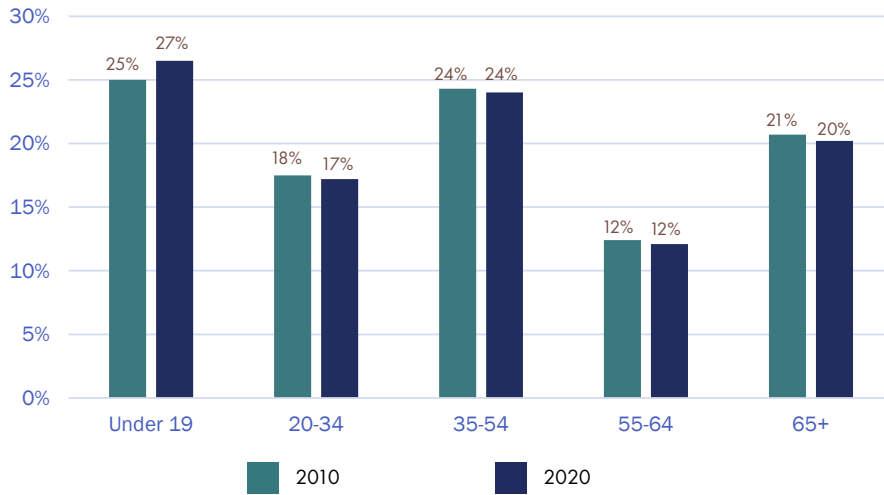


Figure 8: Census data - Decennial census redistricting data (2010 & 2020)

Figure 9: Census data - ACS 5 Year estimates subject tables (2020)



# HOUSING

In terms of housing diversity in the Village of Springville, the majority, accounting for 56%, consists of detached single-family homes, while multi-family housing comprising three to ten units makes up 32% of all housing. In 2010, the proportion of housing with 10 or more apartments was relatively low at 6%, but within a decade, there was significant growth to 11% in the Village, indicating an increasing demand for multi-family housing. However, two-apartment housing remains relatively low at 7% compared to other multi-family housing options. Single-family attached housing units represent 3% of the Village, which is same as the county. Mobile homes were absent in the Village by 2020, declining from 2% in 2010, reflecting a decrease in demand over the decade. Compared to the County, the Village offers a slightly higher diversity of housing options than other parts of the region.

The prevalence of single-family homes aligns with a nearly equal owner-occupancy rate of 57% in the Village and 65% in the County as of 2020. However, there has been a 1% decrease in this rate over the decade from 2010 in both the Village and the County. Notably, the Village surpasses the County's rate of renter occupancy, with 43% as of 2020 compared to the County's 35%. Renter occupancy rates have increased by 1% over the decade from 2010 to 2020 for both the Village and the County, indicating a nearly equal distribution between owner-occupied and renter-occupied units in the Village, unlike the County, which had a lower percentage of renter-occupied units.

Analyzing the population and housing growth trends, the Village and County have a comparable housing stock in terms of age with the Village having a median housing age of 1955 while County is 1956. A significant portion, 73%, of the Village's housing stock dates back to the 1960s or earlier, compared to approximately 79% in the County. Only 28% of the Village's housing stock was constructed after the 1980s.

As of 2020, the median housing value in the Village of Springville stood at \$142,800, while the County's median was \$160,700. Notably, 26% of owner-occupied units in the Village fall within the \$50,000 to \$99,999 range, while 21% of owner-occupied units fall within the same range for the County. Only 19% of the Village's owner-occupied housing is valued over \$200,000, compared to 35% at the County level. As of 2020, the Village had a total of 1,958 housing units, with 93% occupied and 7% vacant properties, a consistent trend since 2010. This vacancy rate is comparable to the County, which had a 7% vacancy rate in 2010 and an 8% vacancy rate as of 2020.

Figure 10 Owner vs Renter - Occupied Housing in the Village & County, 2020

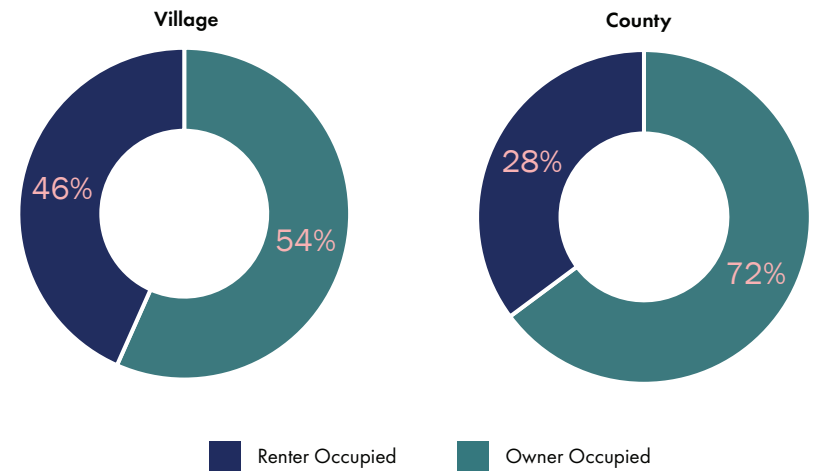


Figure 11 Housing Types, 2020

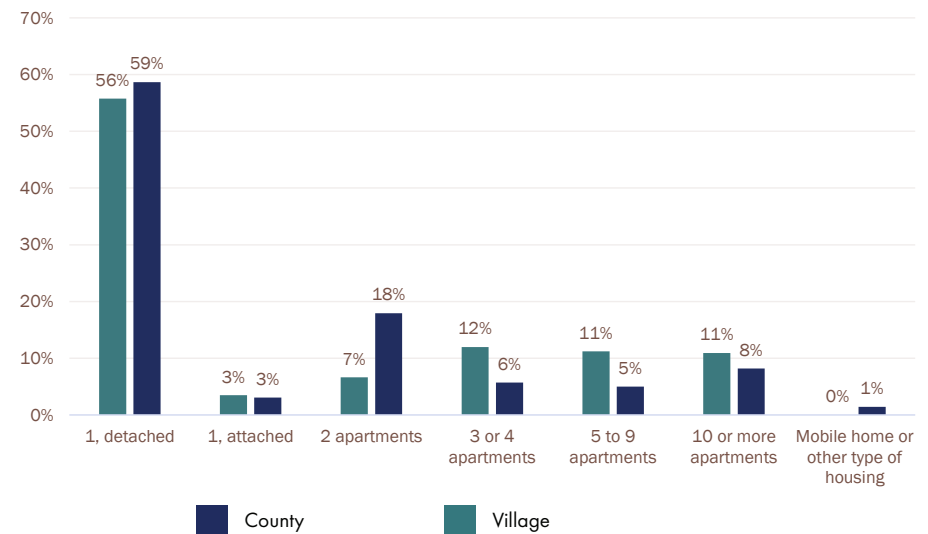


Figure 10 & 11: Census data - ACS 5 Year estimates data profile (2020)

## Housing Affordability

In 2021, University at Buffalo Graduate Practicum in Urban Planning studied the availability of affordable housing in the Village of Springville, finding that, the Village of Springville currently offers four subsidized affordable housing complexes, totaling 159 units. These include East Main Apartments, Community Village, Springbrook Apartments, and Orchard Senior Living.

- East Main Apartments, situated at 508 East Main St, provides 15 one-bedroom units tailored for seniors over 62 years and disabled individuals.
- Community Village, located at 10-50 Colonial Drive, offers 40 single-bed units designed for low-income, moderate-income seniors, and disabled individuals.
- Orchard Senior Living People Inc., found at 276 Waverly St, features 43 one-bedroom apartments specifically for extremely low-income seniors and individuals with visual or hearing impairments.
- Springbrook Apartments, the largest housing complex at 109 North Buffalo St, comprises a total of 62 units. This apartment complex operates as a HUD project, where tenant rent payments are capped at 30% of their income, with a minimum contribution required.

Despite the presence of affordable housing units, 44% of renting households were still rent burdened in 2020. 21% of renting households with an annual income of less than \$20,000 spend more than 30% of their income on housing, along with 14% in the \$20,000 to \$34,999 range and 9% in the \$35,000 to \$49,999 range.



Figure 12 Housing Values, 2020

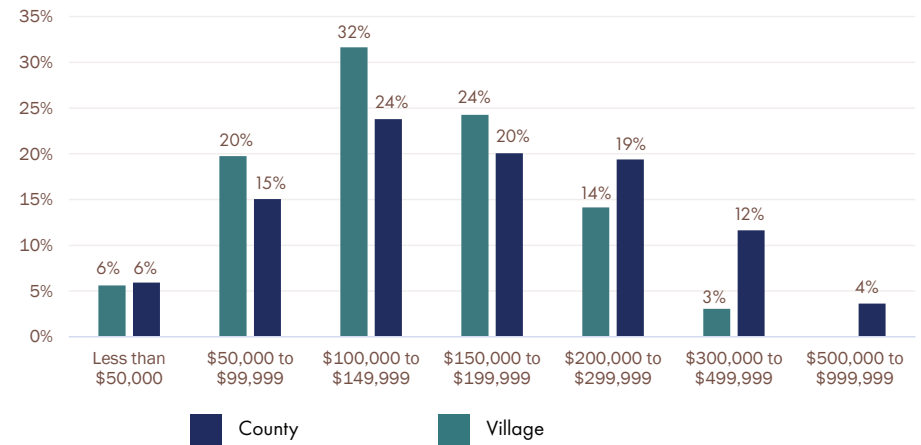


Figure 13 Renting Households paying more than 30% of Income on Rent, 2020

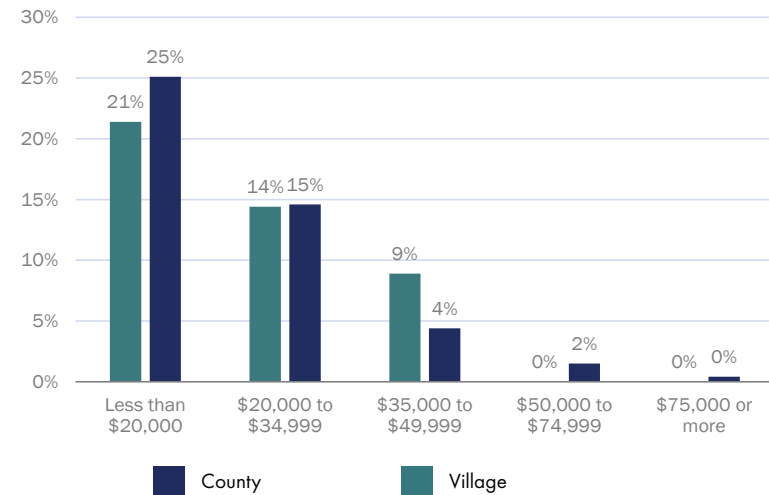


Figure 12: Census data - ACS 5 Year estimates data profile (2020)

Figure 13: Census data - ACS 5 Year estimates subject tables (2020)

Figure 14 Most Common Employment Sectors in Village & County, 2020

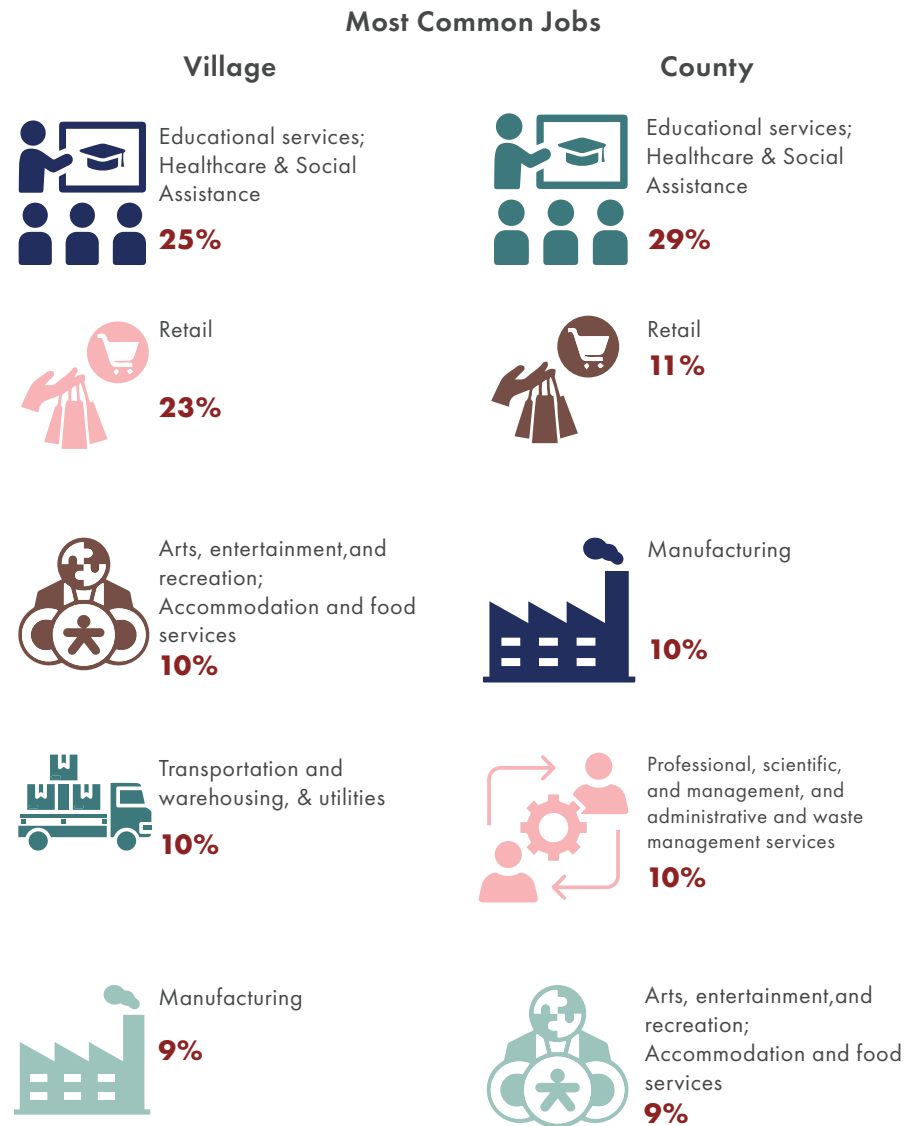


Figure 13: Census data - ACS 5 Year estimates subject tables (2020)

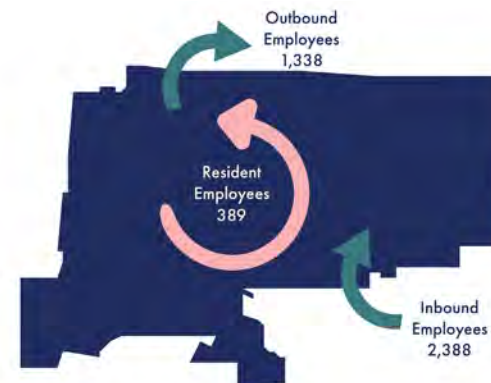
## INDUSTRY & EMPLOYMENT

As of 2020, the Village's main sources of employment were in the education services, health care, and social assistance fields, which collectively employed 25% of its workforce. Retail trade, closely behind, supported 23% of residents, marking an increase from 15% in 2010. This uptrend suggests that the Village has accommodated more retail services over the past decade. The arts, entertainment, recreation, accommodations, and food industries followed with 10% in this sector. The Village's job distribution is aligned with its primary interests, evident in the presence of three public schools: Springville-Griffith Institute High and Middle School, Springville Elementary School, and one private/Non-Profit school, the Children's League. Also present is the Hulbert Library of the Town of Concord. The retail trade jobs are likely associated with the small businesses on East Main Street and large-scale department stores on Cascade Drive. Additionally, since 2010, the Village experienced a 3% decrease in agriculture, forestry, fishing, hunting, and mining sectors, resulting in a 0% workforce in this industry in 2020.

As for income and poverty, the Village's median household income was \$51,551 in 2020, while the County's median was \$59,464. The Village's median household income rose from \$39,444 in 2010. The poverty rate in Erie County was 14% in 2020, 1% higher than the Village's 13%. The unemployment rate in the Village was 2%, slightly lower than the County's 3% in 2020.

Regarding job inflow/outflow, 86% of workers commuted to the Village for employment but resided outside its borders in 2020, indicating a decrease from 3,015 to 2,388 since 2010. Furthermore, 77.5% (1,338) of employed Village residents worked outside the Village, with only 14% (389) living and working within the Village. These trends suggest that, over the last decade, jobs within the Village have been increasingly held by non-residents.

Figure 15 Employee Inflow & Outflow in the Village, 2020



Note: Figure data represents both primary and secondary jobs (i.e. accounts for individuals who have more than one job) and both public and private sector jobs).

# LAND USE

In 2022, the Village of Springville predominantly featured residential land use, with vacant parcels and commercial areas following in rank. Only three agricultural parcels were identified in the Village. Residential properties constituted the largest portion of land use, covering approximately 43% (930.7 acres). The second largest portion is vacant land, which takes up 27% of the village. There are several large, developable vacant areas in the Village on North Vaughn Street, East Main Street, the intersection of North Cascade Drive and Franklin Street. Important to note is that the NYS tax assessment definition for vacant land does not account for properties where only part of a building is occupied and, therefore, may not represent underutilized upper floor spaces in downtown. Single-family housing units were most common, complemented by multi-family residential parcels and apartments. While predominantly residential, the Village showcases commercial services along East Main Street, stretching from the East Main and South Buffalo Street intersection to Elk Street.

As mentioned earlier, 56% of the single-family housing is detached and all these structures are closely spaced, with relatively small setbacks. Two-family housing units are more evident along the village center across Franklin Street, Smith Street, and South and North Central Avenue. The village has a few three-family houses spread across the village covering approximately 7.3 acres. The village also has a variety of apartment complexes spread across the village, including Community Village apartments, Springbrook Apartments, the RORH Building, 508 E Main St apartment, Orchard Senior Living, and Maple View LLC.



Table 1: Land Use Distribution, 2022

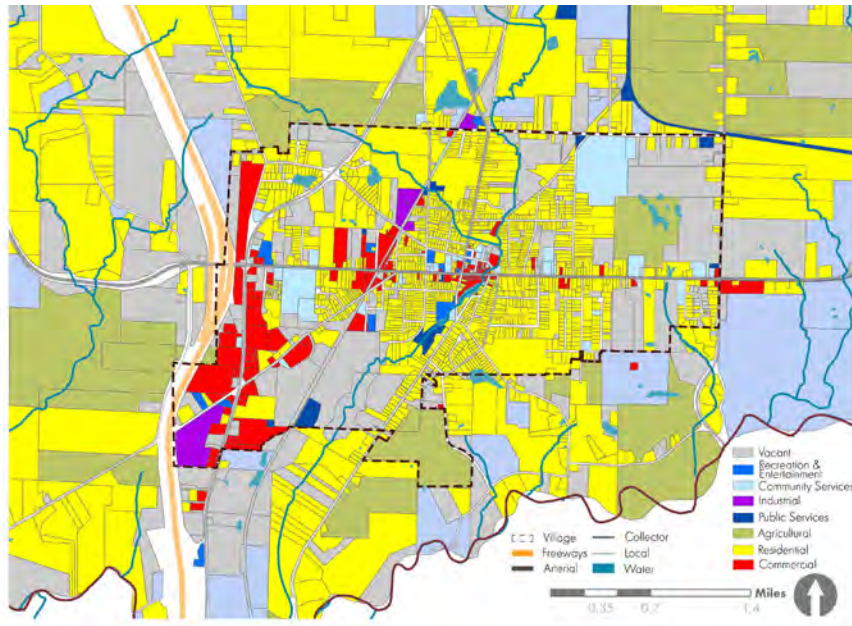
Land Use Type	# Parcels	Total Acreage	% Acreage
Agricultural	3	147.3	7%
Residential	1255	930.7	42%
Vacant	184	588.5	27%
Commercial	140	232	11%
Recreation & Entertainment	11	20	1%
Community Services	44	190	9%
Industrial	4	40.2	2%
Public Services	10	24.2	1%
<b>Total</b>	<b>1651</b>	<b>2172.9</b>	<b>100%</b>

*Note: Apartments (Code 411) are included the Residential category, rather than Commercial as they are original assigned by the NYS Tax Assessment.*

## Agricultural Districts

The Village contains five designated New York State Agricultural Districts, covering a total of three parcels. These parcels benefit from specific safeguards aimed at preserving their primary use for agricultural activities. Agricultural practices in these areas predominantly include dairy farming, grazing, vegetable farming, plant nurseries, greenhouse cultivation, gardening, vineyards, beekeeping, as well as raising animals and poultry. The existing agricultural land is situated predominantly on the eastern side of the Village along East Main Street, and another farm positioned on Mill Street.

Figure 16 Surrounding Land Use of Village of Springville



## Neighboring Land Use

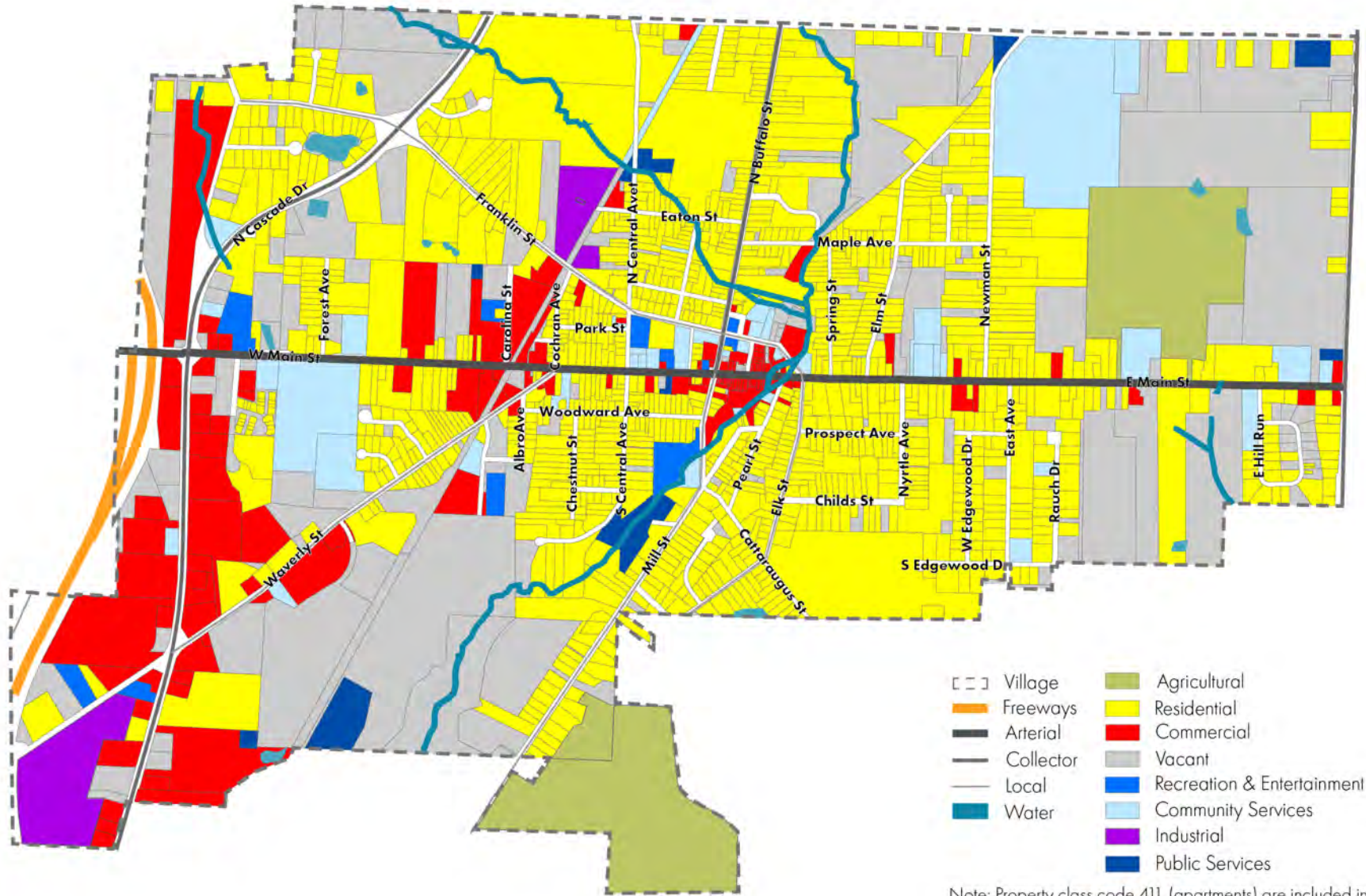
The parcels around the Village boundary predominantly consist of residential, agricultural, and vacant land. In its 2021 Comprehensive Plan Update, the Town of Concord took into account the area surrounding the Village of Springville, acknowledging its influence and direct impact on the Village. Listed below are some of the Town’s key goals for “Village Impact Areas”:

- Connectivity to the Village
- The potential for infrastructure service and some denser developments patterns
- Reference to the goals and objectives articulated in the Village of Springville’s Comprehensive Plan
- An understanding of the types of uses that could negatively impact the Village
- The importance of the Scoby Dam site and its surrounding park lands



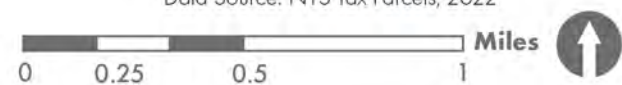
# Map 1: Current Land Use

Village of Springville, NY



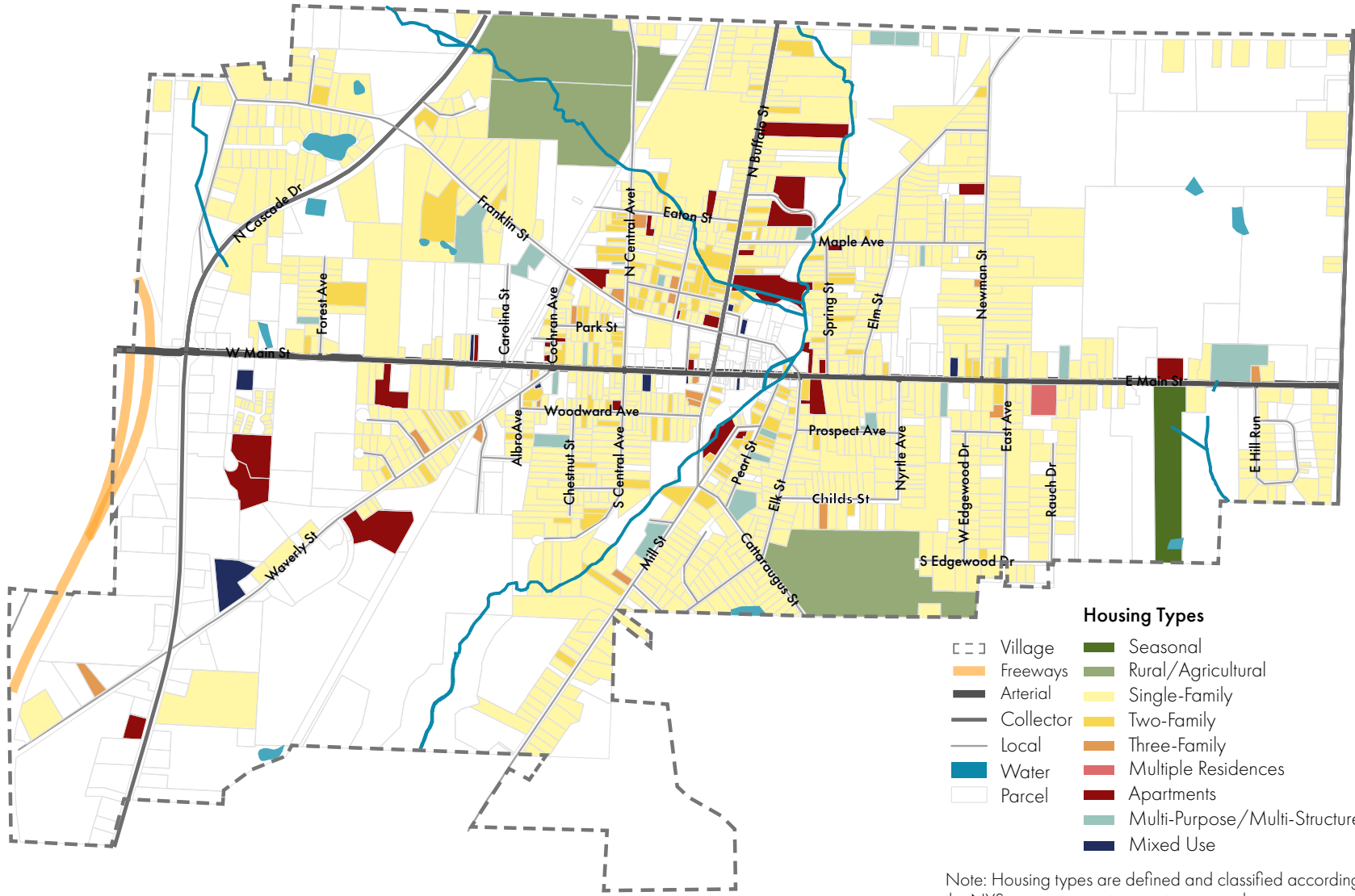
- [ - - ] Village
- Freeways
- Arterial
- Collector
- Local
- Water
- Agricultural
- Residential
- Commercial
- Vacant
- Recreation & Entertainment
- Community Services
- Industrial
- Public Services

Note: Property class code 411 (apartments) are included in residential category  
Data Source: NYS Tax Parcels, 2022

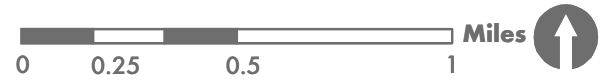


# Map 2: Housing Types

Village of Springville, NY



Note: Housing types are defined and classified according to the NYS tax assessment property type codes.  
Data Source: NYS Tax Parcels, 2023





# Map 3: Agricultural Districts

Village of Springville, NY



# ZONING

## Residence District

R-8.5: Designated areas within the village for residential development allowing only single-family detached dwellings, religious community facilities, public libraries, government office buildings, and educational services. However, planned residential developments, nursery schools, non-profits, cemeteries, and country clubs are permitted under special exception use.

R-6: Designated areas within the village for residential development permitting both single and two-family detached dwellings, religious community facilities, public libraries, government office buildings, and educational services. However, planned residential developments, nursery schools, bus passenger shelters, non-profits, public utility structures, funeral homes, accessory apartments, and home occupations are allowed under special exception use.

RM: Designated areas within the village for residential development allowing both single and two-family detached dwellings, as well as multi-family dwellings, religious community facilities, public libraries, government office buildings, and educational services. However, planned residential developments, bus passenger shelters, non-profits, nursing homes, public utility structures, accessory apartments, and home professional offices are permitted under special exception use.

## Village Business District

Designated zones within the village allocated for commercial development allowing for various establishments such as businesses, personal service shops, retail stores, restaurants, religious buildings, parks, public libraries, community centers, governmental buildings, non-profits, banks, and funeral homes. However, certain general community facilities like bus passenger shelters, public utility structures, and public passenger amenities, as well as specific business uses like auditoriums, bowling alleys, skating rinks, filling stations, hotels or motels, theaters, and veterinarian hospitals, are permitted only under special exception use. Additionally, industrial uses such as printing facilities and research institutes are also subject to special exception use within this district.

## Village Industry District

These are specified zones within the village designated for industrial development, allowing for non-nuisance industries, printing plants, warehouses, and research institutes. Additionally, community facilities such as fire stations and businesses including professional utilities, broadcasting studios, repair shops, and wholesale

businesses are permitted within this district. However, certain amenities like bus passenger shelters, automobile laundries, filling stations, parking garages, recreational facilities, truck terminals, and outdoor storage areas are allowed only under special exception use.

## Commercial Industrial Park District

These are designated zones within the village allocated for industrial development, allowing for non-nuisance industries, printing plants, warehouses, and research institutes. Additionally, community facilities such as regional institutes and public utility structures are permitted within this district. Furthermore, specific business uses like auditoriums, automobile laundries, bowling alleys, curbside services, filling stations, mixed planned developments, parking garages, recreational facilities, retail stores, theaters, and game rooms are allowed only under special exception use.

## HC-O Healthcare Overlay District

The purpose of the Healthcare Overlay District is to foster, safeguard, maintain, and enrich neighborhoods featuring a blend of residential, medical office, and healthcare facilities. It aims to maintain harmony between healthcare services and residential areas while preserving the unique character of the neighborhood by consolidating and clustering medical and healthcare activities.

## O-O Office Overlay District

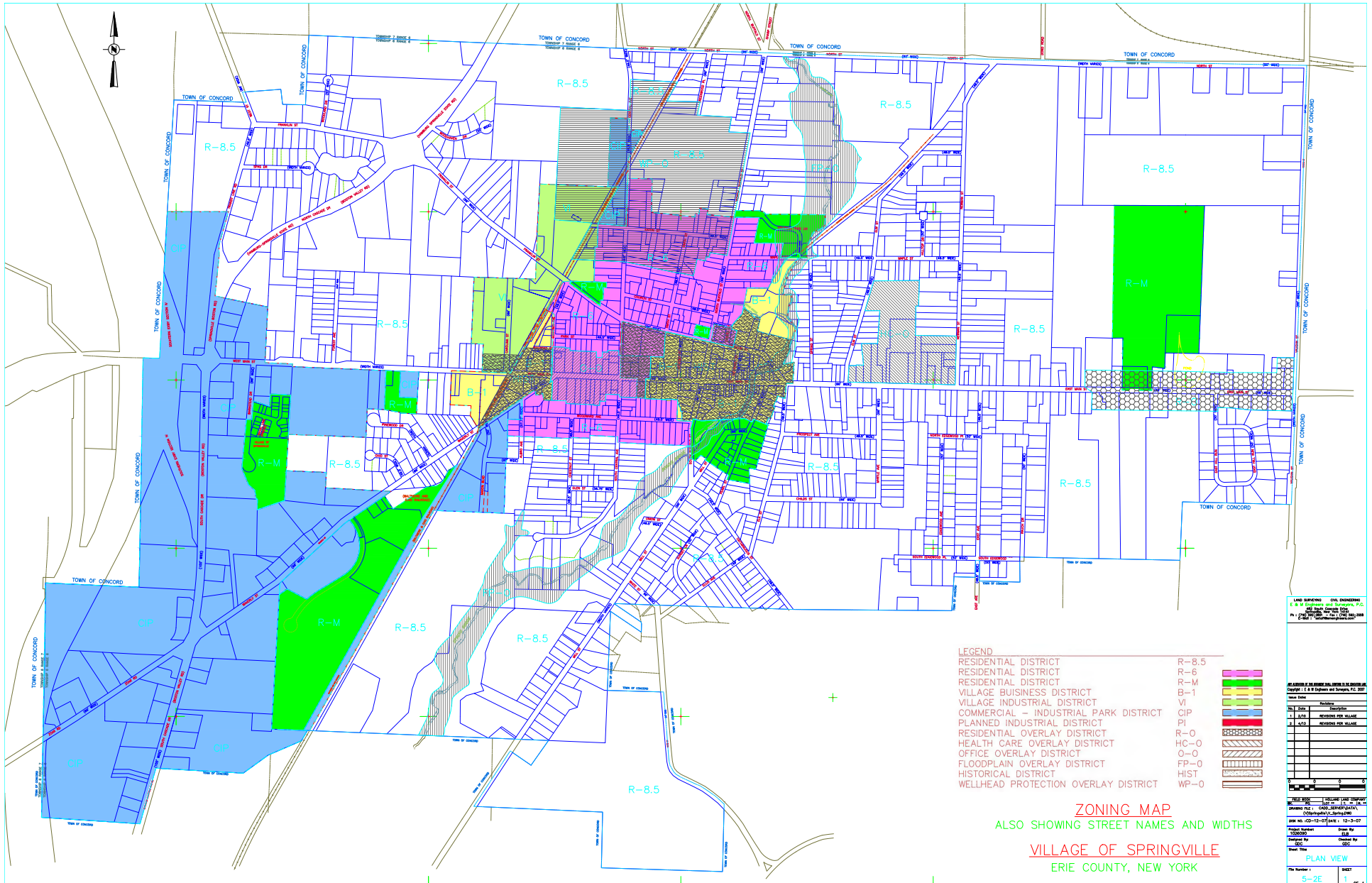
The Office Overlay district is designed to safeguard and improve older residential neighborhoods situated along main thoroughfares or in close proximity to commercial, cultural, and employment hubs. It allows for a combination of residential and office use, aiming to preserve the character of these neighborhoods while accommodating mixed-use development.

## PID Planned Industrial District

The Planned Industrial District (PID) is established to facilitate the establishment of designated zones for the systematic and cohesive development of compatible industrial activities. This zoning designation offers flexibility in both planning and development processes, while also establishing a framework for assessing proposed plans to ensure they align with neighboring industrial and non-industrial areas.

# Map 4: Current Zoning Map

## Village of Springville, NY



LAND SERVICES, INC. ENGINEERS  
 6 & 8 Engineers and Consultants, P.C.  
 200 South Albany Street  
 PO Box 2000 Springville, NY 14151  
 Tel: (716) 223-2200 Fax: (716) 223-2200  
 E-Mail: info@land-services.com

PROJECT NO. 19-0001-01  
 SHEET NO. 5-2E  
 DATE: 12-17-24  
 DRAWN BY: J. J. J. J.  
 CHECKED BY: J. J. J. J.  
 APPROVED BY: J. J. J. J.

DATE: 12-17-24  
 DRAWN BY: J. J. J. J.  
 CHECKED BY: J. J. J. J.  
 APPROVED BY: J. J. J. J.

DATE: 12-17-24  
 DRAWN BY: J. J. J. J.  
 CHECKED BY: J. J. J. J.  
 APPROVED BY: J. J. J. J.

## WP-O Wellhead Protection Overlay District

The objective of this district is to institute measures to safeguard, conserve, preserve, and advocate for the secure utilization of both current and potential groundwater resources. This includes mitigating any negative impact on the quality or accessibility of water sourced from the Village's wells due to developmental or land use activities.

## R-O Retail Overlay District

The purpose of the R-O Retail Overlay District is to safeguard and improve residential neighborhoods situated along major thoroughfares or in close proximity to commercial, cultural, and employment centers. This zoning designation permits a blend of residential and retail/business uses, aiming to preserve the character of these neighborhoods while accommodating mixed-use development.

# TRANSPORTATION NETWORK

## Roadways Jurisdiction

The Village of Springville comprises a network of roads including State, County, Town, and Village routes. New York State Route 39 (NY39) serves as a significant east-west thoroughfare, transitioning into Main Street upon entering the Village. U.S. Route 219, another prominent roadway, connects Springville with the Buffalo-Niagara and Southern Tier regions, facilitating north-south traffic between Buffalo and points extending southward into Pennsylvania. In New York, Route 219 extends from the New York State Thruway in Buffalo to U.S. Route 17/I-86 in Salamanca, functioning as a vital trucking corridor and a major commuter route for local residents commuting to the Buffalo-Niagara Region.

The primary access point for Springville residents is situated on State Route 39 near Cascade Drive, with an additional access point provided by an exit at Genesee Road. County Route 228, also known as North Cascade Drive, runs parallel to Route 219 through the western portion of Springville, facilitating north-south traffic from State Route 39 (West Main Street) to the Village of Hamburg. Both NYS Route 39 and U.S. Route 219 are maintained by the New York State Department of Transportation. State Route 240 (Vaughn Street) borders the eastern edge of Springville, supporting north-south traffic between Orchard Park/Aurora and State Route 242 in Ellicottville.

## Roadway AADT

According to traffic data from the New York State Department of Transportation, NYS Route 39 (Main Street) and U.S. Route 219 exhibit the highest daily traffic volumes in the Village, averaging around 11,954 vehicles per day on the Pittsburgh-Buffalo highway (U.S. Route 219). Conversely, South Cascade Drive and Waverly Street, which intersect with Main Street and serve as major collectors within the Village, experience daily traffic ranging from 2,758 to 5,877 vehicles.

Given the significant traffic flow on Main Street, there arises both an opportunity for the development of amenities and attractions, as well as the necessity for additional considerations regarding traffic impact when proposing new developments. Another internal Village road that experienced notable vehicular traffic is North Buffalo Street, likely due to its connection to the Village of Springville Griffith Institute High School.

## Active Transportation Facilities

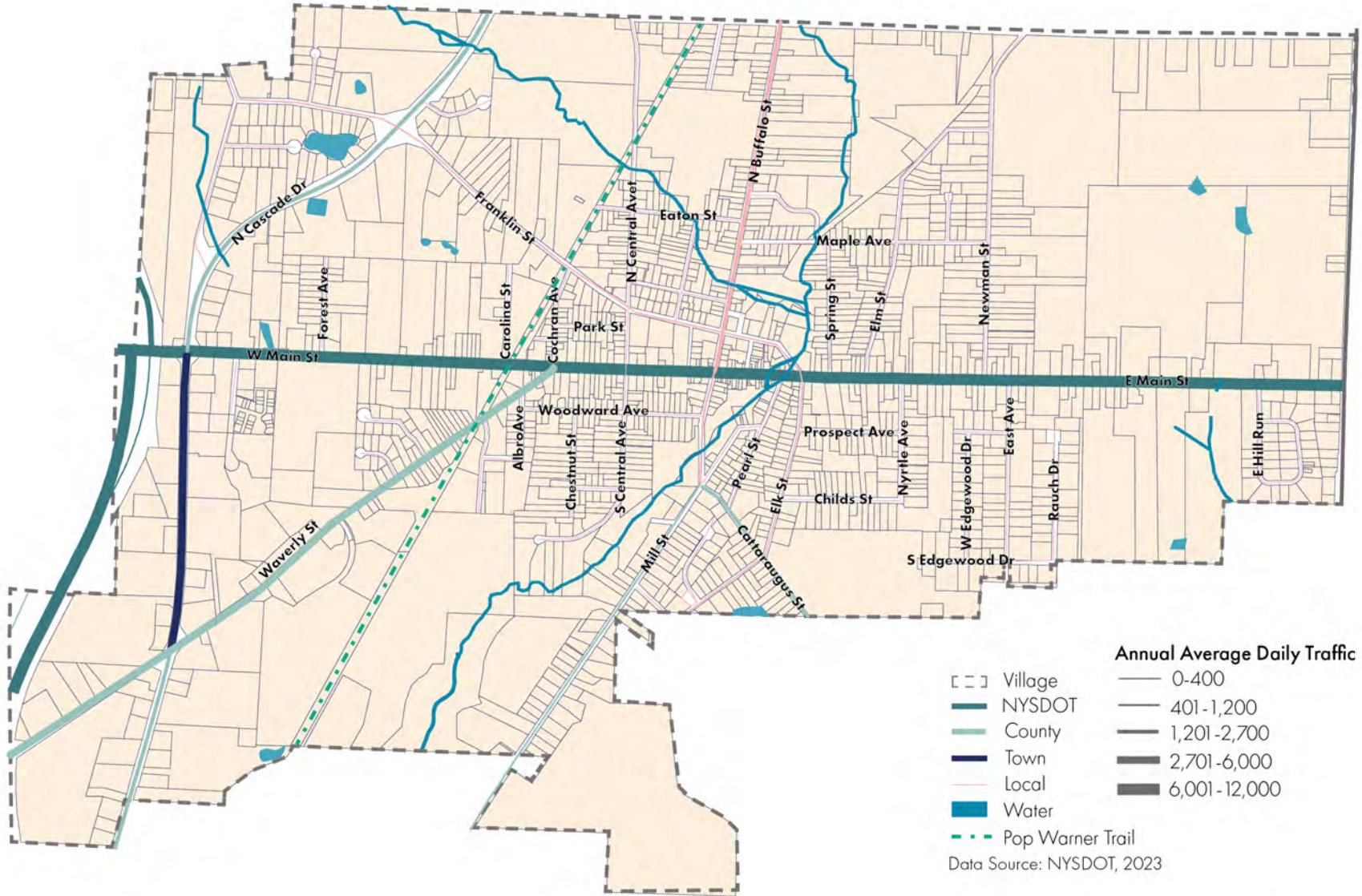
The Village of Springville boasts extensive sidewalk infrastructure, facilitating pedestrian access to schools, parks, businesses, and various other destinations throughout the community. While sidewalks are available on most streets, areas without sidewalks typically exist in low-density neighborhoods or areas primarily designed for automobile use. However, there is room for improvement in the Village's pedestrian infrastructure, including enhancing paved sidewalks, installing curb cuts, providing buffering, and repainting crosswalks.

Although the Village lacks designated bike infrastructure, it possesses a valuable asset in the Springville Trail, which intersects with Main Street. Improving and developing this trail intersection, incorporating proper signage, and paving the trail to accommodate bike lanes could enhance recreational opportunities and connectivity for pedestrians and cyclists, especially with attractions like the nearby Steel Bound Brewery. While there is an existing bike lane on the Village's Main Street in the downtown area, the presence of on-street parking poses safety concerns for cyclists.

Local public transportation is available through the Rural Transit Services (RTS), catering to senior citizens, low/moderate-income individuals, and disabled clients. This non-profit transportation service offers transportation to medical offices, health clinics, workplaces, and other locations within the RTS service area, funded by the Community Development Block Grant Program through the Town of Concord. However, public transportation options are limited for residents commuting outside the immediate Springville area for work.

# Map 5: Road Network

Village of Springville, NY



## NATURAL & COMMUNITY ASSETS

### Water Features

The Village of Springville is traversed by Spring Brook, a tributary of Cattaraugus Creek, which flows parallel to Mill street through the Village and into Cattaraugus Creek. The sewage treatment plant is on the downstream portion of the Spring Brook. There are several areas of freshwater emergent wetland and freshwater forested wetland located in the central northern part of the Village between North Buffalo Street and Elm Street. While wetlands can pose constraints on development due to building regulation and permitting requirements, they offer numerous ecological benefits and provide opportunities for nature-based education and recreational activities.

Additionally, the Village features several freshwater ponds distributed across its landscape, like Springville Community Trout Pond serving as valuable sources of recreational activities for residents and visitors alike. These ponds contribute to the Village's natural beauty and provide opportunities for various outdoor recreational pursuits.

### Historical Resources

The New York State Historic Preservation Office, operating under section 106 of the National Historic Preservation Act of 1966, has delineated four districts within the Village of Springville. These districts are situated in the Village center, largely along West and East Main Streets. Properties within all four districts typically date from the nineteenth and early twentieth centuries. The districts are as follows:

- East Hill Historic District: This district comprises 55 residences on both sides of Main Street, stretching from Elk Street to just east of East Avenue.
- East Main-Mechanic Streets Historic District: This district encompasses 23 contributing buildings.
- West End Historic District: This district includes 42 civic and commercial properties.
- Fiddler's Green Historic District: This district includes Fiddlers Green, and 6 civic properties.

Within these historic districts, the National Register of Historic Places has identified four sites of significant historical, architectural, archaeological, engineering, and

cultural importance. Among these, three buildings hold local-level significance, while one, the U.S. Post Office building, holds state-level significance:

- Springville Center for the Arts: Housed in the 1869 former Baptist Church, this multi-arts center hosts theater performances, concerts, exhibitions, workshops, and summer educational programs. It is recognized for its architecture and social history.
- Buffalo, Rochester, and Pittsburgh Railroad Station: This historic train station, constructed in 1910 by the Buffalo, Rochester, and Pittsburgh Railway, features a one-and-a-half-story rectangular brick building with a hipped roof. It was listed on the National Register of Historic Places in 1991 and is noted for its architectural style and engineering.
- Village of Springville Municipal Building: Originally built as the Citizen National Bank in 1939, this two-story, five-bay square brick building boasts a modern architectural style.
- U.S. Post Office Building (1937): Erected in 1937, the Springville Post Office showcases a colonial revival architectural style. It is distinguished not only for its art style but also for its significance, extending beyond the local level to the entire state.

In 2006, the Village of Springville established the Historic Preservation Commission, comprised of five board members. This commission took the initiative to create the local historic districts. Subsequently, village ordinances were enacted to safeguard the integrity of these districts. Property owners within these districts are required to seek review for any proposed exterior modifications to their properties, in order to obtain a Certificate of Appropriateness for construction activities.

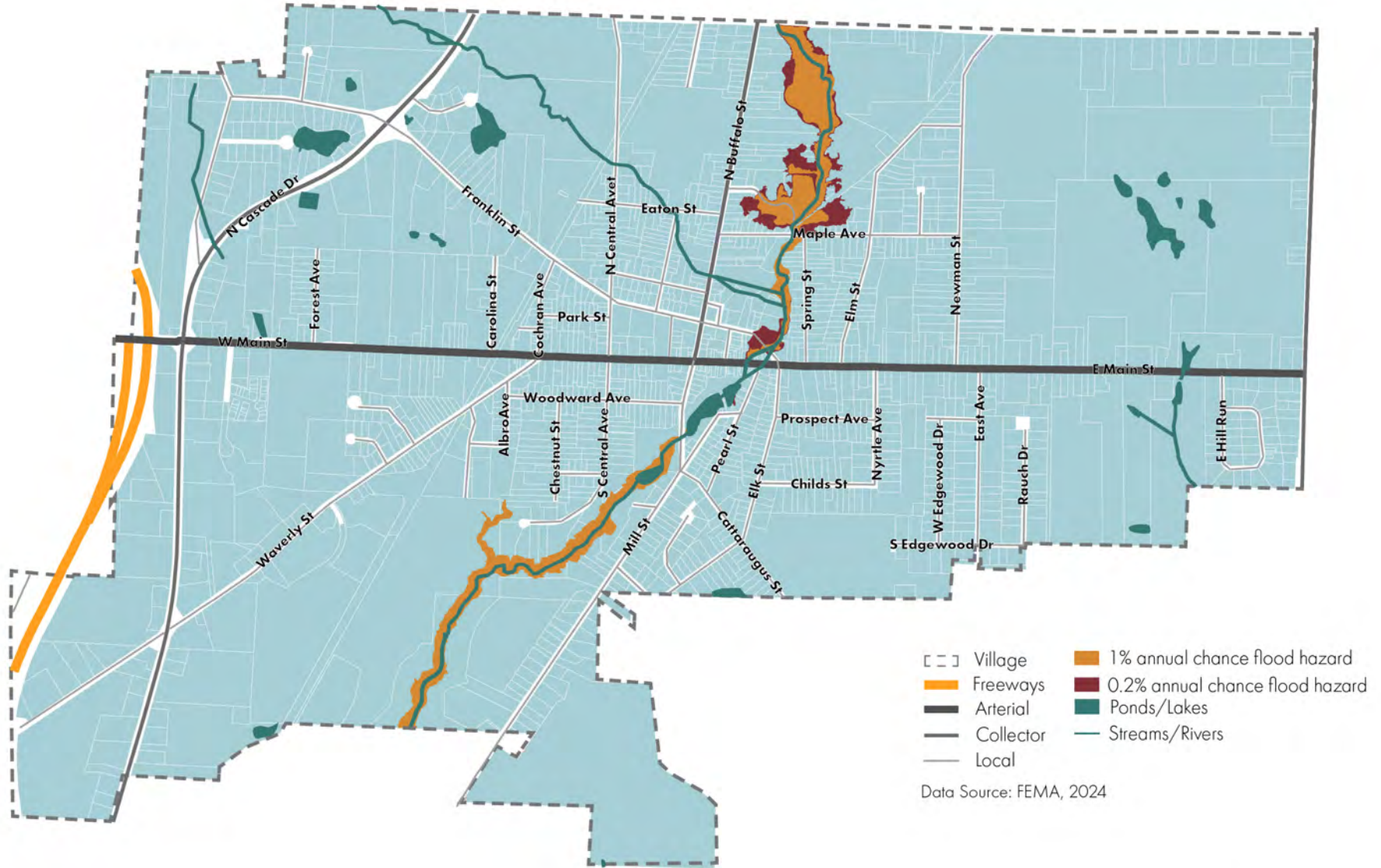
In 2011, the Village achieved certification as a Certified Local Government by the NYS Office of Parks, Recreation & Historic Preservation. This designation has enabled the Village to access grants and New York State historic rehabilitation tax credits, which have been utilized to educate residents about the advantages of historic preservation.

### Springville "Pop Warner" Trail

The Springville "Pop Warner" Trail is a segment of the Erie Cattaraugus Rail Trail, spanning 1.7 miles across the Village from north to south and intersecting two key junctions: Main Street and Franklin Street. This multipurpose trail offers opportunities for hiking, walking, bicycling, horseback riding, snowmobiling, and observing nature along the abandoned rail corridor.

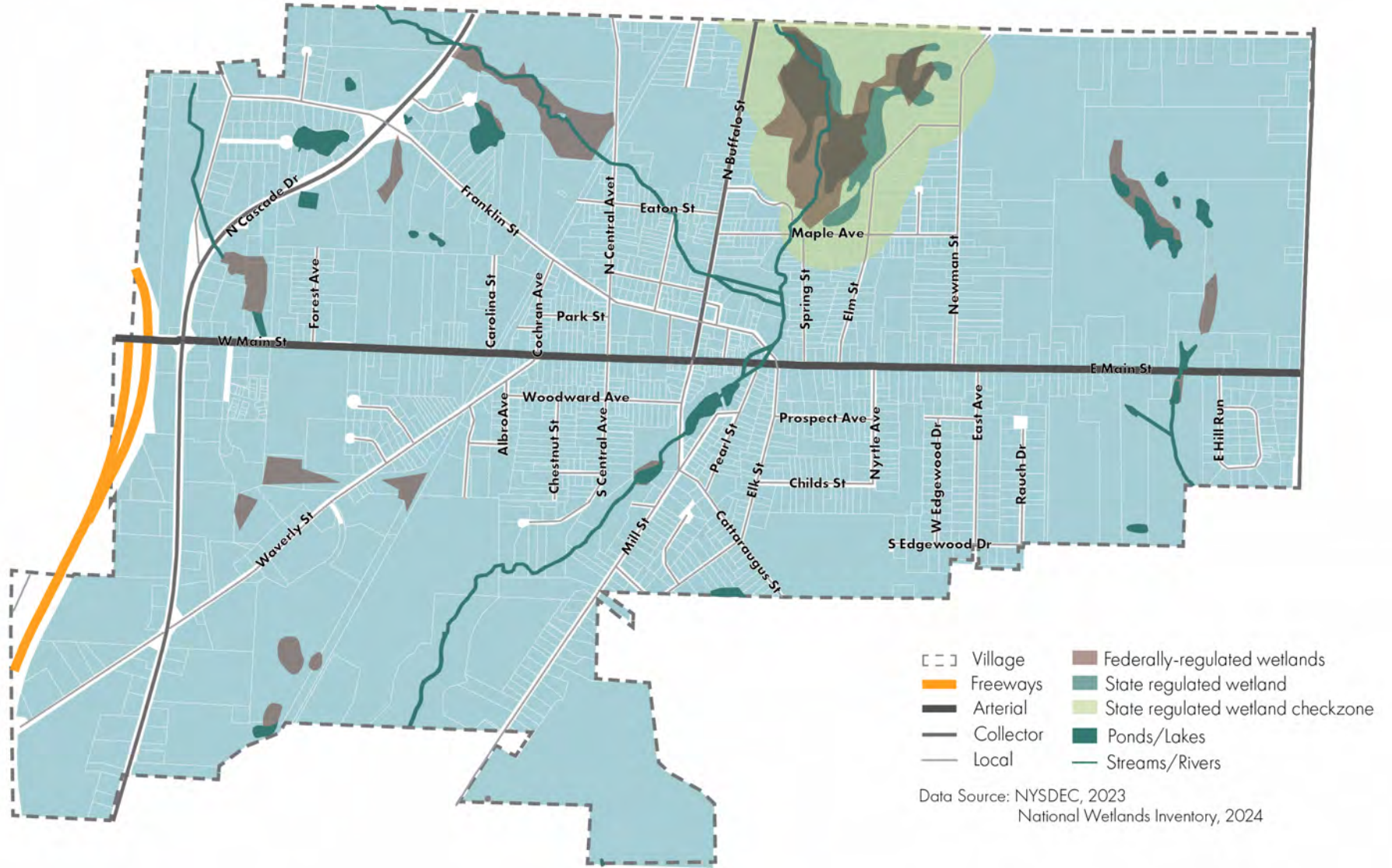
# Map 6: Floodplains

Village of Springville, NY



# Map 7: Wetlands

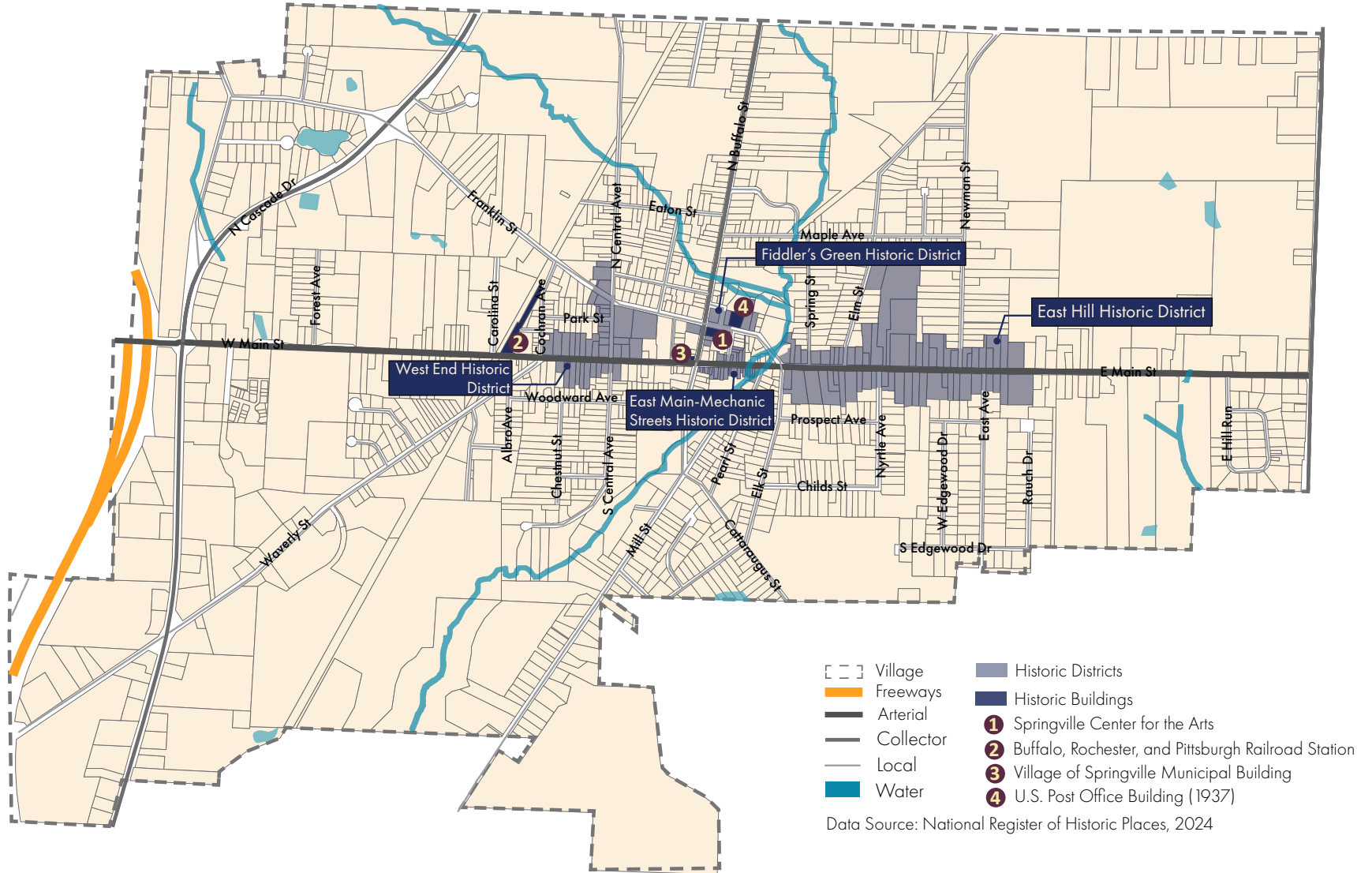
Village of Springville, NY





# Map 8: Historic Districts & Buildings

Village of Springville, NY



## Village Facilities

The Village of Springville is equipped with four parks: Eaton Park, Fiddlers Green, Shuttleworth Park, and Heritage Park. Eaton Park features amenities such as a spray park, a toddler playground, a roller hockey court, and tennis and pickleball courts. Additionally, there are two privately owned public spaces: Fireman's Park, which the Springville Volunteer Fire Department owns, and an area comprising a pool, playground, and basketball courts owned by Springville Youth Inc. Under an inter-municipal agreement with the Town of Concord, the Village maintains the Springville Skateplex on Franklin Street. This facility offers ramps and apparatus for bicycle, skate, and skateboard jumps and stunts.

Residents and visitors can engage in various recreational activities within the Village, including programs offered by the scouting groups, the 4-H Club, and activities organized by schools and faith-based organizations. The Springville Youth, Inc. (SYI) Recreation Center, situated on Maple Avenue, provides after-school and summer activities for the community.

## Schools

The Springville Griffith Institute Central School District oversees one high school, one middle school, and one elementary school within the Village. The high school is situated on North Buffalo Street, the middle school is located on Newman Street, and the elementary school is on North Street. Pathways in Technology Early Collage High School, or P-TECH, is recent addition in Springville School district. Adjacent to the middle school on Newman Street is the district administrative offices, while the district bus garage is adjacent to the elementary school on North Street. All three school buildings feature spacious playing fields utilized for intramural and interscholastic sports programs, as well as community youth recreation sports, primarily facilitated by Springville Youth Incorporated programs.

## Medical Services

Bertrand Chaffee Hospital, a community-owned rural hospital, offers emergency care, primary care, and specialist treatments to a 525-square-mile service area encompassing Southern Erie, Wyoming, and Northern Cattaraugus County. The hospital, located in a rural setting, offers a comprehensive range of services such as primary care centers, a heart center, the Jennie B. Richmond nursing home, and a surgical center, ensuring convenient and accessible healthcare for the rural community surrounding the Village.

## Senior Citizen Services

Springville is a home to two nursing homes: the Jenny B. Richmond Home on East Main Street and the Fiddlers Green Nursing Home on West Main Street. Through collaboration with Erie County, the Town of Concord offers van services and a meal program for senior citizens. Concord Senior Citizens organizes recreational programs, while the Springville Concord Elder Network (SCENE) provides educational support and programs tailored to seniors. SCENE and Love Inc. assist in referrals to Erie County Senior and Social Services. Furthermore, Meal on Wheels and the County Nutritional Assistance Program ensures that seniors who may have difficulty shopping for or preparing their meals receive proper nutrition.

## Fire Services

The Springville Volunteer Fire Department (SVFD) has approximately 40 volunteers who manage over 700 emergencies a year from two stations. It provides fire protection and EMT service to the Village and the Springville Fire Protection District in the Town of Concord, outside the Village. The SVFD has three engines, one aerial truck, one heavy rescue/command center truck, one ambulance, a lite rescue truck, and a brush fire truck. Its meeting hall, offices, training facilities, and a four-bay garage are on West Main Street. It has three bays and EMT facilities at 65 Franklin Street. In addition to its meeting and social hall on West Main Street, the SVFD owns and operates a picnic facility and baseball park on Nason Blvd. The Springville Volunteer Fire Company (SVFC) operates as an integral entity, with each member holding an equal share of responsibility in running the volunteer fire department. The SVFC is tasked with organizing fundraising events such as chicken barbecues and car shows, which play a vital role in serving the community.

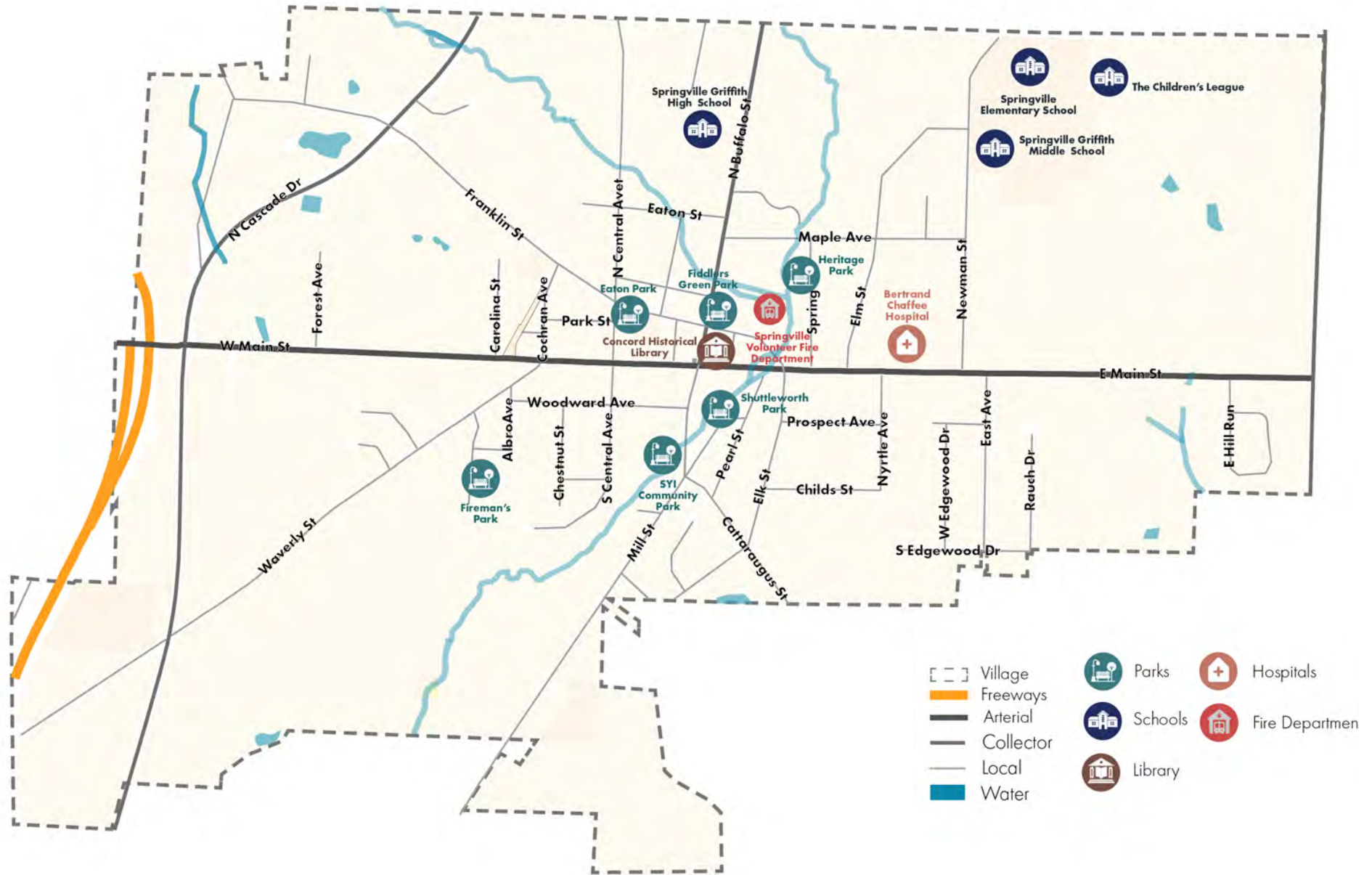
## Police Service

The Village of Springville has a contractual agreement with the Erie County Sheriff for dedicated road patrol services within the Village limits. Consequently, the Village provides a substation for the Erie County Sheriff's office located at 65 Franklin Street. Additionally, the Erie County Sheriff operates a Domestic Violence office within the same premises.

In addition to the Erie County Sheriff's presence, the Village also maintains its own part-time police force. The Village Police Office and police cars are housed at the same location, 65 Franklin Street.

# Map 9: Village Facilities

Village of Springville, NY



## UTILITIES

### Electrical Services

The Village operates its municipal electrical system, known as Springville Electric, which is one of the 47 municipally owned power companies in New York. Springville Electric is affiliated with the Municipal Electrical Utilities Association of New York State. Covering the entire Village and parts of the Town, the electric franchise area serves approximately 2,500 customers who benefit from the Village's notably lower utility rates. This service area is defined by North Street to the north (with straight line extensions east and west), Spooner Creek to the west, Cattaraugus Creek to the south, and a north-south line located half a mile east of Vaughn Street to the east.

In terms of power supply, the Village procures a wholesale power allocation from the New York State Power Authority (NYSPA) and supplementary contracts through the New York State Municipal Power Agency (NYSMPA). Notably, the Village Electric Department operates on a self-supporting basis, with no budgetary funds derived from Village taxes.

### Water System

The Village's water supply originates from a group of three wells located in the north-central portion of the Village. Prior to being distributed into the system, the well water undergoes treatment to remove iron and add chlorination and fluoride. The water facility serves approximately 2500 customers and produces an average of 500,000 gallons of water per day for customer use including residential, commercial and industrial customers. The system is deemed to be in good condition and has the capacity to accommodate a 30 percent increase in usage. Property developer-owners are responsible for extending waterlines as needed to connect to the existing system.

The water storage infrastructure consists of one elevated storage tank situated on Newman Street with a capacity of 500,000 gallons, and one ground storage tank located at the end of Woodland Heights with a capacity of 750,000 gallons. Fire protection is ensured through strategically placed fire hydrants throughout the system.

The water distribution system serves all developed areas within the Village as well as approximately 27 customers outside the Village limits. However, there are sizable portions of undeveloped land within the Village that currently lack water

service, particularly in the northeast (along Vaughn Street) and southwest (along South Cascade Drive).

### Sewer System

The Village's sewer system caters to around 1,500 customers, including residential, commercial, and industrial properties. The sewage treatment plant, located off Mill Street in the south-central area, is permitted by the state with a capacity of 1,150,000 gallons per day. The plant manages both dry and wet average daily flows through an advanced secondary treatment process before discharging the treated sewage into Spring Brook. This treatment process involves primary settling tanks, a high-rate trickling filter, secondary settling tanks with phosphorus removal, and UV disinfection.

The sewer infrastructure spans approximately 200,000 feet of gravity sewers and includes four sewage pump stations designed to lift sewage from low-lying areas to higher elevations for treatment. The Village's sanitary sewage collection and treatment system primarily serve the majority of its area. However, there are significant undeveloped regions in the northeast and southwest that currently lack sewer service. Additionally, certain developed properties along North Street, Vaughn Street, and South Cascade Drive (south of Waverly) utilize septic systems rather than being connected to the sewer system.



## RELATED INITIATIVES

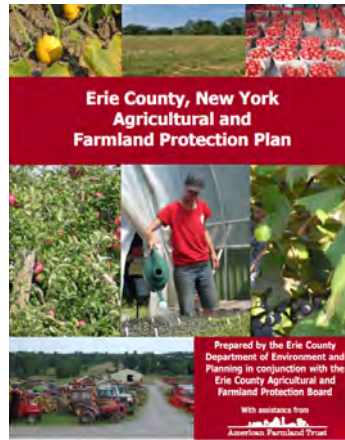
It is paramount for the Village of Springville’s Comprehensive Plan to be crafted with a clear understanding of other recent planning endeavors and studies. By acknowledging and leveraging existing initiatives within Springville and the broader regional context, this Comprehensive Plan aims to align with and bolster ongoing and neighborhood planning endeavors. As an integral part of the comprehensive planning process, a number of pertinent and current planning documents, have been thoroughly examined for content and recommendations that would contribute to shaping the Springville Comprehensive Plan.

### Erie County Community Climate Action Plan, December 2023

The Erie County Community Climate Action Plan, released in December 2023, serves as a road map for prioritizing climate actions in the County. The Plan is structured around three main themes: Climate Justice, Climate Resilience, and Communicating Progress. It covers seven sectors to address these themes:

- Consumption and Waste Reduction: Aim to produce and consume resources responsibly and manage waste sustainably.
- Transportation: Develop a safe, equitable, and affordable multi-modal transportation system that reduces dependence on fossil fuels, enhances mobility, connects communities, and decreases greenhouse gas emissions.
- Housing and Neighborhood Resilience: Foster an equitable and robust green economy.
- Commercial Energy Conservation and Renewable Energy: Transition to net-zero carbon emission buildings and support the decarbonization of the electrical grid.
- Natural-based Solutions: Protect and restore ecosystems, and improve access to green infrastructure, tree canopy, and open space.
- Agriculture and Food Systems: Promote sustainable agriculture and food system solutions.

As a registered municipality in the NYS Climate Smart Communities program, the Village of Springville may look to the County’s Community Climate Action Plan as a source of guidance for local climate change mitigation strategies.



## Erie County, Hazard Mitigation Plan, March 2022

In March 2022, Erie County updated its Hazard Mitigation Plan (HMP) for the County and its participating jurisdictions, as per the requirements of the Disaster Mitigation Act of 2000 (DMA 2000). This act mandates that states and local governments must prepare HMPs to retain eligibility for pre-disaster mitigation grant funds following a federally declared disaster. All 46 municipal governments in Erie County were involved in this planning process.

Hazard mitigation refers to continual efforts aimed at reducing or eliminating the long-term risk to human life and property from natural hazards. The integration of hazard mitigation into a community's existing plans, policies, codes, and programs fosters development patterns that don't exacerbate known hazards or lead to redevelopment that diminishes risk. The HMP contains a Village of Springville annex that outlines recommended projects, such as establishing open space along riverways for stormwater management, safeguarding wastewater treatment plants, addressing properties prone to repetitive loss, coordinating with the New York State Department of Transportation (NYSDOT) to maintain accessibility to NYS Route 39 during high-hazard incidents, ensuring backup power for Village offices, replacing the NYSDOT culvert over Spring Brooks, and identifying locations for emergency shelters and temporary or permanent housing.

## Town of Concord Comprehensive Plan Update, 2018

In 2021, the Town of Concord unveiled its updated Comprehensive Plan, originally funded through HUD's CDBG program. As a neighbor to the Village of Springville, it is important to understand the Town and Village's shared goals and objectives to support mutually beneficial outcomes and promote fruitful intermunicipal coordination. The planning process, marked by inclusive public input, authentically reflects the community's perspective. The Plan's vision prioritizes several key areas:

- Environmental protection
- Economic development, focusing on commerce and industry
- Residential development in suitable areas
- Park maintenance and expansion
- Cost-effective community services
- Quality transportation
- Infrastructure maintenance and expansion in target areas
- Quality urban design and historic preservation promotion



## Erie County Parks Master Plan Update, October 2018

The Erie County Parks Master Plan was updated in 2018, a process that began in 2016 with cooperation between the Department of Environment and Planning and the Department of Parks, Recreation, and Forestry. The central objective of this initiative was to maintain, enrich, and develop the existing 10,000-acre park system and its landscape.

The primary goals of the Master Plan were:

- Enhance operational efficiency.
- Enhance the appearance and functionality of existing park facilities before considering new additions.
- Review and refine administrative policies.
- Enhance community awareness and understanding of park resources

The Erie County Parks system comprises several categories: Heritage Parks, Waterfront Parks, Special Purpose Parks, Conservation Parks, and Forestry Lots. Scoby Dam Park, a Conservation Park situated near the border of Cattaraugus County and the southern end of Erie County, is particularly close to the Village of Springville. The recommendations and future development of Scoby Dam Park could present valuable opportunities for the future growth of Springville.



## Initiatives for a Smart Economy 2.0, June 2017

Titled “Initiatives for a Smart Economy 2.0,” this plan, realized in 2017, falls under the umbrella of economic development. It delineates 64 initiatives for Erie County to foster economic growth, aligning these efforts with other state and federal economic development strategies. Furthermore, these initiatives concentrate on specific growth sectors outlined in the Western New York Regional Economic Development Council’s 2011 document, “A Strategy for Prosperity in Western New York.” Like its predecessor, this plan seeks to identify sectors within Erie County’s regional economy that it can significantly impact. Additionally, it aims to pinpoint, via individual initiatives, Erie County’s intended actions to advance these sectors. The Plan encompasses 71 initiatives across the following priority sectors:

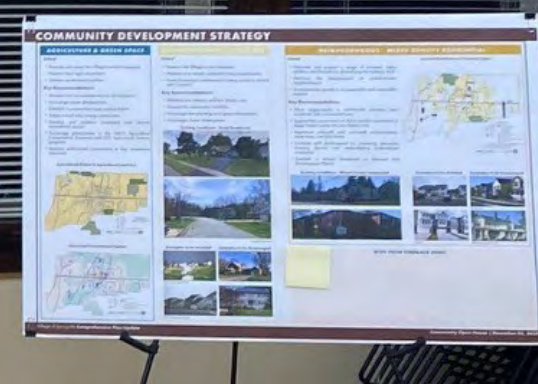
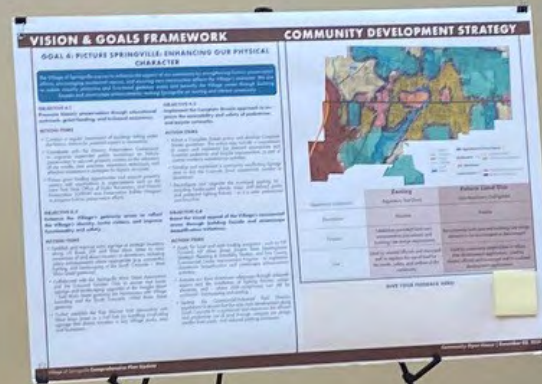
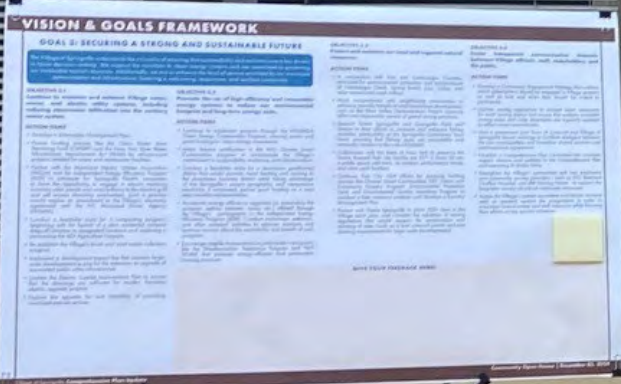
- Advanced Manufacturing
- Bi-National Logistics and International Trade
- Brownfields and Vacant Property Redevelopment
- Energy
- Infrastructure and Transportation
- Tourism
- Municipal Smart Growth Initiatives
- ECIDA Enhancement
- An Inclusive and Prepared Workforce
- Quality of Life
- Agriculture
- The Blue Economy

## Framework for Regional Growth, Erie Niagara Counties New York, October 2006

The “Framework for Regional Growth” for Erie and Niagara Counties in New York, introduced in October 2006, was a strategy aimed at addressing the region’s broad vision for conservation, development, and public investment. This vision became increasingly concerning for regional leaders. The framework tackled key issues such as the pace of development, economic development investments, expansion of sewer and water services, improvements to parks and major public facilities, and investment in transportation infrastructure. It outlined a vision for both counties’ growth and redevelopment over the next 15 years. It also provided insight into how local governments, the private sector, and nonprofit organizations could align their actions and initiatives to support the overarching regional vision. The section on guiding growth and investment identified 15 villages with regional significance, rural centers, in Erie County, with the Village of Springville being one of them.

# 2024 Comprehensive Plan Village of Springville, NY

DRAFT: December 17, 2024



## Appendix B

Community Open House & Steering  
Committee Public Hearing Summary



# Village of Springville Comprehensive Plan Update

## Community Open House Summary

**Date & Time:** Tuesday, December 3, 2024, 6:00-7:30 pm

**Location:** Public Safety Building – 65 Franklin St, 2nd Floor, Springville, NY

### Attendees:

#### *Comprehensive Plan Steering Committee (CPSC)*

- Terry Skelton, Steering Committee Chair & Village Resident
- John Baker, Code Enforcement Officer
- Allison Duwe, Village Business Owner
- Gregory Keyser, Planning Board Member
- Devin Kowalske, Planning Board Member
- Briana Zuchowski, Erie County Planner

#### *Absent:*

- Robert Laskowski, Zoning Board of Appeals Member
- Mary Padasak, Trustee

#### *Barton & Loguidice Consultant Team*

- Grace DeSantis, AICP
- Silvi Patel

#### *Members of the Public (based on sign-in sheet)*

- Mary Carol Dearing
- Susan Putney
- Erin Schuab-George
- Brett Landsman
- Duane Bakery
- James W. Bialasik
- Jess Schuster
- Roberto Petrill
- Jenny Wiede
- Russ Belscher

## Advertising

The Village of Springville Draft Comprehensive Plan was made accessible for public review via a link on the Village website and in hard copy at Village Hall. The availability of the draft Plan for review and the details of the Community Open House (as well as the Steering Committee Public Hearing that immediately followed) were advertised through several avenues, including:

- A flyer and press release posted to the Village’s website
- A flyer and press release posted to the Village’s Facebook page
- Flyers distributed through Steering Committee member’s networks
- Email blasts to community members who attended previous Steering Committee meetings
- An email blast to Village board/committee members
- A press release in the Springville Journal’s November 21, 2024, edition



In addition to inviting community members to the event on December 4, 2024, the flyer and press release also invited community members to submit feedback on the draft Plan to the Village Deputy Clerk.

## Agenda

The Community Open House was kicked off by Terry Skelton, Steering Committee Chair, who provided welcoming remarks. Then, Grace DeSantis of Barton & Loguidice provided a presentation on the following topics:

- Introductions
- Project Background
- The Planning Process
- The Draft Plan Update
- Next Steps

At the end of the presentation, the audience was invited to ask questions or provide comments, but none were received. Devin Kowalski of the Steering Committee closed the presentation by remarking on the key themes of the plan, and their alignment with community priorities. The presentation slide deck is attached at the end of this summary.

Next, the room broke out into a poster gallery session, which presented an overview of the draft Comprehensive Plan update components, including:

- Introduction
- Community Profile
- Community Planning Initiatives
- Vision & Goals Framework
  - Vision statement
  - Goal statement, objectives, and action items for each of the four goal areas
- Community Development Strategy
  - Future land use map
  - Intent and key recommendations of each of the six future land use areas
- Implementation Program
  - 13 priority action items

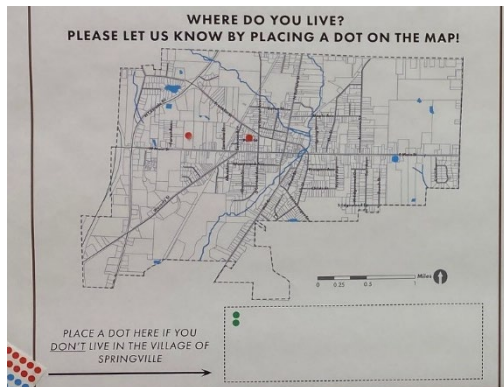
Attendees were encouraged to provide feedback on the draft Comprehensive Plan by filling out a comment card and returning it to the project team and/or posting sticker dots and sticky notes directly onto the posters.

## Public Input

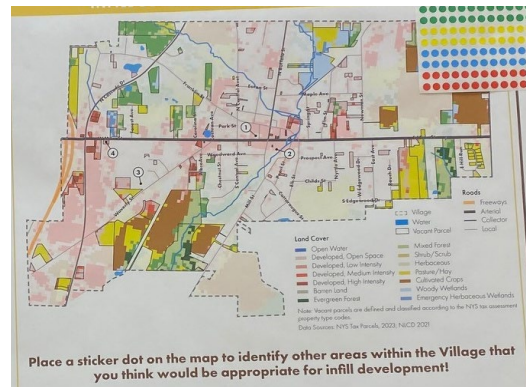
No written feedback on the draft Plan was received by the Village Deputy Clerk (as was offered through the event advertising), nor were any completed comment cards returned to the project team.

### Posters – Sticker Dots

Two of the posters included a sticker dot exercise, the results of which are shown below.



Five individuals participated in the sticker dot exercise on the Welcome poster. Three indicated that they live in the Village (along W Main St, Park Ave, and E Main St) and two indicated that they live outside of the Village.



One individual participated in the sticker dot activity on the Infill Development poster. They indicated that infill development could be appropriate at the northwestern corner of W Main St and Cochran Ave.

### Posters – Sticky Notes

Five sticky notes were placed on the posters to provide written comments. They included the following (as categorized by poster topic):

#### Vision & Goals Framework – Goal 1, Objective 1.2

- Include the Hulbert Library in wording here – they provide free youth programming, have a teen space + should have a seat at the table.
- Also Erie County Forest Management Plan update. We have multiple County forestry sites nearby i.e. Genesee Rd

#### Community Development Strategy – Mixed Density Residential

- What is meant by cluster development

#### Community Development Strategy – Infill Development

- The southern edge of municipal lot is an asset with greenspace + a village park. Development here would detract from that asset. That large lot could have islands with trees or community gardens instead.

### *Implementation Program*

- Who/what is the Downtown Springville Dev. Group? Does it still exist. Capacity of a downtown partner is generally a problem.

### *General Discussion*

In addition to providing feedback on the posters and comment cards, attendees were welcome to discuss the draft Plan with the Steering Committee and consultant team during the poster gallery session. Key topics of conversation included:

- How proposed actions would be paid for and if they would result in taxes increasing
- What the NRCS Agricultural Conservation Easement Program is, and if it is voluntary
- How the proposed actions will be enforced
- The purpose of the Community Engagement Strategy and what its recommendations would include
- The desire from the community to see Airbnbs addressed, and how this could align with the upcoming update to the accessory dwelling unit regulations
- A tree inventory is ongoing, with three parks surveyed so far
- One property on the Infill Development map is not actually vacant (no structure on site, but utilized as farmland), as indicated by the NYS tax assessment
- The difference between the “examples to be avoided” and “examples to be encouraged” on the Mixed Density Residential poster

One emailed comment was also received by the project team during the Community Open House, which included the following message:

- Happy Thanksgiving, just a quick note on connecting our neighborhoods again with the village meeting coming up.  
First, if able connect Heritage Park to Maple Ave. This would allow a walkable and bike able community. It would help SGI Elementary and Middle Schools get to the park and library. Also it would connect the 109 and Colonial Apartments, The Club, Maple and Spring St. residents to the park and library. I believe it could be done with a MOA with the owners of 109 and the club. Additional benefits would be to the Spring St homeowners who property is being used along the creek as more adults would use the connector. Cost would be low as there is a culvert in place, all it would need is to develop a compacted gravel or paved path.  
Next is to connect the Rail Trail to the Community Park. A bike lane could be added to the east side of Buffalo St from the ECRT to the park. I am sure this improved would add a safety benefit and connect the village to the town park. This could be done with the Town, County and land owners.  
Please let me know you received this email and I will leave this in your hands.

## Minutes of the Springville Comprehensive Plan Steering Committee

**Date & Time:** December 3, 2024, 7:30 PM

**Location:** Public Safety Building | 65 Franklin Street, Springville, NY

### CPSC Members Present:

Terry Skelton, Steering Committee Chair and Village Resident  
John Baker, Code Enforcement Officer  
Allison Duwe, Village Business Owner  
Devin Kowalske, Planning Board Member  
Gregory Keyser, Planning Board Member  
Briana Zuchowski, Assistant Planner, Erie County Dept. of Environment & Planning

### CPSC Members Absent:

Robert Laskowski, Zoning Board of Appeals Member  
Mary Padasak, Trustee

### Barton & Loguidice Consultant Team Members Present:

Grace DeSantis, Project Community Planner  
Silvi Patel, Community Planner I

**Approximate Number of Public Attendees:** 4 (based on sign-in sheet)

The Comprehensive Plan Steering Committee convened at 7:30 pm. Terry Skelton provided an overview of the meeting's purpose and procedures. Individuals who wished to provide public testimony were asked to sign up.

At 7:32 pm, the Public Hearing was opened by motion of Allison Duwe and second of Devin Kowalske. Grace DeSantis, of Barton & Loguidice, noted that it was confirmed with the Deputy Clerk that the Public Hearing was advertised in the Springville Journal, in accordance with the 10 day public notice requirement. No members of the public provided public testimony. At 7:34 pm, the Public Hearing was closed by motion of Briana Zuchowski and second of Allison Duwe. Allison Duwe thanked the members of the public for attending and for offering questions and concerns throughout the project process.

At 7:34 pm, Allison Duwe made a motion to pass a resolution "to recommend the draft 2024 Village of Springville Comprehensive Plan update to the Village Board for their consideration for adoption, as provided for by NYS Village Law § 7-722(6), with all edits and/or modifications as noted therein." This motion was seconded by John Baker. All Steering Committee members in attendance were in favor, and the resolution was approved.

**Village of Springville Comprehensive Plan Steering Committee**  
**2024 Village of Springville Comprehensive Plan Steering Committee Meeting Minutes**  
**December 3, 2024**

The meeting concluded at 7:36 pm with a thank you from Terry Skelton to the team. Grace DeSantis, of Barton & Loguidice, described next steps, which include the draft Plan being revised based on input heard tonight, completing the SEQRA and County referral processes, and the Village Board hosting their own Public Hearing (another opportunity for public input).

**AT A MEETING OF THE COMPREHENSIVE PLAN STEERING COMMITTEE OF THE VILLAGE OF SPRINGVILLE, ERIE COUNTY, NEW YORK, HELD AT THE SPRINGVILLE PUBLIC SAFETY BUILDING, 65 FRANKLIN STREET, SPRINGVILLE, NY 14141, ON THE 3<sup>RD</sup> DAY OF DECEMBER 2024, AT 7:30 PM, THERE WERE THE FOLLOWING MEMBERS...**

**PRESENT:**

Terry Skelton  
John Baker  
Allison Duwe  
Devin Kowalske  
Gregory Keyser  
Briana Zuchowski

**ABSENT:**

Robert Laskowski  
Mary Padasak

**A RESOLUTION...**

**TO RECOMMEND THE DRAFT 2024 VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN UPDATE TO THE VILLAGE BOARD FOR THEIR CONSIDERATION FOR ADOPTION, AS PROVIDED FOR BY NYS VILLAGE LAW § 7-722(6), WITH ALL EDITS AND/OR MODIFICATIONS AS NOTED THEREIN.**

**MOTION BY:**

Allison Duwe

**SECONDED BY:**

John Baker

**WHEREAS**, the Village of Springville was awarded an Erie County Municipal Planning Grant through Round 2 of the program to develop a Comprehensive Plan Update; and

**WHEREAS**, in January of 2024, the Village of Springville hired the consultant team of Barton & Loguidice to provide comprehensive planning services; and

**WHEREAS**, in February of 2024, a Comprehensive Plan Steering Committee (hereinafter, "Steering Committee") was formed to oversee the development of a Comprehensive Plan Update for the Village of Springville. This Steering Committee consists of residents, business owners, and community leaders of the Village of Springville; and

**Village of Springville Comprehensive Plan Steering Committee  
2024 Village of Springville Comprehensive Plan Update Resolution  
December 3, 2024**

**WHEREAS**, the ongoing comprehensive plan update process, under the direction of the Steering Committee, has resulted in the Draft 2024 Village of Springville Comprehensive Plan Update (hereinafter, "Draft Plan Update") dated November 14, 2024; and

**WHEREAS**, a public hearing was held for the review of the Draft Plan Update on December 3, 2024, at the Springville Public Safety Building, 65 Franklin Street, Springville, NY 14141 at 7:30 PM; at which the Steering Committee heard all testimony offered in favor or opposition to the Draft Plan Update; and

**WHEREAS**, the Steering Committee has determined that it is in the best interest of the Village of Springville to recommend the Draft Plan Update to the Village Board for consideration for adoption, recognizing that it not only identifies a unified community vision, but also provides an action-oriented framework for the achievement of such vision as well as future land use recommendations; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Steering Committee recommends the Draft Plan Update to be referred to the Village Board for consideration for adoption as provided for by NYS Village Law § 7-722(b); and

**BE IT FURTHER RESOLVED**, that the Draft Plan Update is to be referred upon consideration and incorporation of Steering Committee comments and public input provided through the end of the public commenting period.

This resolution shall take effect immediately.

**AYE:**

Terry Skelton  
John Baker  
Allison Duwe  
Devin Kowalske  
Gregory Keyser  
Briana Zuchowski

**ABSTAIN:**

None

**NAY:**

None



# VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN UPDATE

**You're Invited!**

## **Community Open House & Steering Committee Public Hearing**



### **Village of Springville Public Safety Building**

65 Franklin St, 2nd Floor, Springville, NY 14141

Enter through the back of the building under the court entrance



**Tuesday, December 3, 2024**



**Open House: 6:00 - 7:30 PM**

\* Presentation at 6:00 PM \*

**Steering Committee Public Hearing: 7:30 PM**

The Village is undertaking an update of its Comprehensive Plan to ensure that it reflects current community values, and **we need your feedback on the draft!** The Plan documents the Village's current conditions, vision for the future and action items, and development preferences, serving as a guide for decision-makers for the next 10 years.

Please visit the Village website ([www.villageofspringvilleny.com](http://www.villageofspringvilleny.com)) to review the Draft Comprehensive Plan Update online. A hard copy is also on display at Village Hall.

All are welcome to attend the Community Open House and Steering Committee Public Hearing! It will be an opportunity to learn about the Plan update process and draft content and provide your feedback.

For more information or to provide written feedback, please contact the Village of Springville Deputy Clerk, Holly Murtiff, at: [hmurtiff@villageofspringvilleny.com](mailto:hmurtiff@villageofspringvilleny.com)

# Village of Springville 2024 Press Release

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**Contact** Holly Murtiff, Village Deputy Clerk  
hmurtiff@villageofspringvilleny.com

**FOR IMMEDIATE RELEASE**

**December 5, 2024**

**Website** [www.villageofspringvilleny.com](http://www.villageofspringvilleny.com)

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## Village of Springville Hosting Community Open House & Steering Committee Public Hearing for Comprehensive Plan Update

Springville, NY – The Village of Springville invites all community members and stakeholders to attend a Community Open House and Public Hearing, facilitated by the Comprehensive Plan Steering Committee, for the Comprehensive Plan Update. The event will be held at the **Village of Springville Public Safety Building** (65 Franklin St, 2<sup>nd</sup> Floor, Springville, NY 14141) on Tuesday, December 3<sup>rd</sup>, 2024. **The Community Open House will take place from 6:00 PM to 7:30 PM and the Public Hearing will begin at 7:30 PM.** Please visit the Village website ([www.villageofspringvilleny.com](http://www.villageofspringvilleny.com)) to review the draft Comprehensive Plan Update online. A hard copy is also on display at Village Hall.

A comprehensive plan explores the community’s existing conditions; establishes a vision, goals, objectives, and action items to be pursued over the near- and long-term; maps and describes desired future land use types; and provides a strategy for implementation. The Village’s current Comprehensive Plan was adopted in 2014. The intent of the Comprehensive Plan Update – which is being funded in part by the Erie County Municipal Planning Grant program – is to evaluate Springville’s current challenges and opportunities and establish a framework for achieving the community’s future vision. The updated Plan will serve as a guide for decision-makers in both the public and private realms.

The Community Open House on December 3<sup>rd</sup> (starting at 6:00 PM) will begin with a brief presentation providing an overview of the Update process and draft Plan content then break out into a poster gallery session. Members of the Comprehensive Plan Steering Committee and consultant team will be available to answer your questions and collect and discuss your feedback. The Comprehensive Plan Steering Committee Public Hearing (starting at 7:30 PM) will be held in accordance with NYS Law. After hearing public testimony, the Comprehensive Plan Steering Committee will decide whether or not to pass a resolution to refer the draft Comprehensive Plan Update to the Village Board for consideration for adoption.

The Community Open House and Steering Committee Public Hearing will be an opportunity for community members to learn about the draft Joint Comprehensive Plan Update and provide feedback. All individuals with an interest in the future of the Village of Springville are welcome to participate.

###

For more information on this Comprehensive Plan Update or to provide written feedback in advance of the event, please contact the Village of Springville Deputy Clerk, Holly Murtiff, at: [hmurtiff@villageofspringvilleny.com](mailto:hmurtiff@villageofspringvilleny.com)

# COMMUNITY OPEN HOUSE & STEERING COMMITTEE PUBLIC HEARING SIGN-IN

## VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN UPDATE

Name	Email Address	Resident of Village of Springville, or other?	Please check which event(s) you are attending:	
			Open House (6:00-7:30 PM)	Public Hearing (7:30 PM)
Mary Carol Deasing	[REDACTED]	Concord	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Putney		Spr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erin Schuab-George		Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brett Lendsman		Village	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Diane Baker		Village	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James W. Bialasick		Village	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jess Schuster		Other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Eric Williams		Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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# COMMUNITY OPEN HOUSE & STEERING COMMITTEE PUBLIC HEARING SIGN-IN

## VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN UPDATE

Name	Email Address	Resident of Village of Springville, or other?	Please check which event(s) you are attending:	
			Open House (6:00-7:30 PM)	Public Hearing (7:30 PM)
Roberto Petillo	[REDACTED]	Carroll	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jenny Wrede	[REDACTED]	Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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# COMMUNITY OPEN HOUSE & STEERING COMMITTEE PUBLIC HEARING SIGN-IN

## VILLAGE OF SPRINGVILLE COMPREHENSIVE PLAN UPDATE

Name	Email Address	Resident of Village of Springville, or other?	Please check which event(s) you are attending:	
			Open House (6:00-7:30 PM)	Public Hearing (7:30 PM)
Russ Belschok	[REDACTED]	Village of Springville	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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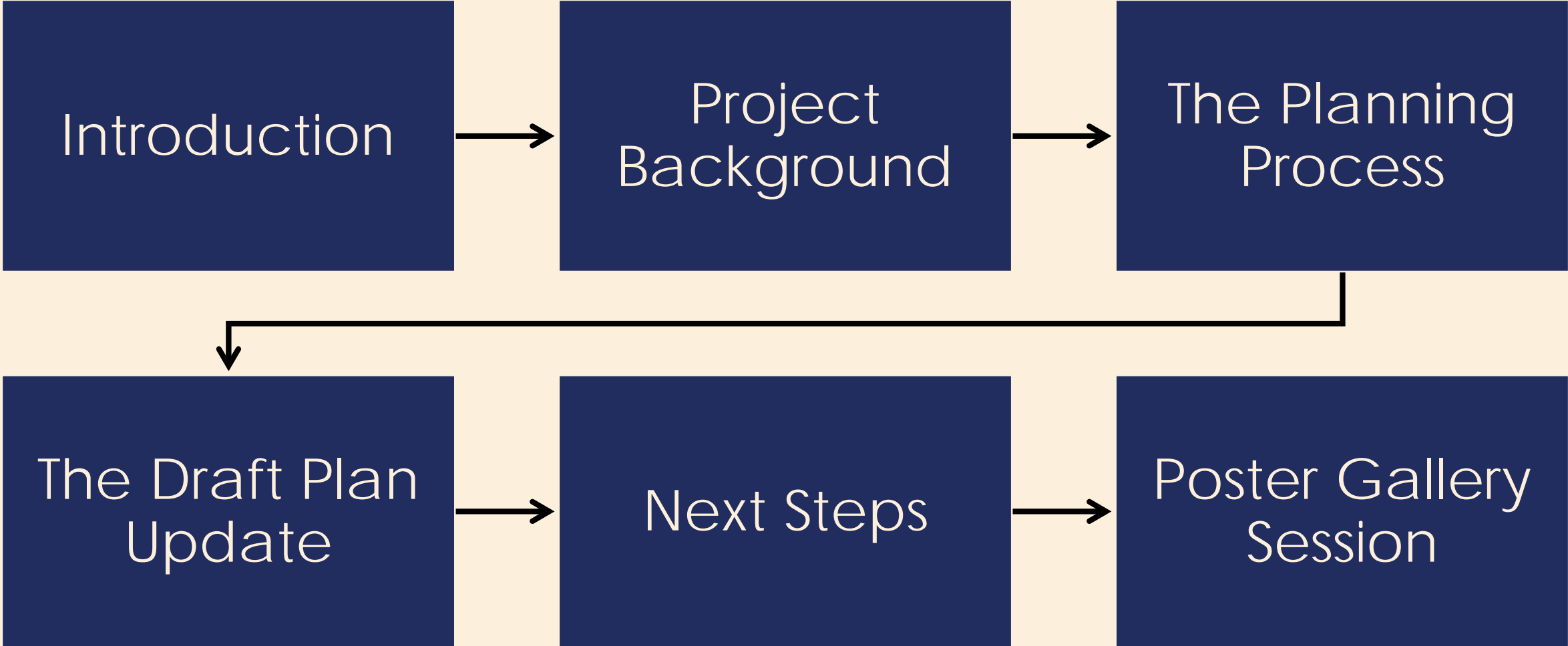
The background image shows a village square. In the center is a tall, ornate stone monument topped with a statue of a woman. To the right is a large, red brick church with a gabled roof. The square is surrounded by green grass and trees. A semi-transparent teal overlay covers the left and center portions of the image, containing text.

# VILLAGE OF SPRINGVILLE

## 2024 Comprehensive Plan Update

Community Open House | December 3, 2024

# TODAY'S AGENDA



# INTRODUCTIONS

## Comprehensive Plan Steering Committee

- **Terry Skelton**, Committee Chair & Village Resident
- **John Baker**, Code Enforcement Officer
- **Allison Duwe**, Village Business Owner
- **Devin Kowalske**, Planning Board Member
- **Gregory Keyser**, Planning Board Member
- **Robert Laskowski**, Zoning Board of Appeals Member
- **Mary Padasak**, Village Board Member
- **Briana Zuchowski**, Assistant Planner, Erie County Dept. of Environmental Planning

## Consultant Team: Barton & Loguidice (B&L)

- Grace DeSantis, AICP
- Silvi Patel

**This project is funded in part by  
the Erie County Municipal  
Planning Grant Program**



# PROJECT BACKGROUND

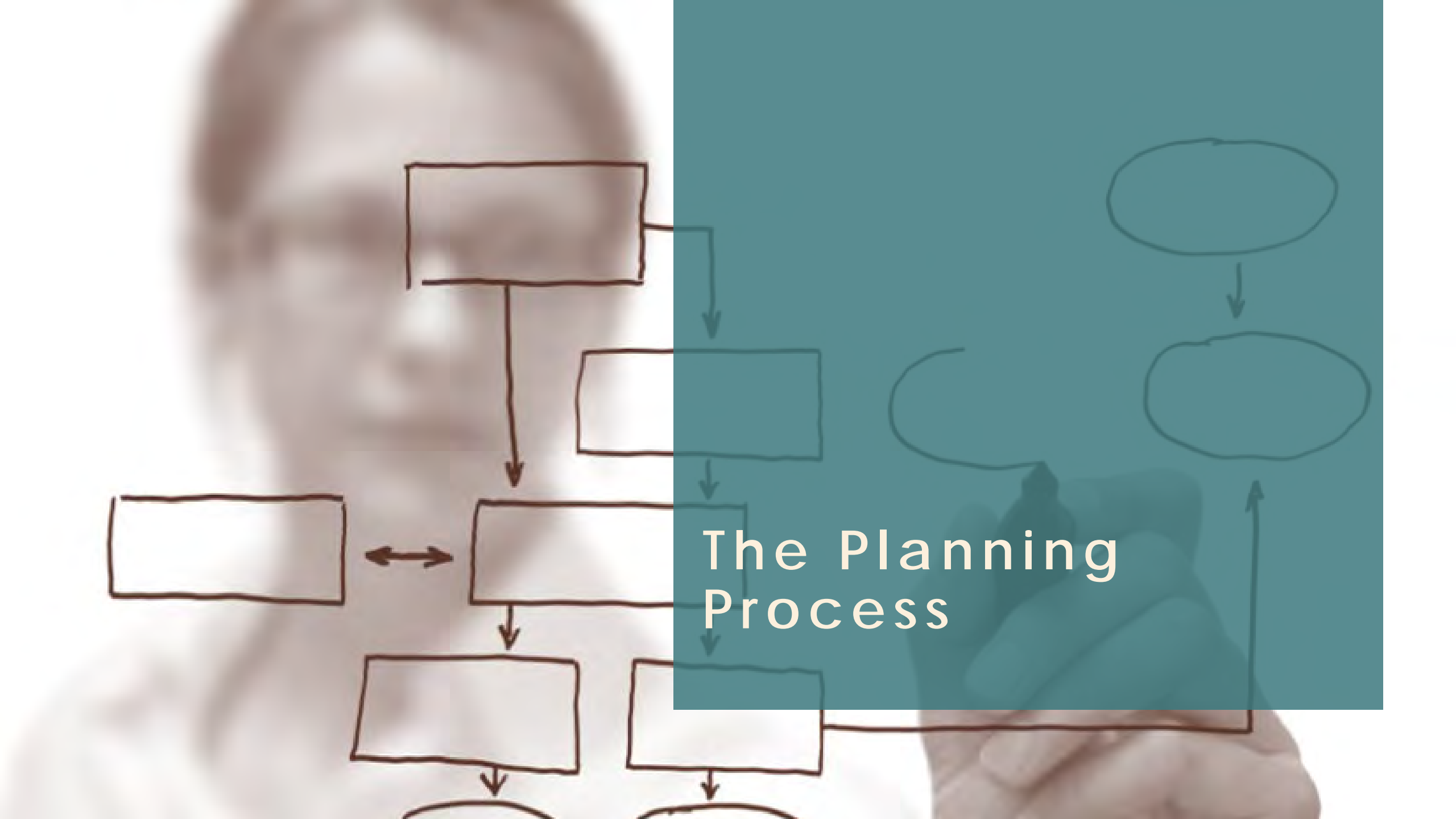
Current Plan completed in

# 2014

- Typical lifespan of a comprehensive plan is 10 years
- In order to be effective, the Comprehensive Plan must reflect recent local and regional trends and the present-day preferences of community members

## *Benefits of a Comprehensive Plan*

1. Represents a statement of policies and priorities
2. Provides direction to decision-makers
3. Strengthens the municipality's legal position in land proceedings
4. Serves to make government more efficient and responsive
5. Increases chances of funding for the community and its partners by outside organizations



# The Planning Process

# PROCESS & TIMELINE



\* Tentative

# RECENT COMMUNITY PLANNING INITIATIVES

“ I’m gonna have to move out of here because I have to be linked with mental health services and there aren’t enough offered here.”

“ For those who have their act together, the community offers lots of encouragement and guidance.”

INSIGHTS FROM RESIDENTS

VILLAGE OF Springville AND TOWN OF Concord

NOVEMBER 2019

“ I’m never going to be wealthy and I know that and that’s okay... I’m happy this place [the Trading Post] is here.”



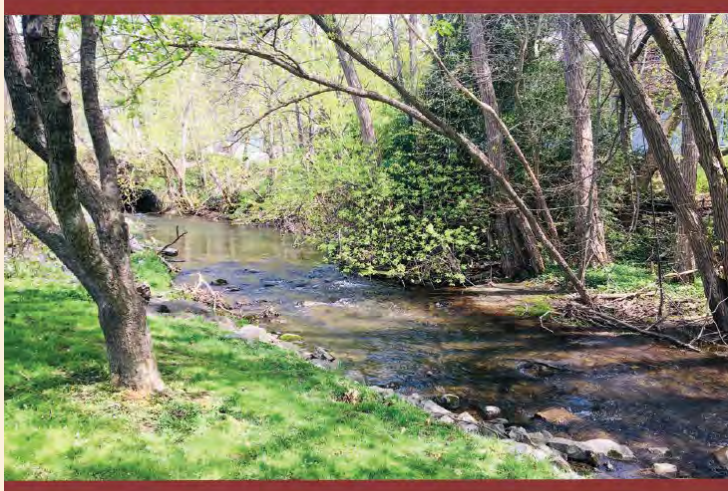

**Numbers in Need**  
IN BUFFALO NIAGARA

43% 49% 46% 57% 46%

A Mobile Safety Net Team initiative established by The John R. Oshei Foundation

Prepared by University at Buffalo Regional Institute School of Architecture and Planning

## INITIATIVES FOR SPRINGVILLE: OPTIONS FOR COMPREHENSIVE PLANNING




Nathaniel Bonafede, Alexis Duwe, Ruth Fatolitis, Eric C. Johnson, Amaris Lighty, Leslie Moma, Christian Oliveira Demelo, Elizabeth Payne, Mark Saba, Valerie Weisbeck, Yixuan Zhao, Briana Zuchowski

Graduate Practicum in Urban Planning  
Department of Urban and Regional Planning  
University at Buffalo, May 2021  
Instructor: Professor Ernest Sternberg

## Grow With Springville

Launch & Listen, November 30, 2023



**Our Mission:** We support efforts to enhance the vibrancy of downtown, help to regenerate and sustain our natural environment, and promote the quality of life in our community and surrounding area.

On November 30, at UNOVA Coworking, thirty-five local folks came together to launch the newly formed volunteer collaborative "Grow With Springville." Following a World Café breakout format, the high-energy participants shared their ideas to guide the future of our community. Discussion questions were grounded in our mission and were...

**Question 1:** How can we influence decision-making to promote a vibrant downtown and a healthy quality of life?

**Question 2:** How can we be proactive in preserving and regenerating our natural environment in ways that promote the well-being of the community?

**Question 3:** What could Springville offer that would draw people to our community?

# STEERING COMMITTEE MEETINGS

Advertised via:

Springville Journal

Village website

Village Facebook page

Committee networks

Email blasts



**Thank you to all community members who attended and shared your thoughts!**



# The Draft Plan Update

Key Components and Ideas

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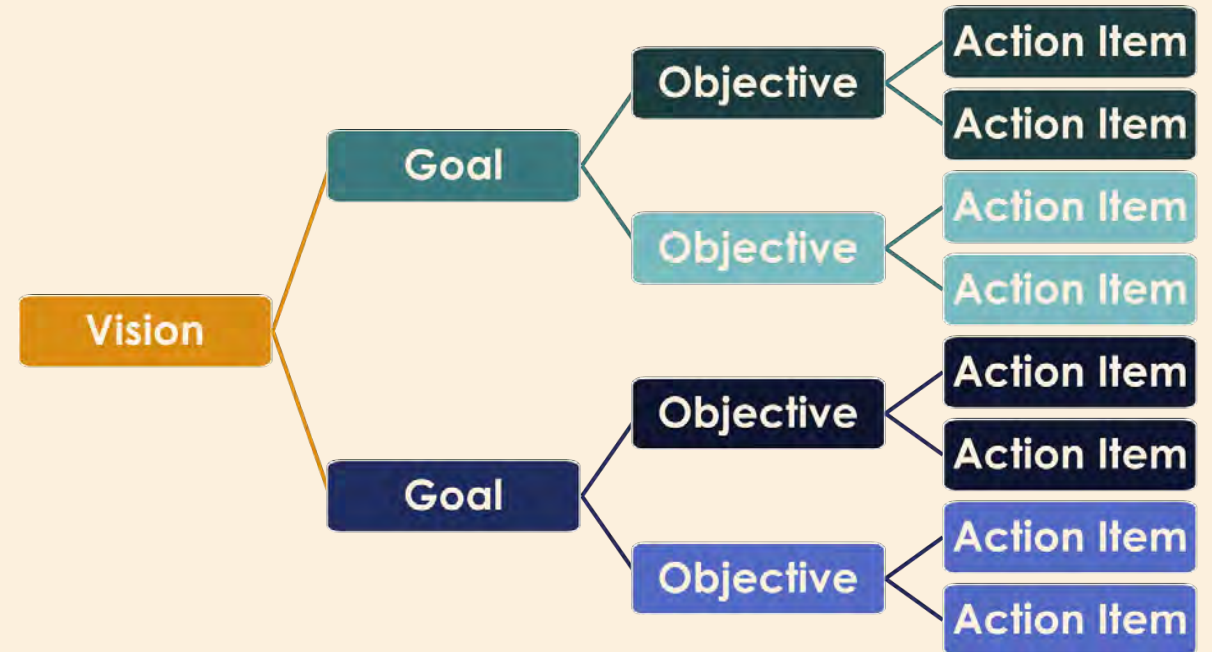
Appendix: Community Profile

# OUR VISIONS & GOALS

## The Framework

### OUR VISION

*Springville is a vibrant, engaged, welcoming community, celebrated for its walkable downtown, rich arts scene, and exceptional outdoor recreation. Our rural village is known far and wide as a great place to live, work, shop, and play.*





# OUR VISIONS & GOALS

## SPRINGVILLE'S GOALS

Celebrate Community, Build Identity

Growing Together Through Smart & Inclusive  
Development

Securing a Strong & Sustainable Future

Picture Springville: Enhancing our Physical  
Character

## Process

1. Assessed objectives and action items from 2014 plan
2. Reviewed input from:
  1. Steering Committee
  2. Recent community planning initiatives
  3. Community members
3. Updated vision, goals, objectives and action items based on input received

# OUR VISIONS & GOALS

Example of one of the four goal areas

DRAFT: November 14, 2024

Comprehensive Plan 2024

## CELEBRATE COMMUNITY, BUILD IDENTITY



Our vibrant Village has much to contribute to the broader Western New York community. It is important to us that we support and celebrate our residents and businesses, while also embracing our role as a regional hub for arts, culture, and recreation. By cultivating and promoting a robust and distinctive Village identity, we aim to generate community spirit and a sense of pride, while positioning ourselves as a regional destination.

### Objective 1.1

**Establish a brand identity for Springville, promoting our unique attractions, history, and cultural significance.**

#### Action Items

- Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.
- Maintain a professional, user-friendly website and Facebook page, highlighting attractions, a calendar of events, and local businesses.
- Form a strategic partnership with Visit Buffalo Niagara and Step Out Buffalo to promote Springville's assets and activities and secure Village representation at regional fairs, trade shows, and other events.
- Partner with the Concord Historical Society and Springville Center for the Arts to create self-guided walking tours of historic buildings and public art within the Village.
- Establish and grow major annual events that promote Springville and bring much needed activity and revenue to downtown, such as Pageant of Bands, Art Crawl, and Very Merry Main Street.

DRAFT: November 14, 2024

Village of Springville, NY

### Objective 1.2

**Build access to a variety of activities and programs that cater to the recreational needs of individuals across all incomes, ages, and abilities.**

#### Action Items

- Participate in a yearly focus group with the Town of Concord, Springville Youth Incorporated (SYI), Springville Center for the Arts, and Springville Griffith Institute (SGI) to design, implement, and evaluate youth recreational programs that are affordable, suitable, and accessible.
- Establish an outdoor fitness center at Eaton Park or Heritage Park and collaborate with the Springville-Griffith Institute to complete the fitness trail along the paved path behind the Elementary and Middle Schools.
- Collaborate with the Town of Concord Senior Center and Orchard Senior Living to identify and pursue strategic opportunities to expand access to senior-friendly recreational resources, such as the addition of amenities and programming along the nearby Erie Cattaraugus Rail Trail.
- Offer ongoing active support for the completion of the full 27-mile Erie Cattaraugus Rail Trail, including the Cascade Bridge feasibility study and enhancements along the Village's portion of the trail.
- Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the 2018 Erie County Parks Master Plan recommendations for Scoby Dam Park and Sprague Brook Park. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and serving on or as a liaison to regional and intermunicipal project committees.

### Objective 1.3

**Continue to grow the Village's commercial scene and strengthen the local economy by supporting small businesses that complement the community's fabric.**

#### Action Items

- Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.
- Partner with the Erie County Industrial Development Agency, Buffalo Niagara Partnership, Western New York Regional Economic Development Council, and Empire State Development to attract and retain small businesses.
- Encourage local farmers to participate in the New York State Grown & Certified program to connect Springville agricultural operations directly to nearby consumers.



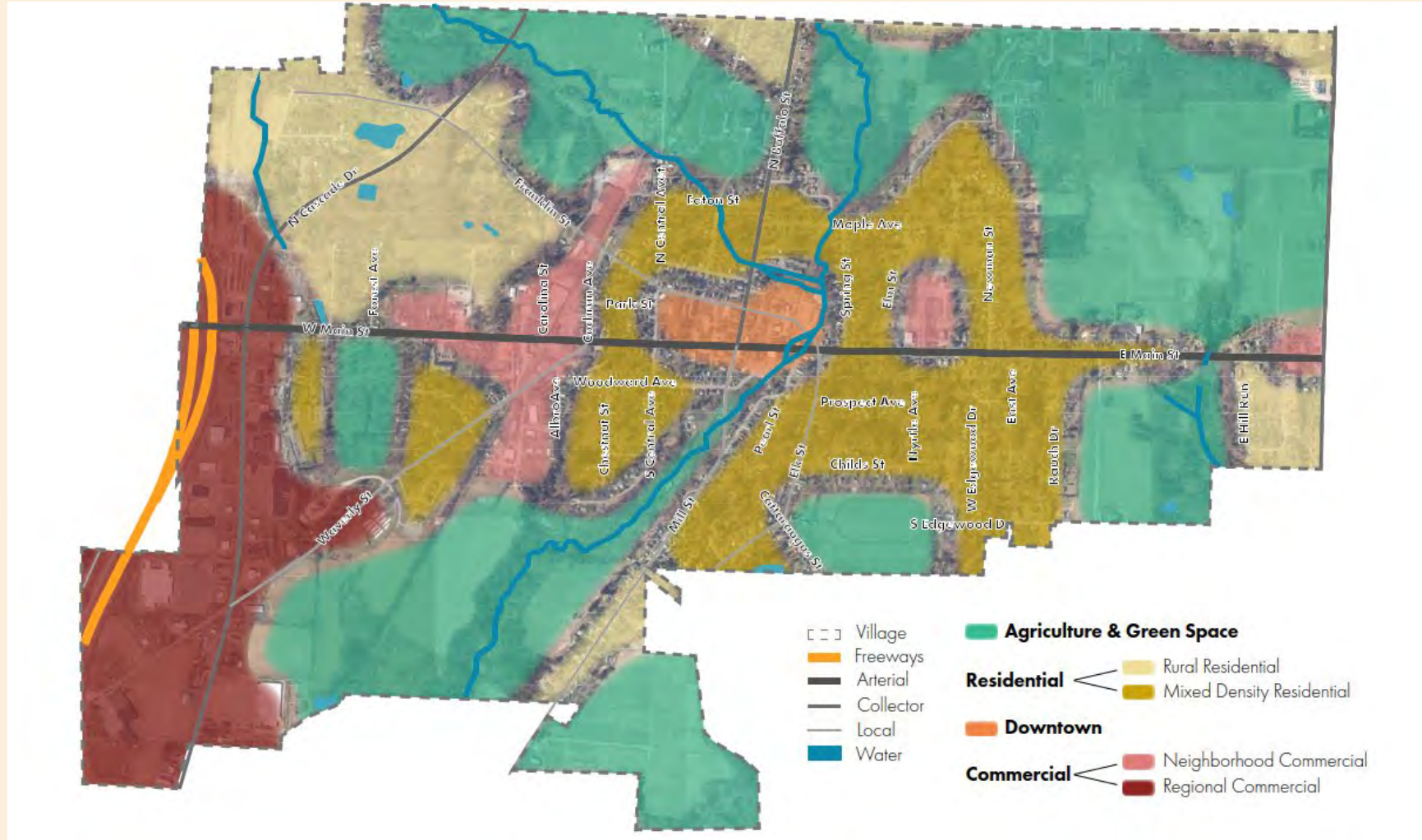
# COMMUNITY DEVELOPMENT STRATEGY

What's the difference?

## Zoning vs Future Land Use

	Zoning	Future Land Use
<b>Regulatory Implication</b>	Regulatory Tool (law)	Non-Regulatory Tool (guide)
<b>Boundaries</b>	Absolute	Flexible
<b>Purpose</b>	Establishes permitted land uses, administrative procedures, and building/site design requirements	Recommends land uses and building/site design elements to be encouraged or discouraged
<b>Use</b>	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community	Used by community stakeholders to inform their development applications. Used by elected officials and municipal staff to evaluate development applications

# COMMUNITY DEVELOPMENT STRATEGY



# COMMUNITY DEVELOPMENT STRATEGY

Example of one of the four CDS areas

DRAFT: November 14, 2024

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Comprehensive Plan 2024

## AGRICULTURE & GREEN SPACE

### Function

The Agriculture & Green Space FLU area, shown in light green on the FLU map, encompasses key natural features, such as Springbrook Creek, as well as agricultural and forested lands on the Village's periphery. It also includes community facilities with extensive open spaces, such as schools and cemeteries. This FLU area contains parcels with larger lot sizes, characterized by low-density residential development or clusters of buildings, leaving substantial areas as open space.

Currently, much of the Village's agricultural land is actively used for farming and related activities, with some areas falling within New York State (NYS) Agricultural Districts, where farming is legally protected. Presently, while only three parcels are officially designated as agricultural land use through the NYS Tax Assessment, seven are protected via a NYS Agricultural District. Agricultural properties are generally located around the outskirts of the Village, especially along the northern, eastern, and southern boundaries with the Town of Concord. The presence of significant agricultural lands within this area is crucial for preserving the Village's rural character and ensuring continued access to locally grown food.

Moreover, the lands within this FLU area provide a valuable respite from urban life, offering scenic views, lush tree cover, access to trails, and recreational opportunities within the Village. Most parcels within this FLU area are zoned residential (R-8.5), which permits agricultural uses alongside other uses like single-family homes, schools, customary accessory structures, and private garages. However, this current zoning framework leaves natural, agricultural, and open spaces at risk of development that could potentially obstruct scenic views, degrade natural environments, or reduce public access to outdoor landscapes.

The Agriculture & Green Spaces FLU area aims to:

1. Promote and sustain the Village's natural resources
2. Preserve local agricultural land
3. Enhance recreational activities



### Supported Characteristics

The Agriculture and Green Space FLU area is focused on safeguarding and enhancing the Village's agricultural lands, natural habitats, and recreational resources. Future development should protect vital natural systems - such as Springbrook Creek, wetlands, and other environmentally sensitive regions - as well as prioritize agricultural activities and maintain low to moderate density to preserve the rural character of the landscape. When new development does occur, cluster development is encouraged, allowing for concentrated building areas while preserving larger contiguous stretches of open space and farmland. This approach will help protect sensitive environments, conserve native vegetation, and sustain local biodiversity and ecosystems. Establishing a specific conservation-type zoning district distinct from the R-8.5 district would further safeguard open spaces, ensuring that parkland and natural landscapes are preserved for future generations. A local solar energy systems law would also serve to protect valuable open space and agricultural lands, which are often deemed suitable locations for large scale, ground-mounted solar developments due to the flat, unobstructed terrain. Such a local solar energy systems law would aim to find an appropriate balance between open space preservation and renewable energy development, and provide for site design and decommissioning stipulations that support the long-term environmental integrity of the land.

Additionally, this FLU area aims to enhance outdoor recreation opportunities by expanding the existing park and trail network. Future park and trail investments should develop and maintain accessible and diverse recreational spaces that reflect the community's needs and preferences, from our young children to seniors.

## CONNECTED RECREATIONAL SYSTEM

Springville is home to a dynamic park system and a variety of recreational activities, offering residents and visitors numerous ways to connect with nature, stay active, and enjoy the outdoors. The Agriculture and Green Space FLU area aims to promote recreational activities and develop an interconnected network of parks, trails, and green spaces that encourage walking, biking, and other non-motorized forms of transportation.

The development of a comprehensive Parks, Trails, and Recreation Master Plan would serve to strengthen the current park system, expanding recreational opportunities and ensuring these spaces remain vibrant and accessible for future generations. Improving multi-modal connections can significantly enhance safety and access to key community resources, such as parks (Eaton Park, Fiddler's Green, Heritage Park) downtown businesses, schools, libraries, post offices, and senior housing. This may involve extending trails or on-road bike and pedestrian facilities from existing networks; for example, connecting the Pop Warner Trail to Orchard Senior Living, the Senior Center, downtown, and Springville-Griffith Institute High School. Recreational facilities in the Agriculture & Green Spaces FLU area should be designed to cater to people of all ages and abilities, fostering a more inclusive environment. Additionally, enhancements to nearby recreational sites outside of the Village, such as the Trout Pond, should also be supported as a means of enriching and expanding access to a diverse range of outdoor recreation assets.



## Key Recommendations

### Agriculture & Green Space

- Maintain low to moderate density development
- Encourage cluster development
- Establish a conservation-type zoning district
- Adopt a local solar energy systems law
- Develop and maintain accessible and diverse recreational spaces
- Encourage participation in the NRCS Agricultural Conservation Easement and NYS Agricultural Districts programs
- Improve multi-modal connections to key community resources

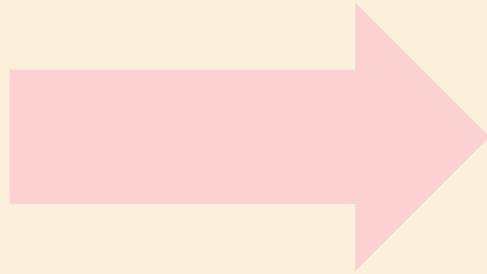
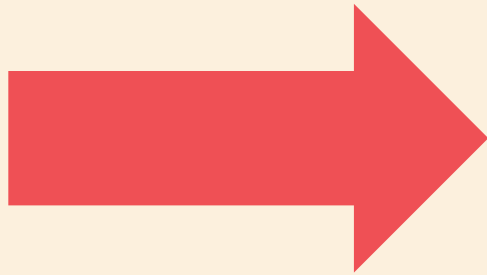
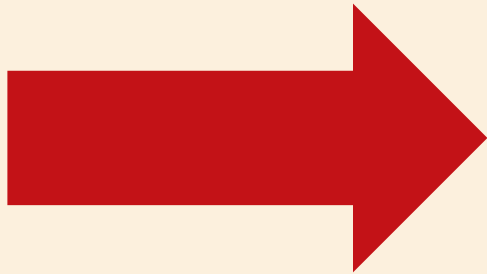
# IMPLEMENTATION PROGRAM

## 13 Priority Action Items

- Action Items that warrant immediate attention
- For each:
  - Time Frame
  - Cost Scale
  - Lead Agency
  - Potential Partners
  - Funding Source(s)

**\*Key Recommendation\***  
Form a Comprehensive Plan Implementation Committee

Goal Area	Priority Action Item
<b>Celebrate Community, Build Identity</b>	Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.
	Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the 2018 Erie County Parks Master Plan recommendations for Scoby Dam Park and Sprague Brook Park. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and more.
	Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.
<b>Growing Together Through Smart &amp; Inclusive Development</b>	Inventory underutilized private and public parcels that could be developed to increase housing stock, including infill development, reuse of parking lots and vacant land, and mixed use development. Collaborate with Erie County Department of Environment & Planning, the property owners, and other partners to conduct development feasibility studies of such sites.
	Update zoning regulations to streamline the procedure for converting single-family residences to multi-family structures and modernize the accessory dwelling unit (ADU) regulations in order to increase viable affordable housing options within the Village.
	Conduct a housing study that assesses Springville's housing stock and market conditions, identifies housing needs, and establishes a strategy for meeting local housing demands and preferences.
<b>Securing A Strong and Sustainable Future</b>	Research and consider the application of form-based and SmartCode-based land development regulations as part of future zoning code amendments.
	Continue to implement projects through the NYSERDA Clean Energy Communities Program, earning points and grant funding for clean energy investments.
	Accelerate energy efficiency upgrades by expanding the program options (rebates, loans, etc.) offered through the Village's participation in the Independent Energy Efficiency Program (IEEP). Conduct workshops, webinars, and other outreach activities to educate residents and business owners about the availability and benefit of such programs.
<b>Picture Springville: Enhancing our Physical Character</b>	Host semiannual joint Town of Concord and Village of Springville Board meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.
	Coordinate with the Historic Preservation Commission to organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.
	Enhance the South Cascade – West Main Street gateway through crosswalk, lighting, and landscaping improvements as well as updated signage that raises awareness of the nearby downtown center.
	Apply for local and state funding programs - such as NY Forward, NY Main Street, Empire State Development Strategic Planning & Feasibility Studies, and Erie County Commercial Center Improvement Program - to implement downtown beautification and streetscape enhancement activities.



Next Steps

# WHAT'S COMING UP NEXT...

1. **Steering Committee Public Hearing** (today at 7:30pm)
2. Revisions to draft Joint Comprehensive Plan Update based on community feedback
3. SEQR & County Referral process
4. Village Board Public Hearing (TBD)



- Browse the posters to learn about the draft Plan Update
- Meet the Steering Committee and Consultant Team and discuss the project
- Leave your feedback on sticky notes and comment cards
- Attend/participate in the public hearing at 7:30 pm

## Poster Gallery Session

Thank you for attending today and providing your input!

# WELCOME!

## Thank you for attending the Community Open House for the Village of Springville Comprehensive Plan Update!

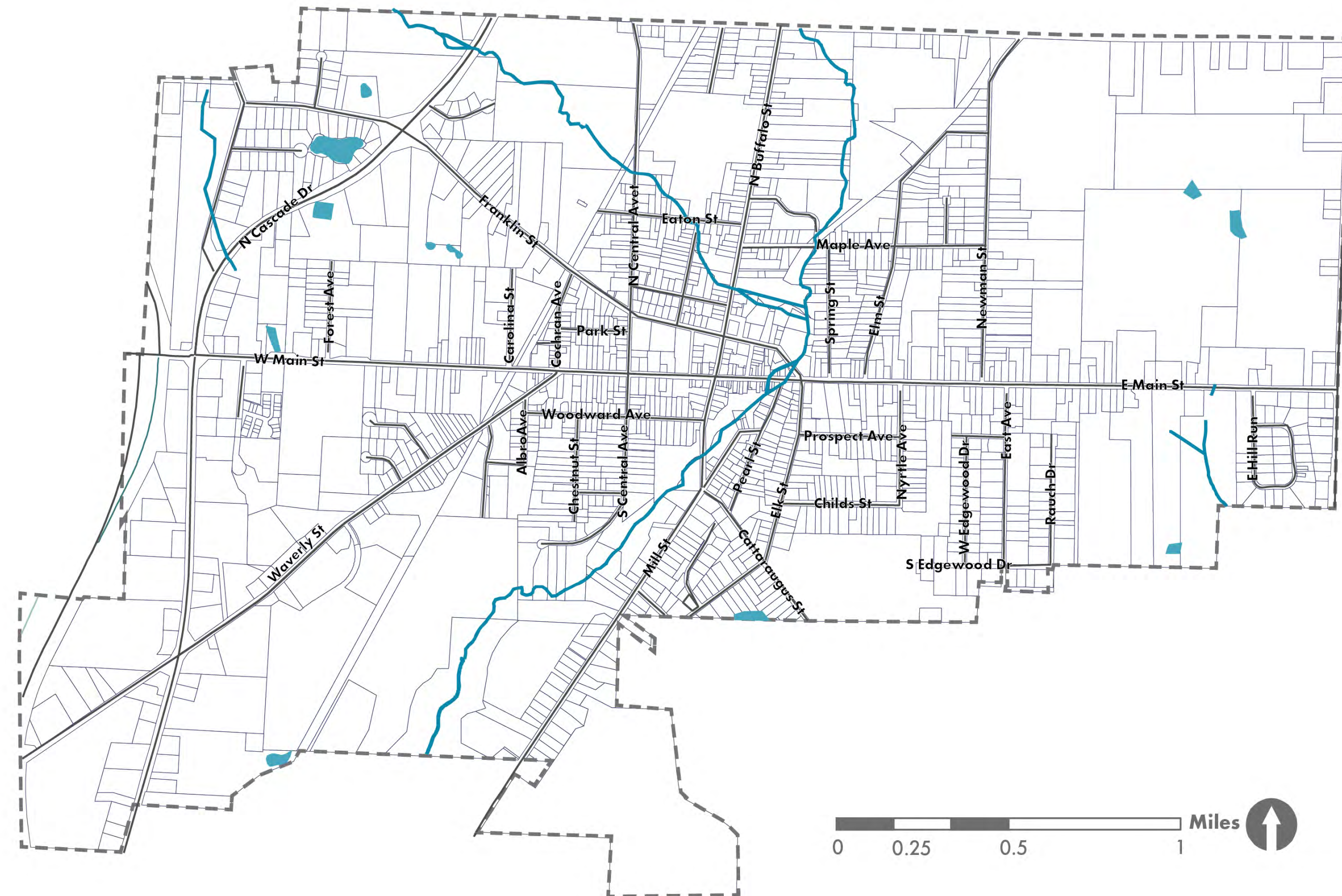
While at this Community Open House, we invite you to:

1. Browse the poster gallery, and place sticky dots/notes on posters featuring interactive activities,
2. Meet and discuss the project with the Comprehensive Plan Steering Committee and Consultant Team, and
3. Record your feedback by filling out a comment card and returning it to a member of the project team.

**Please note that all Comprehensive Plan Update material presented at this Community Open House is in DRAFT form. We need your input in order to shape the Comprehensive Plan Update. Thank you for participating and sharing your ideas and feedback!**

### WHERE DO YOU LIVE?

**PLEASE LET US KNOW BY PLACING A DOT ON THE MAP!**



PLACE A DOT HERE IF YOU DON'T LIVE IN THE VILLAGE OF SPRINGVILLE

# INTRODUCTION

## THE COMPREHENSIVE PLAN UPDATE

A community's comprehensive plan:

1. Describes current conditions;
2. Defines a vision for the future;
3. Establishes a set of goals, objectives, and action items; and
4. Identifies the types and locations of desired land uses.

The purpose of a comprehensive plan is to demonstrate to both the public and private realm the types of projects, programming, and development that the community desires. In this way, community leaders are better prepared to make budgetary, policy, and regulatory decisions, while residents and developers are familiar with the types of development that would likely be supported by the Village.

### Benefits of a Comprehensive Plan

The comprehensive planning process for municipalities has multiple benefits, including stronger grant applications, informed budgeting, and enhancing quality of life beyond traditional development strategies. It can directly inform the revision of regulatory frameworks, such as zoning ordinances and design criteria, aligning them with the community's long-term aspirations.

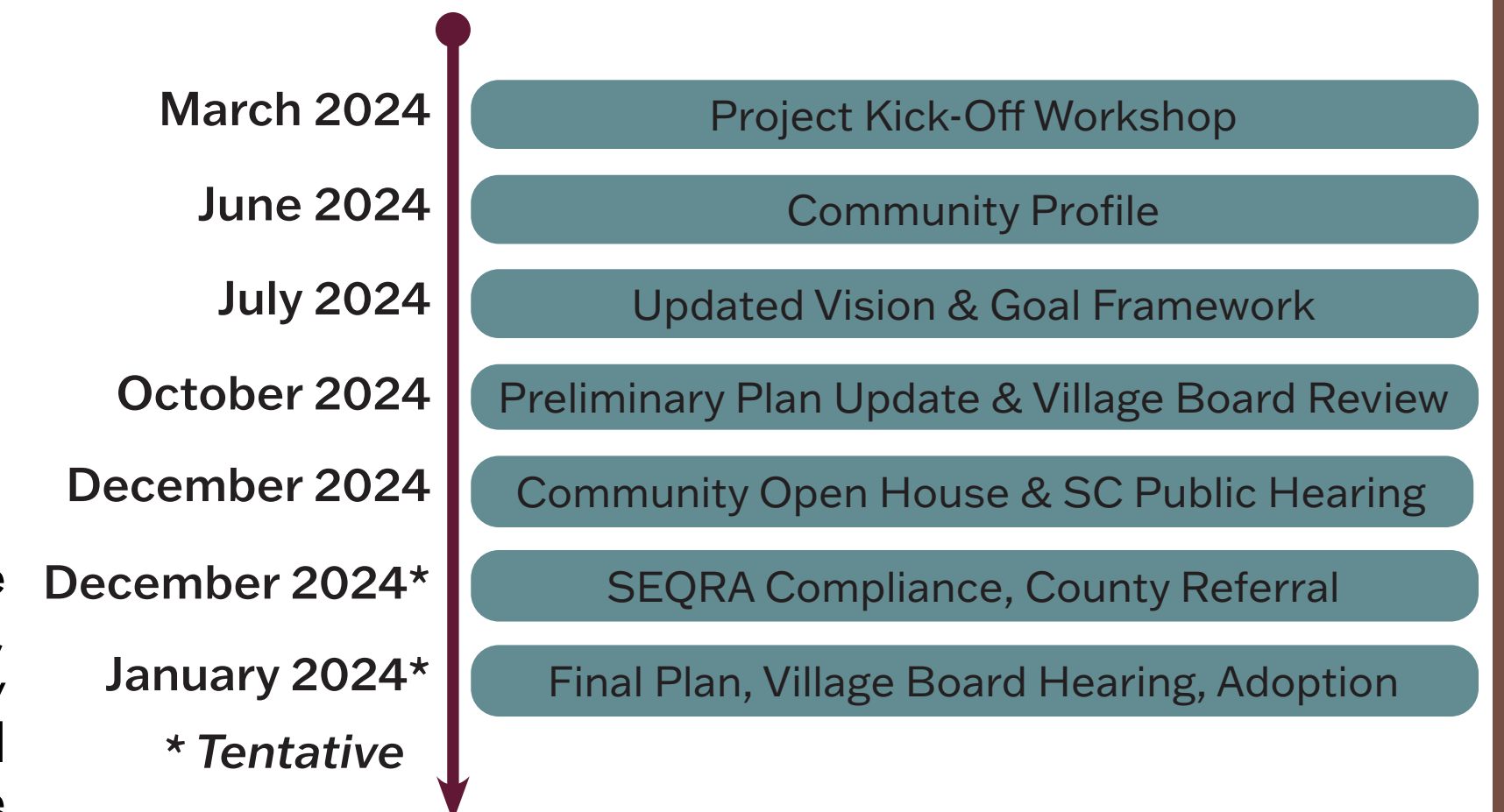
## THE COMPREHENSIVE PLAN STEERING COMMITTEE

The Steering Committee was integral in the drafting of this update. They met regularly, reviewed draft materials, assisted in advertising meetings, and infused the process with local knowledge.

- Terry Skelton, Committee Chair & Village Resident
- John Baker, Code Enforcement Officer
- Allison Duwe, Village Business Owner
- Devin Kowalske, Planning Board Member
- Gregory Keyser, Planning Board Member
- Robert Laskowski, Zoning Board of Appeals Member
- Mary Padasak, Elected Official
- Briana Zuchowski, Assistant Planner, Erie County Dept. of Environment & Planning

## TIMELINE

The current comprehensive plan was last updated in 2014.



## PLANNING PROCESS

Throughout the planning process, all committee meetings were advertised and open to community members. Meetings were held after each chapter was completed to gather feedback from both committee members and the public.

### Public Meeting Advertisement Methods

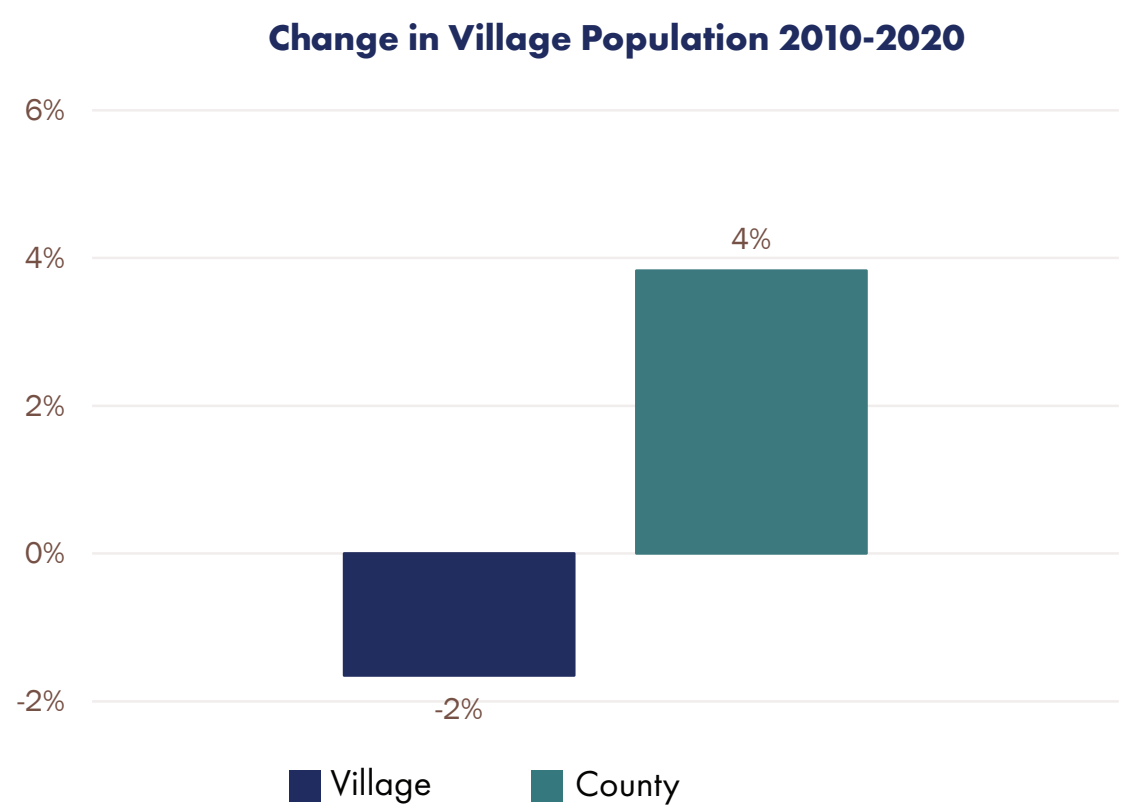
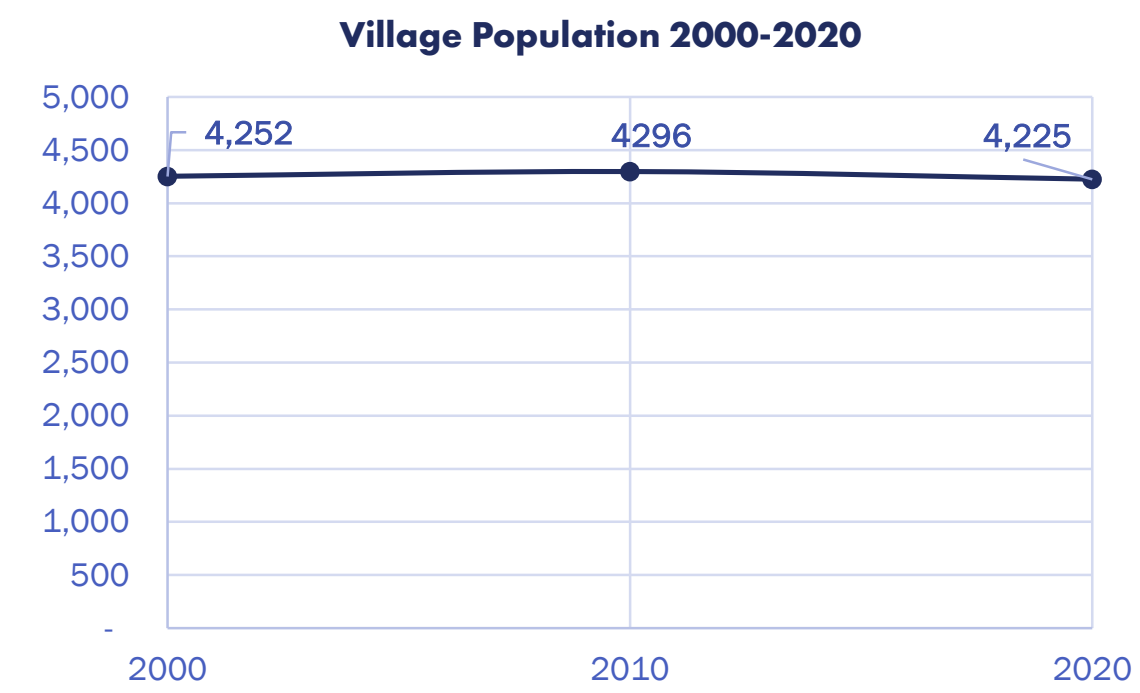
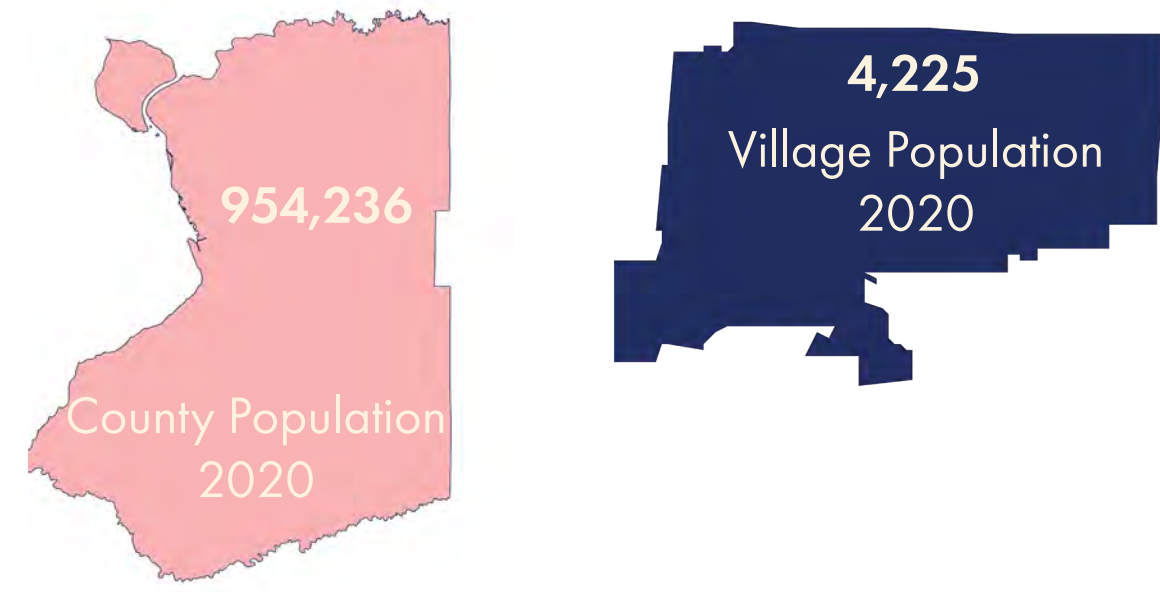


### Key Topics Heard



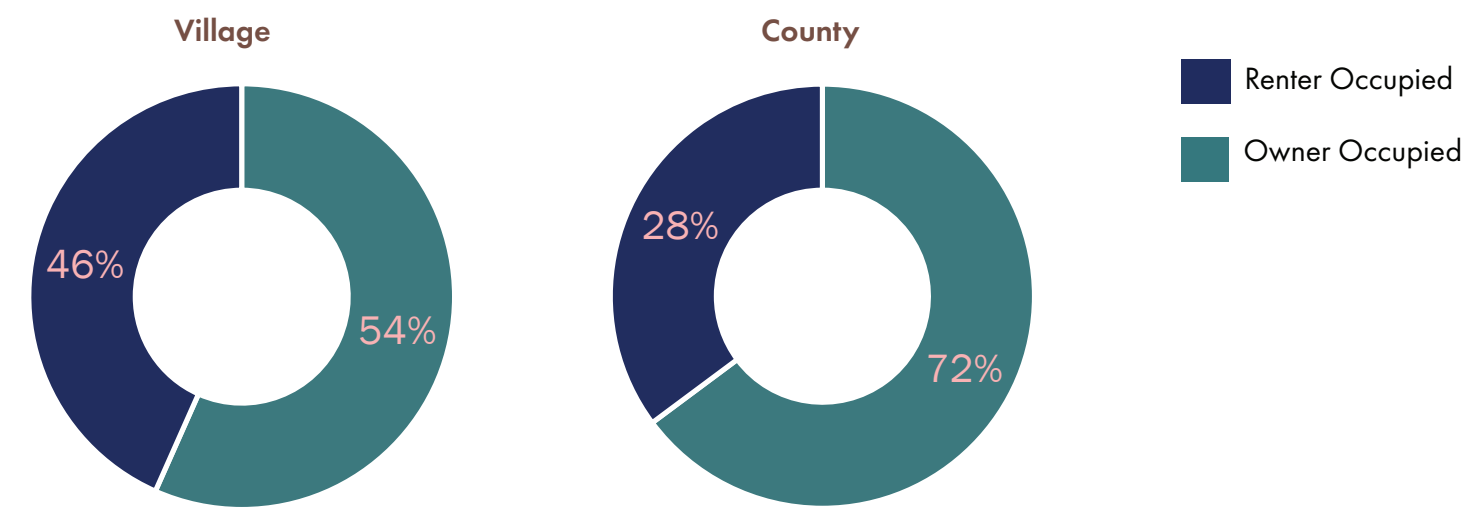
# COMMUNITY PROFILE (A SNAPSHOT OF EXISTING CONDITIONS)

## POPULATION

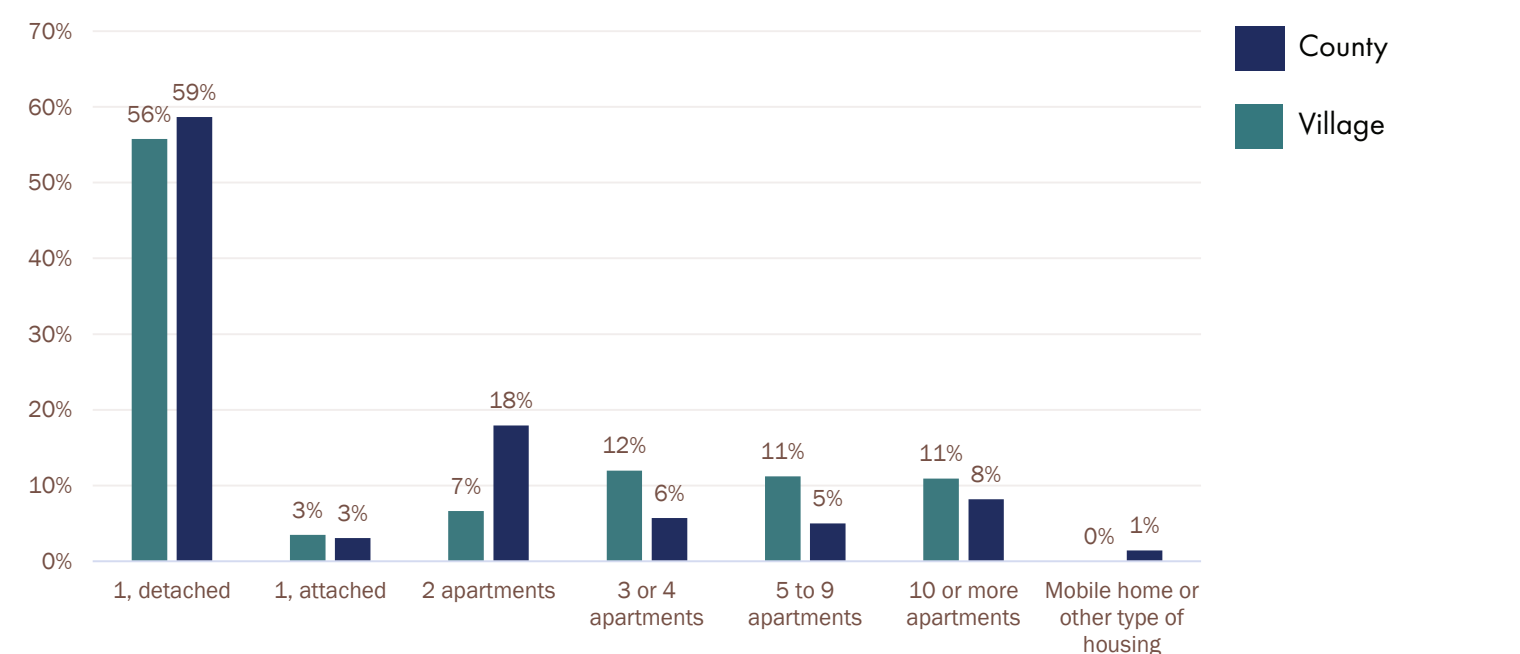


## HOUSING

Owner vs Renter - Occupied Housing in the Village & County, 2020



Housing Types, 2020

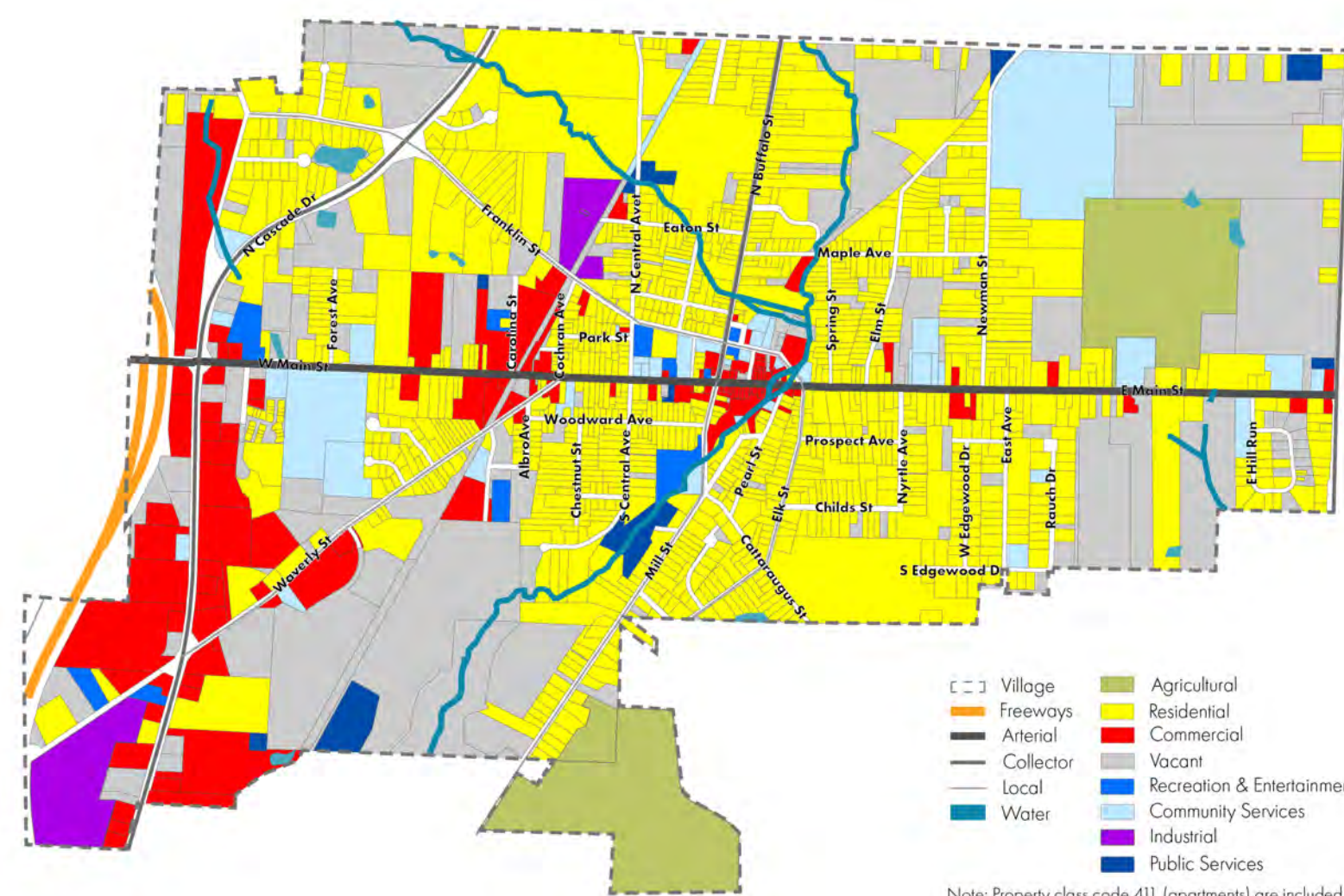
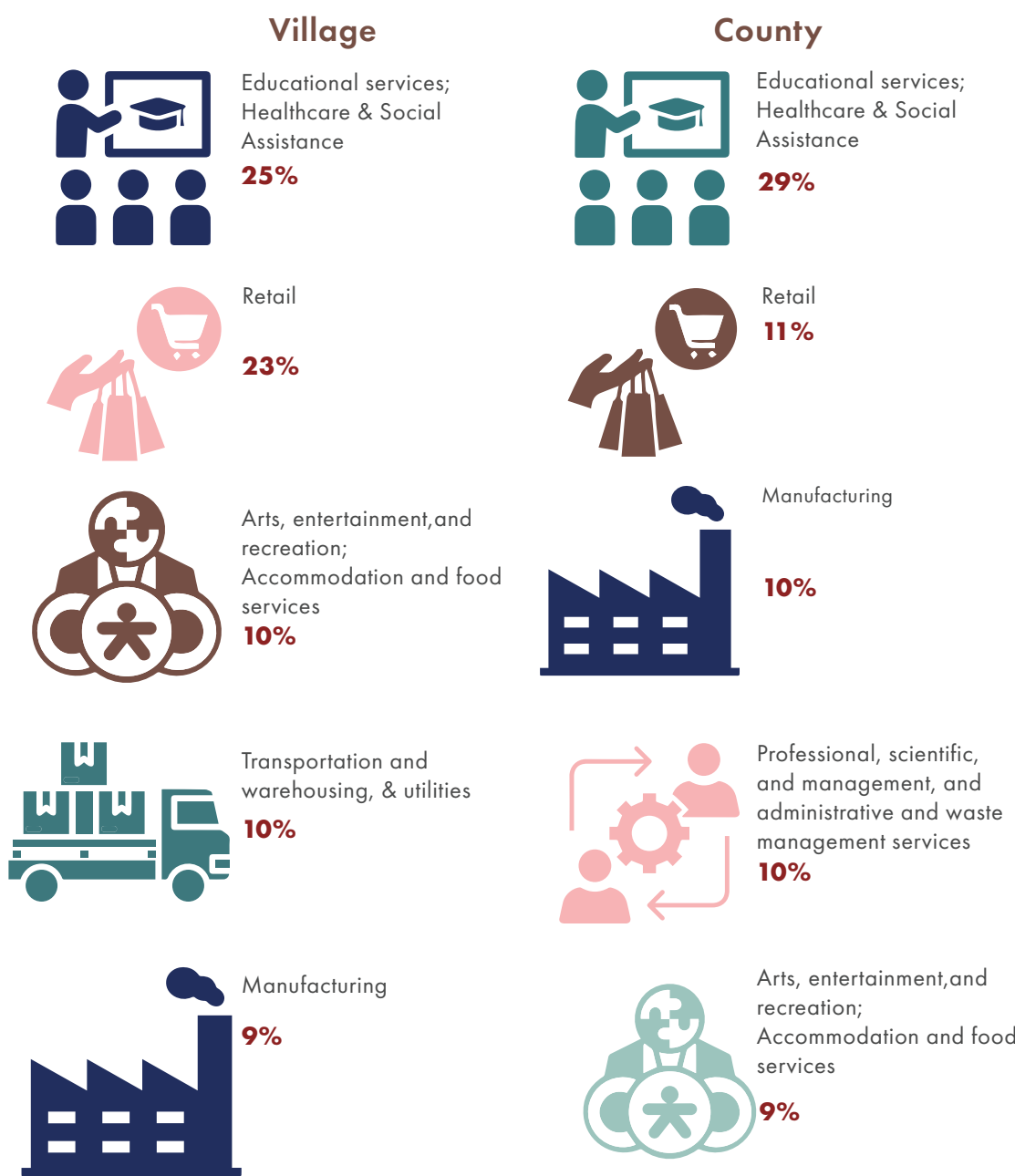


## LAND USE

Land Use Type	# Parcels	Total Acreage	% Acreage
Agricultural	3	147.3	7%
Residential	1255	930.7	42%
Vacant	184	588.5	27%
Commercial	140	232	11%
Recreation & Entertainment	11	20	1%
Community Services	44	190	9%
Industrial	4	40.2	2%
Public Services	10	24.2	1%
<b>Total</b>	<b>1651</b>	<b>2172.9</b>	<b>100%</b>

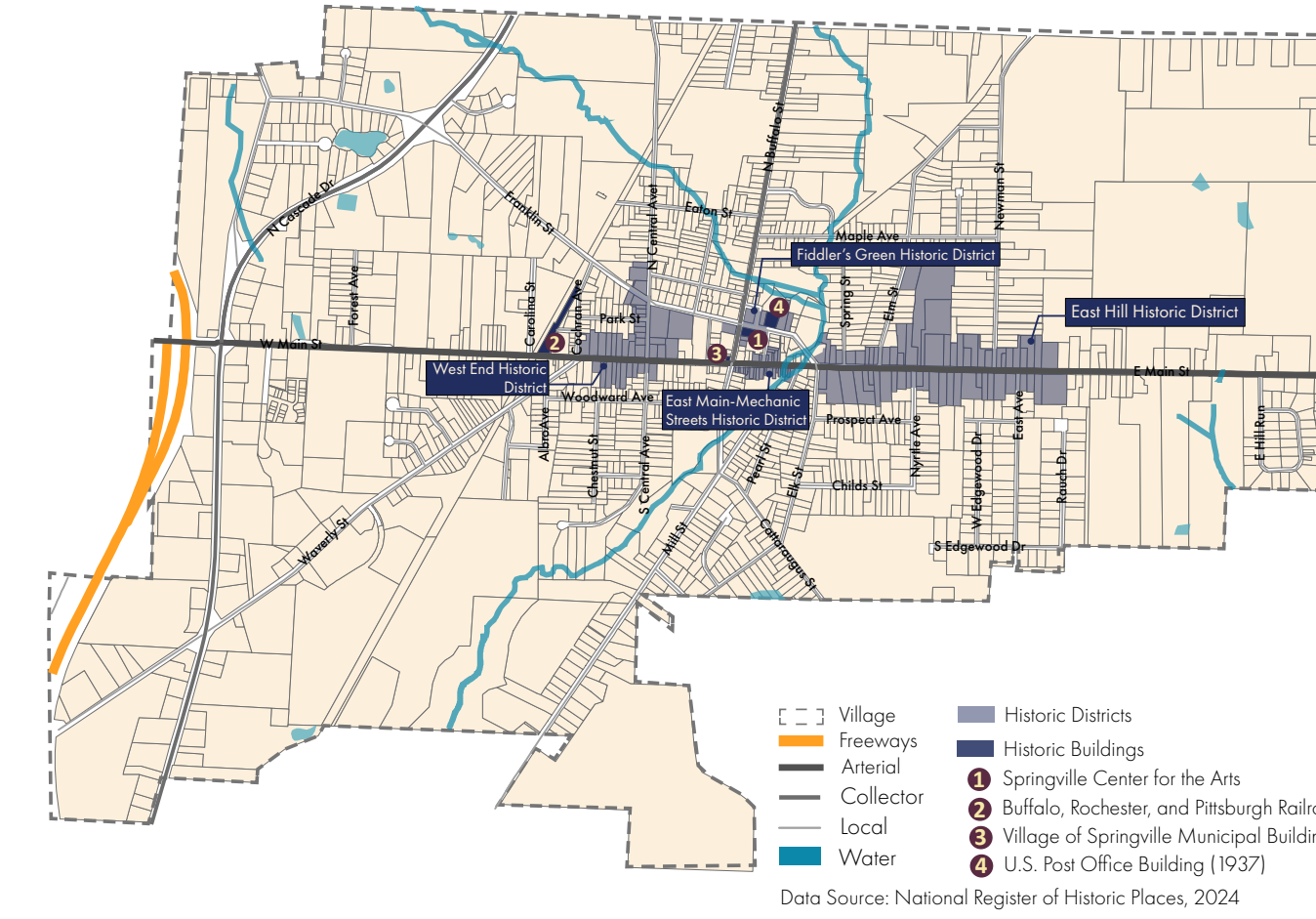
## INDUSTRY

Most Common Jobs, 2020

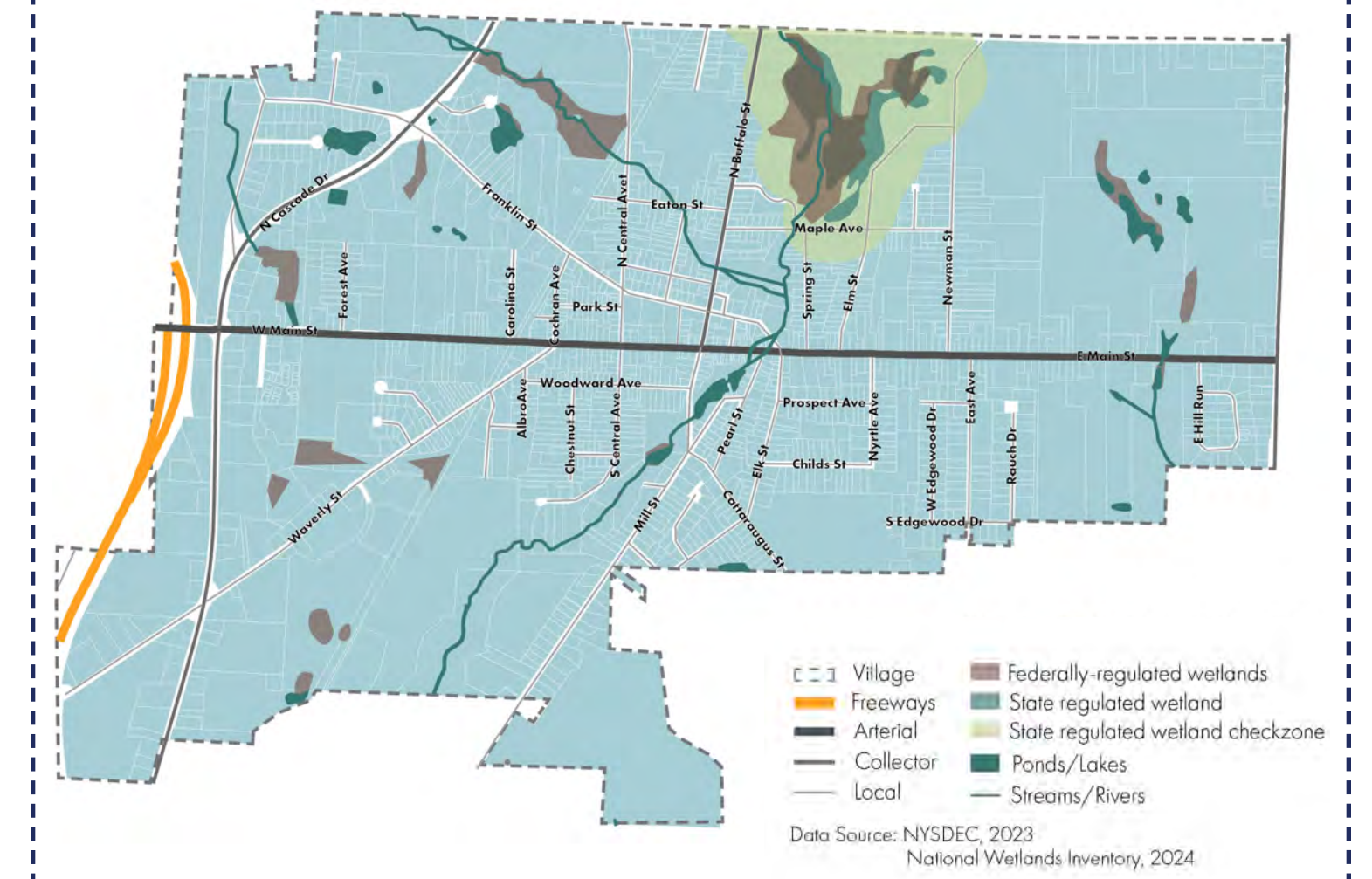


Note: Property class code 411 (apartments) are included in residential category.  
Data Source: NYS Tax Parcels, 2022

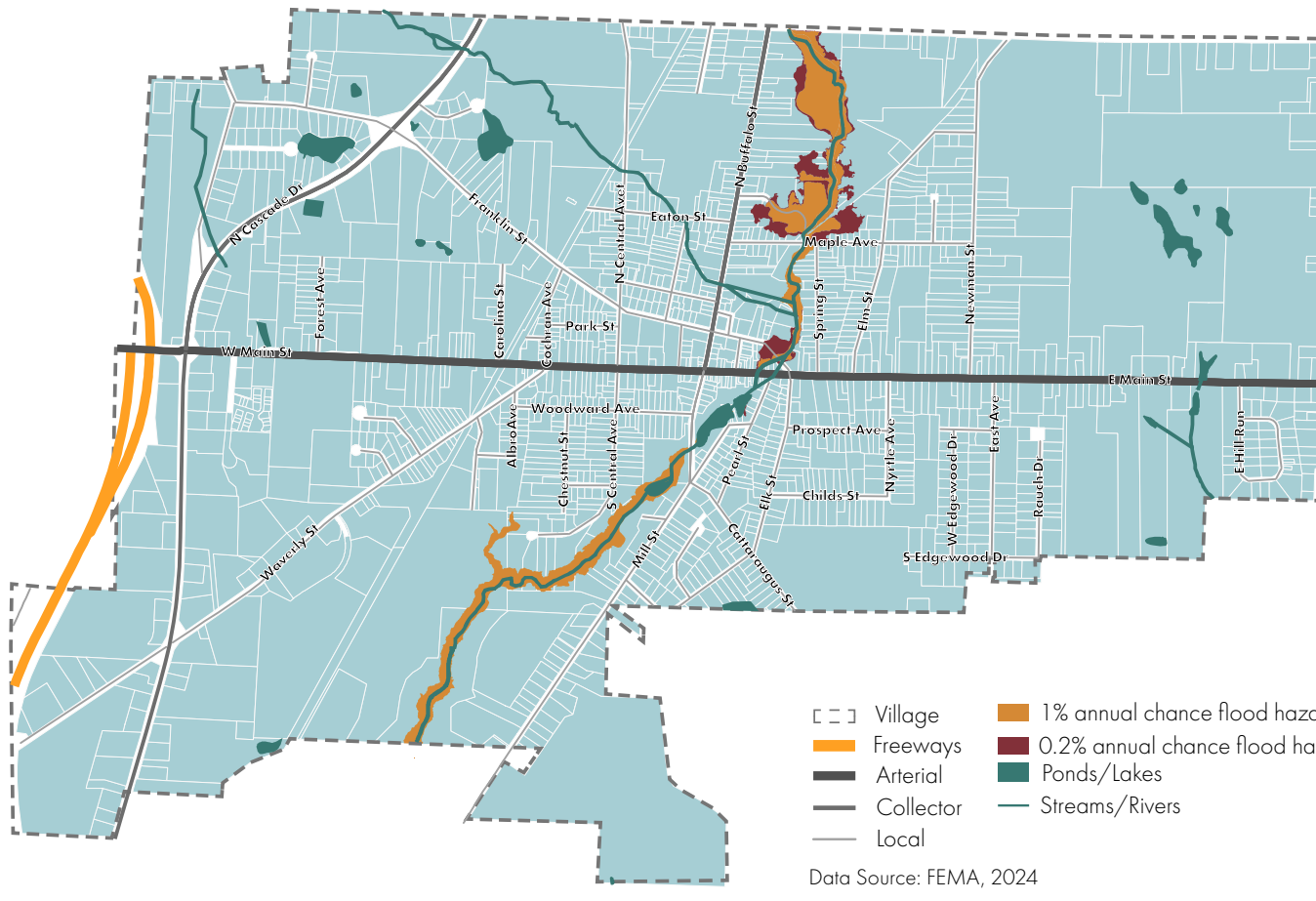
## HISTORIC DISTRICTS & BUILDINGS



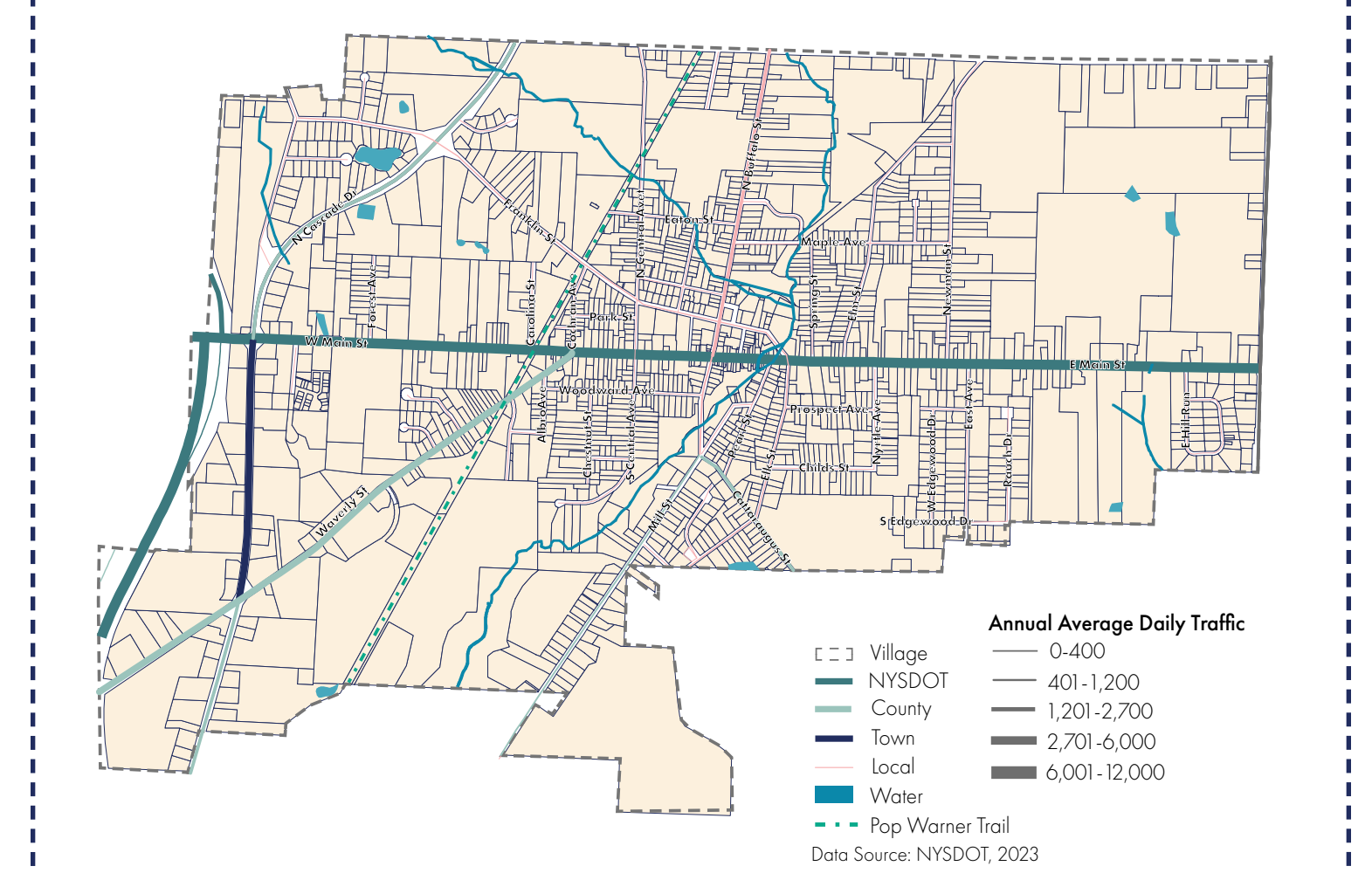
## WETLANDS



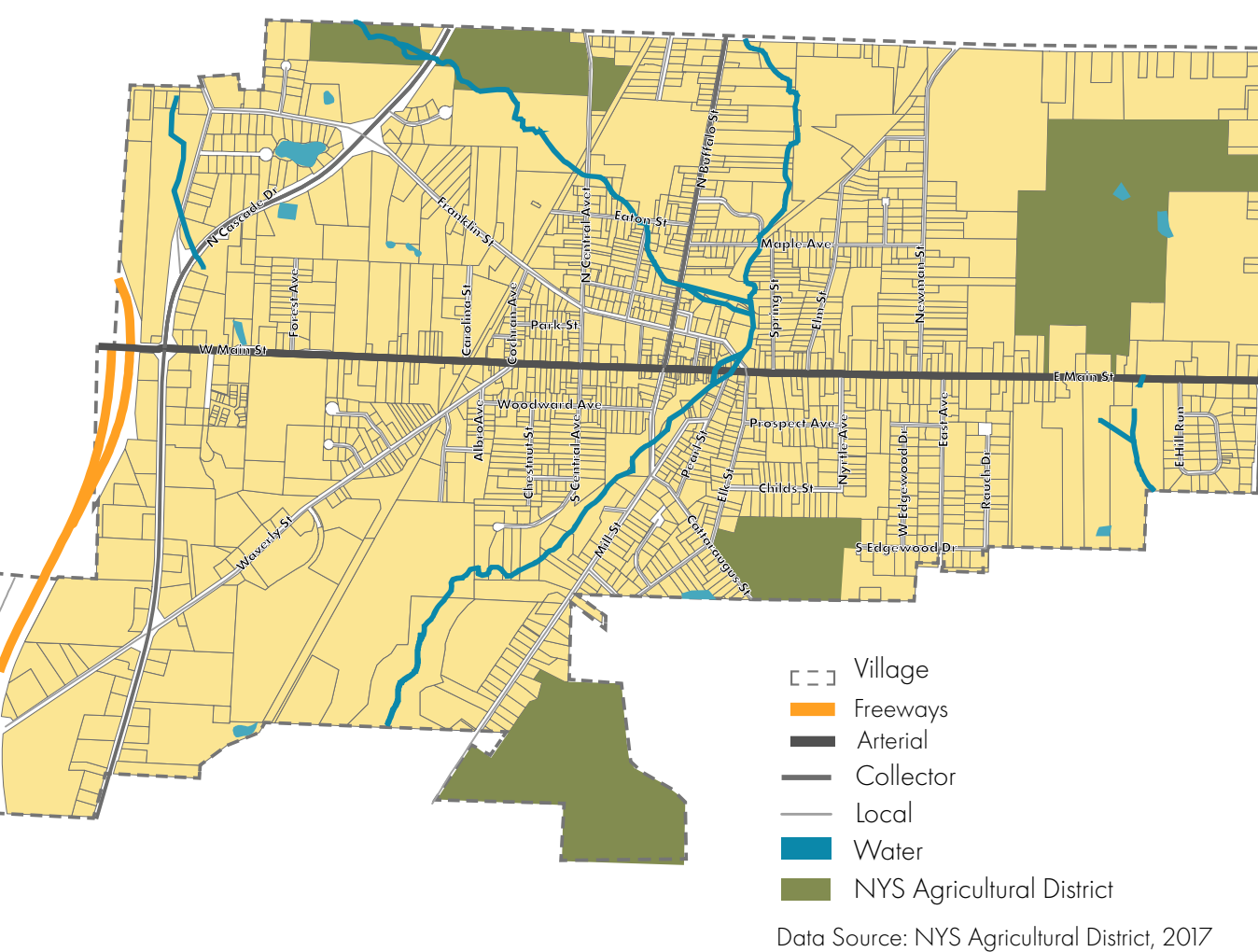
## FLOODPLAINS



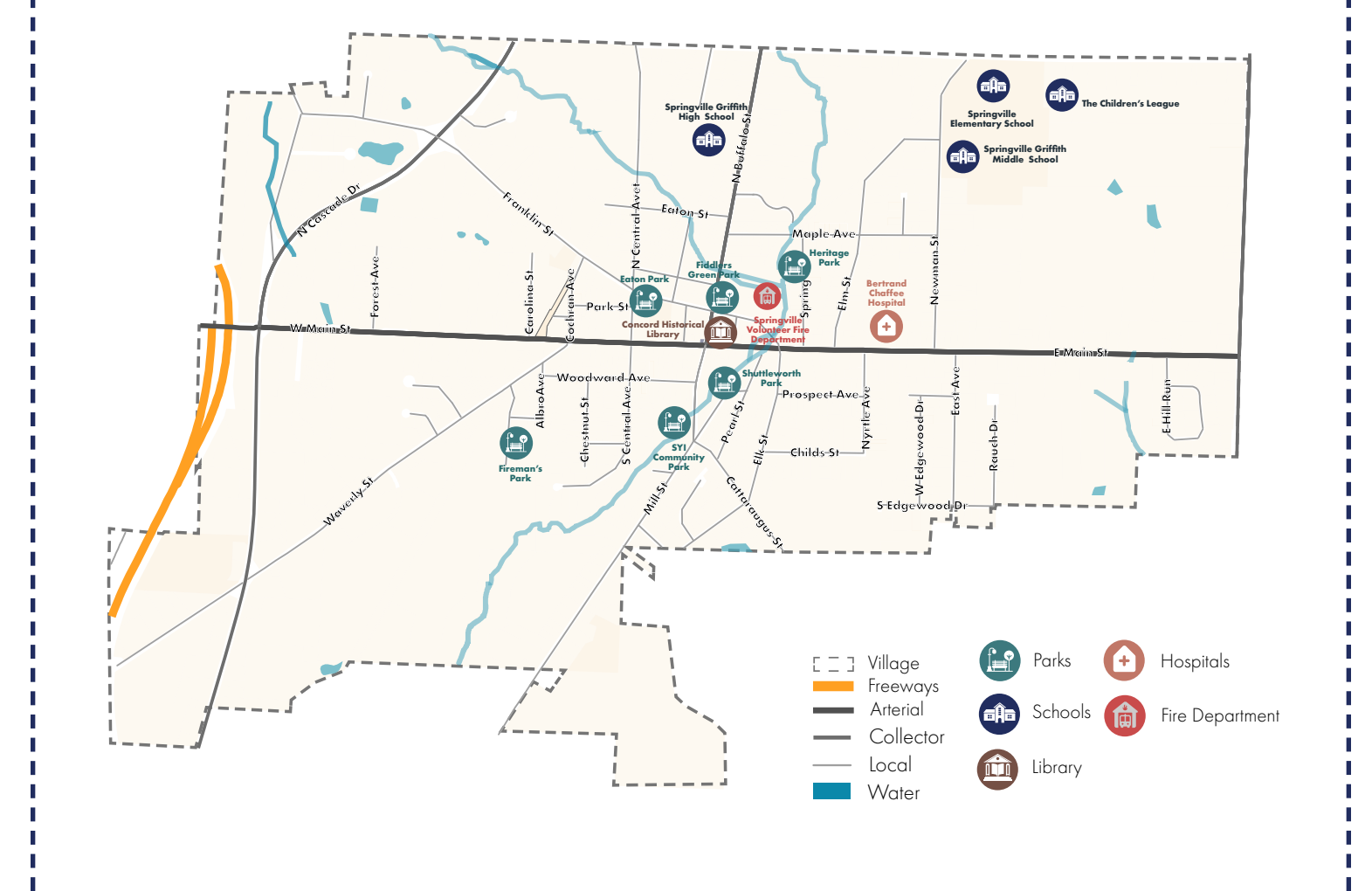
## ROAD NETWORK



## AGRICULTURAL DISTRICTS



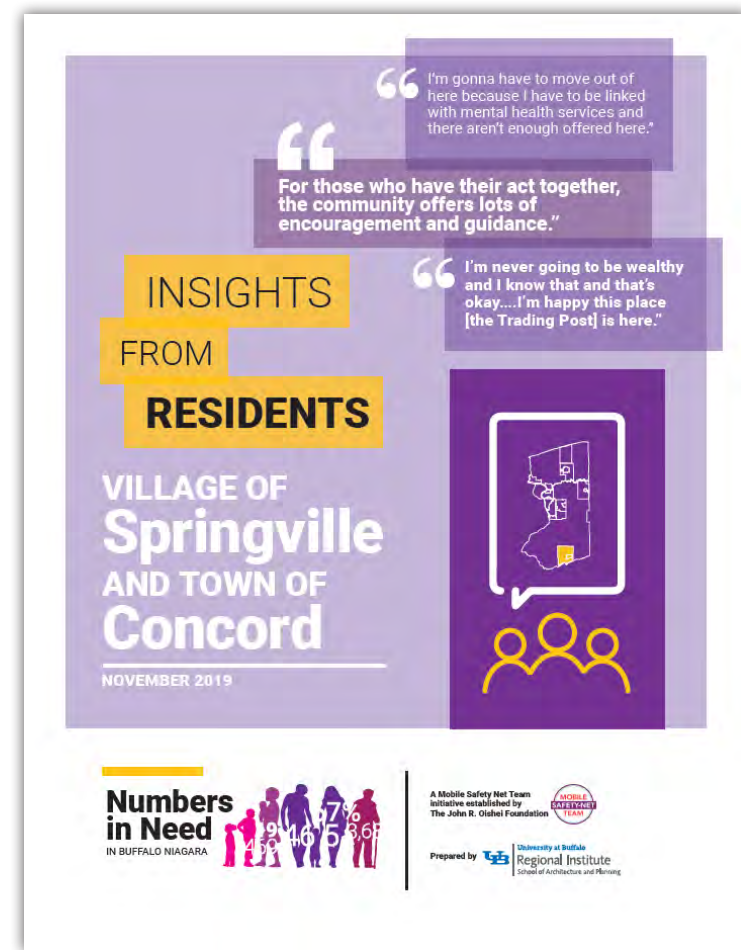
## KEY COMMUNITY FACILITIES



# COMMUNITY PLANNING INITIATIVES

In recent years, a handful of local surveys, forums, and studies have been carried out to support future community planning efforts in the Village of Springville. This Comprehensive Plan effort aims to build upon these existing efforts, referencing critical community insights already collected in order to inform our community's vision and goals.

## Numbers in Need in Buffalo Niagara



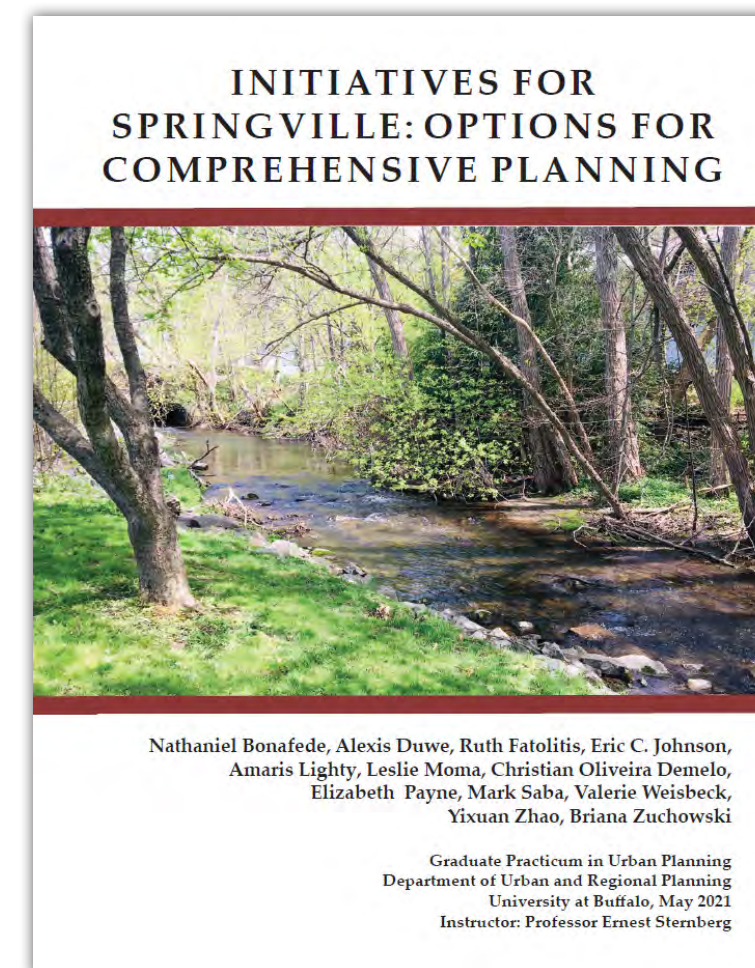
Key findings included the following:

1. Many residents in this car-dependent community have transportation needs
2. Some critical health services, like mental healthcare, are not easily accessible
3. The community is in need of more affordable housing options
4. Even residents who work full time or own a house can struggle to get by

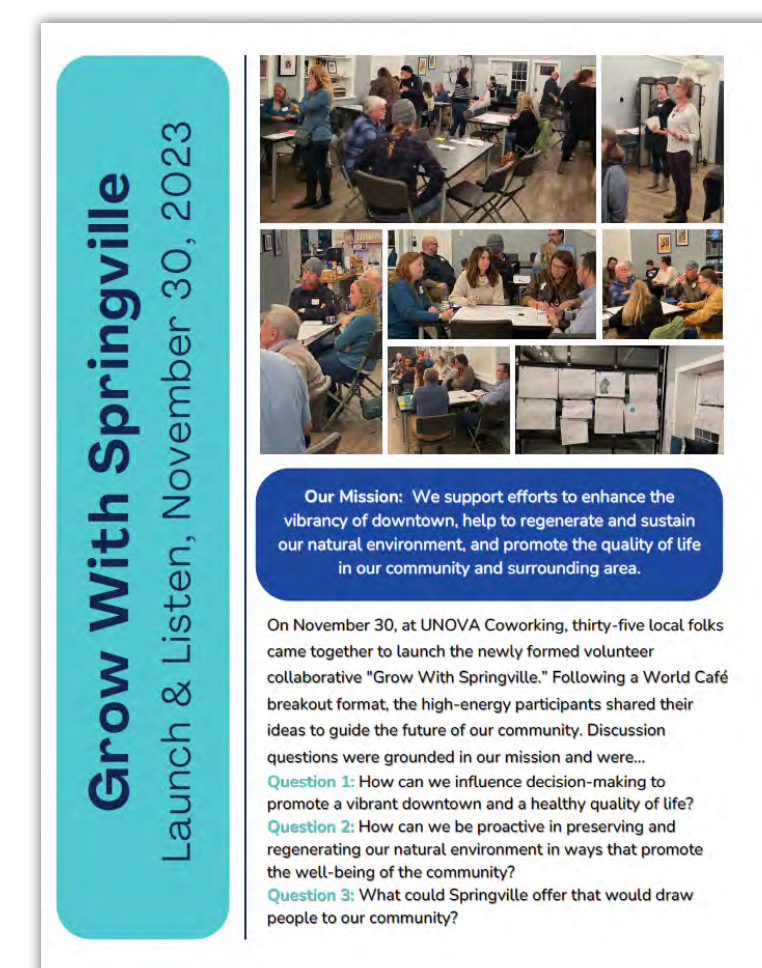
## Initiatives for Springville: Options for Comprehensive Planning

The report recommends a variety of actions, including but not limited to:

1. Expand access to affordable housing
2. Permit accessory dwelling units and single- to multi-family home conversions and incentivize home rehabilitation projects
3. Install a system of multi-use trails and greenways
4. Develop a regional coalition to emphasize cross-municipal collaboration
5. Establish a Springville Development Corporation to lead community-based initiatives
6. Install green infrastructure for wastewater management flood mitigation
7. Create design standards for new structures
8. Limit new commercial construction on S Cascade Dr to infill development



## Launch & Listen



Highlights of ideas shared include:

1. Plan with residents and neighboring municipalities
2. Promote Springville's assets
3. Be informed, then seen and heard
4. Educate now and for the future
5. Ask for government transparency and accountability
6. Put people wellness and being green first
7. Connect and build partnerships

# VISION & GOALS FRAMEWORK

## SPRINGVILLE'S VISION

Springville is a vibrant, engaged, welcoming community, celebrated for its walkable downtown, rich arts scene, and exceptional outdoor recreation. Our rural village is known far and wide as a great place to live, work, shop, and play.



Celebrate Community, Build Identity

Growing Together Through Smart & Inclusive Development

Securing a Strong and Sustainable Future

Picture Springville: Enhancing Our Physical Character

# VISION & GOALS FRAMEWORK

## GOAL 1: CELEBRATE COMMUNITY, BUILD IDENTITY

Our vibrant Village has much to contribute to the broader Western New York community. It is important to us that we support and celebrate our residents and businesses, while also embracing our role as a regional hub for arts, culture, and recreation. By cultivating and promoting a robust and distinctive Village identity, we aim to generate community spirit and a sense of pride, while positioning ourselves as a regional destination.

### OBJECTIVE 1.1

**Establish a brand identity for Springville, promoting our unique attractions, history, and cultural significance.**

#### ACTION ITEMS

- Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.
- Maintain a professional, user-friendly website and Facebook page, highlighting attractions, a calendar of events, and local businesses.
- Form a strategic partnership with Visit Buffalo Niagara and Step Out Buffalo to promote Springville's assets and activities and secure Village representation at regional fairs, trade shows, and other events.
- Partner with the Concord Historical Society and Springville Center for the Arts to create self-guided walking tours of historic buildings and public art within the Village.
- Establish and grow major annual events that promote Springville and bring much needed activity and revenue to downtown, such as Pageant of Bands, Art Crawl, and Very Merry Main Street.

### OBJECTIVE 1.2

**Build access to a variety of activities and programs that cater to the recreational needs of individuals across all incomes, ages, and abilities.**

#### ACTION ITEMS

- Participate in a yearly focus group with the Town of Concord, Springville Youth Incorporated (SYI), Springville Center for the Arts, and Springville Griffith Institute (SGI) to design, implement, and evaluate youth recreational programs that are affordable, suitable, and accessible.
- Establish an outdoor fitness center at Eaton Park or Heritage Park and collaborate with the Springville-Griffith Institute to complete the fitness trail along the paved path behind the Elementary and Middle Schools.
- Collaborate with the Town of Concord Senior Center and Orchard Senior Living to identify and pursue strategic opportunities to expand access to senior-friendly recreational resources, such as the addition of amenities and programming along the nearby Erie Cattaraugus Rail Trail.
- Offer ongoing active support for the completion of the full 27-mile Erie Cattaraugus Rail Trail, including the Cascade

Bridge feasibility study and enhancements along the Village's portion of the trail.

- Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the 2018 Erie County Parks Master Plan recommendations for Scoby Dam Park and Sprague Brook Park. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and serving on or as a liaison to regional and intermunicipal project committees.

### OBJECTIVE 1.3

**Continue to grow the Village's commercial scene and strengthen the local economy by supporting small businesses that complement the community's fabric.**

#### ACTION ITEMS

- Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.
- Partner with the Erie County Industrial Development Agency, Buffalo Niagara Partnership, Western New York Regional Economic Development Council, and Empire State Development to attract and retain small businesses.
- Encourage local farmers to participate in the New York State Grown & Certified program to connect Springville agricultural operations directly to nearby consumers.

## GOAL 2: GROWING TOGETHER THROUGH SMART & INCLUSIVE DEVELOPMENT

The Village of Springville aspires to facilitate future development that improves the wellbeing of our residents and environment. A key component of this goal is fostering mixed-income and walkable neighborhoods, ensuring that individuals and families of all ages and lifestyles have access to affordable and high-quality residential living opportunities and transportation networks. Additionally, we aim to direct new development within areas with existing infrastructure and utilities, ensuring the preservation of our cherished open spaces and agricultural lands.

### OBJECTIVE 2.1

**Diversify our housing options to support individuals and families of varying income levels, ages, and lifestyles.**

#### ACTION ITEMS

- Conduct a housing study that assesses Springville's housing stock and market conditions, identifies housing needs, and establishes a strategy for meeting local housing demands and preferences.
- Update zoning regulations to streamline the procedure for converting single-family residences to multi-family structures and modernize the accessory dwelling unit (ADU) regulations in order to increase viable affordable housing options within the Village.
- Connect low- and moderate-income households to local Affordable Housing Corporation grantees and Erie County's HOME Investment Partnership and Community Development Block Grant programs for financial support for home rehabilitation, acquisition, and construction projects. Participate in the NYS Plus One ADU program to financially support low- and moderate-income homeowners with the construction and repair of ADUs.
- Inventory underutilized private and public parcels that could be developed to increase housing stock, including infill development, reuse of parking lots and vacant land, and mixed use development. Collaborate with Erie County Department of Environment & Planning, the property owners, and other partners to conduct development feasibility studies of such sites.

### OBJECTIVE 2.2

**Promote a multi-model transportation network that is safe for all user types and minimizes the adverse traffic impacts of development on Village character.**

#### ACTION ITEMS

- Collaborate with local and regional transportation authorities to support the expansion of existing public bus routes and rural van services in Springville.
- Investigate alternatives for rerouting truck traffic from Main Street in the Village center and calming traffic along the Village's major thoroughfares.
- Develop a Parks, Trails, & Recreation Master Plan to enhance safe and accessible pedestrian and bicycle connections to community resources.

### OBJECTIVE 2.3

**Embrace the principles of smart growth to promote residential and commercial growth while preserving our rural character.**

- Establish an Economic Development Committee that is tasked with attracting desired retail and entertainment businesses (such as food and drink establishments, lodging facilities, and shopping venues like a pet and bike stores) to the downtown business district or other appropriate locations.
- Amend zoning regulations to encourage cluster development and limit development along rural road frontages and the outskirts of the Village boundary.
- Allow for the transfer of development rights (TDR)\* in order to prioritize the adaptive reuse of underutilized structures over the development of new structures.
- Research and consider the application of form-based and SmartCode-based land development regulations as part of future zoning code amendments.

\*In a TDR arrangement, the development rights of one parcel (in an area where open space is desired) are legally transferred to another parcel (in an area where growth is desired) upon which additional incremental development is then allowed.

**GIVE YOUR FEEDBACK HERE!**

# VISION & GOALS FRAMEWORK

## GOAL 3: SECURING A STRONG AND SUSTAINABLE FUTURE

The Village of Springville understands the criticality of ensuring that sustainability and resiliency are a key drivers in future decision-making. We support the transition to clean energy systems and are committed to protecting our invaluable natural resources. Additionally, we aim to enhance the level of service provided by our municipal administration and infrastructure, fostering a welcoming, responsive, and resilient community.

### OBJECTIVE 3.1

**Continue to maintain and enhance Village water, sewer, and electric utility systems, including reducing stormwater infiltration into the sanitary sewer system.**

#### ACTION ITEMS

- Develop a Stormwater Management Plan.
- Pursue funding sources like the Clean Water State Revolving Fund (CWSRF) and the New York State Water Infrastructure Improvement Act (WIIA) for infrastructure projects needed for water and wastewater facilities.
- Partner with the Municipal Electric Utilities Association (MEUA) and the Independent Energy Efficiency Program (IEEP) to advocate for Springville Electric consumers to have the opportunity to engage in electric metering (connect solar panels and wind turbines to the electric grid and sell excess electricity production). Such a practice would require an amendment to the Village's electricity agreement with the NY Municipal Power Agency (NYMPA).
- Conduct a feasibility study for a composting program, beginning with the launch of a pilot residential compost drop-off initiative at designated locations and exploring a partnership the SGI Agriculture Program.
- Re-establish the Village's brush and yard waste collection program.
- Implement a development impact fee that requires large-scale developments to pay for the extension or upgrade of associated public utility infrastructure.
- Update the Electric Capital Improvement Plan to ensure that the drawings are sufficient for smaller, fundable electric upgrade projects.
- Explore the appetite for and feasibility of providing municipal internet service.

### OBJECTIVE 3.2

**Promote the use of high-efficiency and renewable energy systems to reduce our environmental footprint and long-term energy costs.**

#### ACTION ITEMS

- Continue to implement projects through the NYSERDA Clean Energy Communities Program, earning points and grant funding for clean energy investments.
- Attain Bronze certification in the NYS Climate Smart Communities program to demonstrate the Village's commitment to sustainability, resilience, and climate action.
- Conduct a feasibility study for a downtown geothermal district that would provide clean heating and cooling to the downtown business district while taking advantage of the Springville's unique geography and inexpensive electricity; if warranted, pursue grant funding as a next step towards implementation.
- Accelerate energy efficiency upgrades by expanding the program options (rebates, loans, etc.) offered through the Village's participation in the Independent Energy Efficiency Program (IEEP). Conduct workshops, webinars, and other outreach activities to educate residents and business owners about the availability and benefit of such programs.
- Encourage eligible homeowners to participate in programs like the Weatherization Assistance Program and NYS HOME that promote energy-efficient and sustainable housing practices.

### OBJECTIVE 3.3

**Protect and maintain our local and regional natural resources.**

#### ACTION ITEMS

- In conjunction with Erie and Cattaraugus Counties, advocate for environmental protection and enhancement of Cattaraugus Creek, Spring Brook, Zoar Valley, and other stream and creek valleys.
- Work cooperatively with neighboring communities to advance mutually beneficial and harmonious development, such as the West Valley Demonstration Project clean-up effort and responsible control of gravel mining practices.
- Support Green Springville and Springville Field and Stream in their efforts to promote and enhance fishing activities, particularly at the Springville Community Trout Pond, ensuring that fishing spots are sustainable and minimally invasive to the natural habitat.
- Collaborate with the State of New York to preserve the former Roswell Park Lab Facility site (571 E Main St) into a public space with trails, an outdoor performance venue, and other park facilities.
- Continue Tree City USA efforts by pursuing funding sources like Climate Smart Communities, DEC Urban and Community Forestry Program, Environmental Protection Fund, and Environmental Quality Incentives Program to conduct a tree inventory analysis and develop a Forestry Management Plan.
- Partner with Green Springville to plant 100+ trees in the Village each year, and consider the adoption of zoning regulations that would support the preservation and planting of trees (such as a tree removal permit and tree planting requirements for large scale developments).

### OBJECTIVE 3.4

**Foster transparent communication channels between Village officials, staff, stakeholders, and the public.**

#### ACTION ITEMS

- Develop a Community Engagement Strategy that outlines which stakeholders should be engaged in Village projects as well as how and when they should be invited to participate.
- Update zoning regulations to include intent statements for each zoning district and ensure that publicly available zoning maps and code documents are regularly updated to reflect recent amendments.
- Host a semiannual joint Town of Concord and Village of Springville Board meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.
- Establish a Comprehensive Plan Committee that oversees regular reviews and updates to the Comprehensive Plan and executing its Action Items.
- Strengthen the Village's partnership with key employers and community service providers - such as SGI, Bertrand Chaffee Hospital, and JBR Nursing Home - to support the long-term success of critical community resources.
- Assess the Village's current committee and liaison structure and, as needed, update the assignments in order to maximize limited trustee and staff resources while focusing their efforts on top priority initiatives.

**GIVE YOUR FEEDBACK HERE!**

## GOAL 4: PICTURE SPRINGVILLE: ENHANCING OUR PHYSICAL CHARACTER

The Village of Springville aspires to enhance the appeal of our community by strengthening historic preservation efforts, encouraging residential repairs, and ensuring new construction reflects the Village’s character. We aim to create visually attractive and functional gateway areas and beautify the Village center through building façade and streetscape enhancements, making Springville an inviting and vibrant community.

### OBJECTIVE 4.1

**Promote historic preservation through educational outreach, grant funding, and technical assistance.**

#### ACTION ITEMS

- Conduct a regular assessment of buildings falling under the historic districts for potential repairs or renovation.
- Coordinate with the Historic Preservation Commission to organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.
- Pursue grant funding opportunities and support property owners with applications to organizations such as the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and Preservation Buffalo Niagara to progress historic preservation efforts.

### OBJECTIVE 4.2

**Enhance the Village’s gateway areas to reflect the Village’s identity, invite visitors, and improve functionality and safety.**

#### ACTION ITEMS

- Establish and improve entry signage at strategic locations along US Route 219 and West Main Street to raise awareness of and direct travelers to downtown, including safety enhancements where appropriate (e.g. crosswalks, lighting, and landscaping at the South Cascade – West Main Street gateway).
- Collaborate with the Springville Main Street Association and the Concord Garden Club to ensure that future signage and landscaping upgrades at the Vaughn Street – East Main Street gateway are harmonious with Village branding and the South Cascade – West Main Street gateway.
- Further establish the Pop Warner Trail intersection with West Main Street as a trail hub by installing wayfinding signage that directs travelers to key Village parks, sites, and businesses.

### OBJECTIVE 4.3

**Implement the Complete Streets approach to improve the accessibility and safety of pedestrian and bicycle networks.**

#### ACTION ITEMS

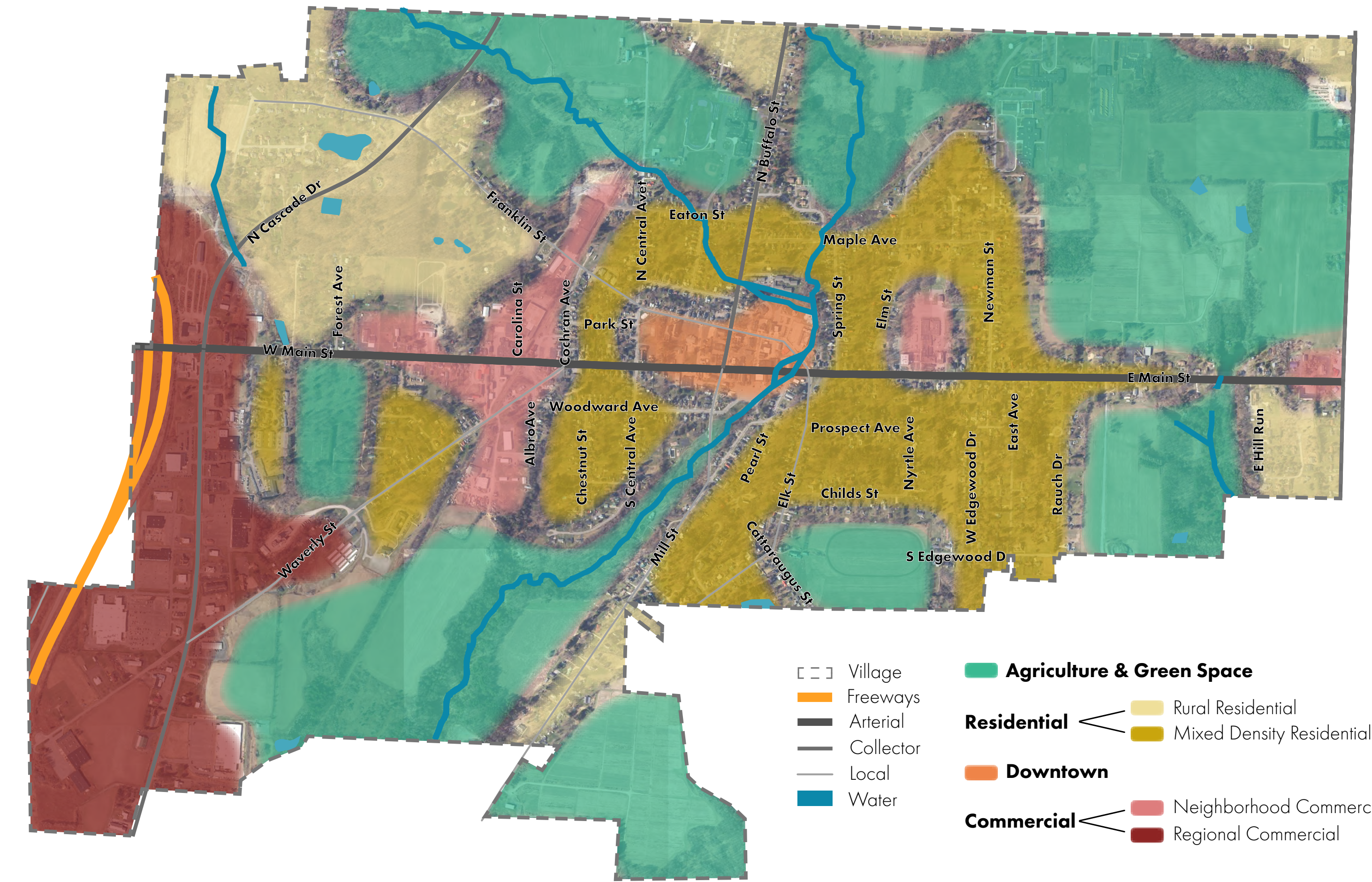
- Adopt a Complete Streets policy and develop Complete Streets guidelines. This policy may include a requirement to assess and implement (as deemed appropriate and feasible) pedestrian and bicycle improvements as part of routine roadway maintenance activities.
- Develop and implement a community wayfinding signage plan to link the Cascade Drive commercial corridor to downtown.
- Reconfigure and upgrade the municipal parking lot - including landscaped islands, trees, well-defined paths, and protected lighting fixtures - so it is safer pedestrians and bicyclists.

### OBJECTIVE 4.4

**Boost the visual appeal of the Village’s commercial areas through building façade and streetscape beautification initiatives.**

#### ACTION ITEMS

- Apply for local and state funding programs - such as NY Forward, NY Main Street, Empire State Development Strategic Planning & Feasibility Studies, and Erie County Commercial Center Improvement Program - to implement downtown beautification and streetscape enhancement activities.
- Activate our three downtown alleyways through sidewalk repairs and the installation of lighting fixtures, artistic elements, and - where ADA-compliance can still be achieved - landscaping and seating.
- Update the Commercial-Industrial Park District’s regulations to ensure that the strip-style development along South Cascade Dr is contained and maximizes the efficient and productive use of land through compact site design, smaller front yards, and reduced parking minimums.



	Zoning	Future Land Use
Regulatory Implication	Regulatory Tool (law)	Non-Regulatory Tool (guide)
Boundaries	Absolute	Flexible
Purpose	Establishes permitted land uses, administrative procedures, and building/site design requirements	Recommends land uses and building/site design elements to be encouraged or discouraged
Use	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community	Used by community stakeholders to inform their development applications. Used by elected officials and municipal staff to evaluate development applications

**GIVE YOUR FEEDBACK HERE!**

# COMMUNITY DEVELOPMENT STRATEGY

## AGRICULTURE & GREEN SPACE

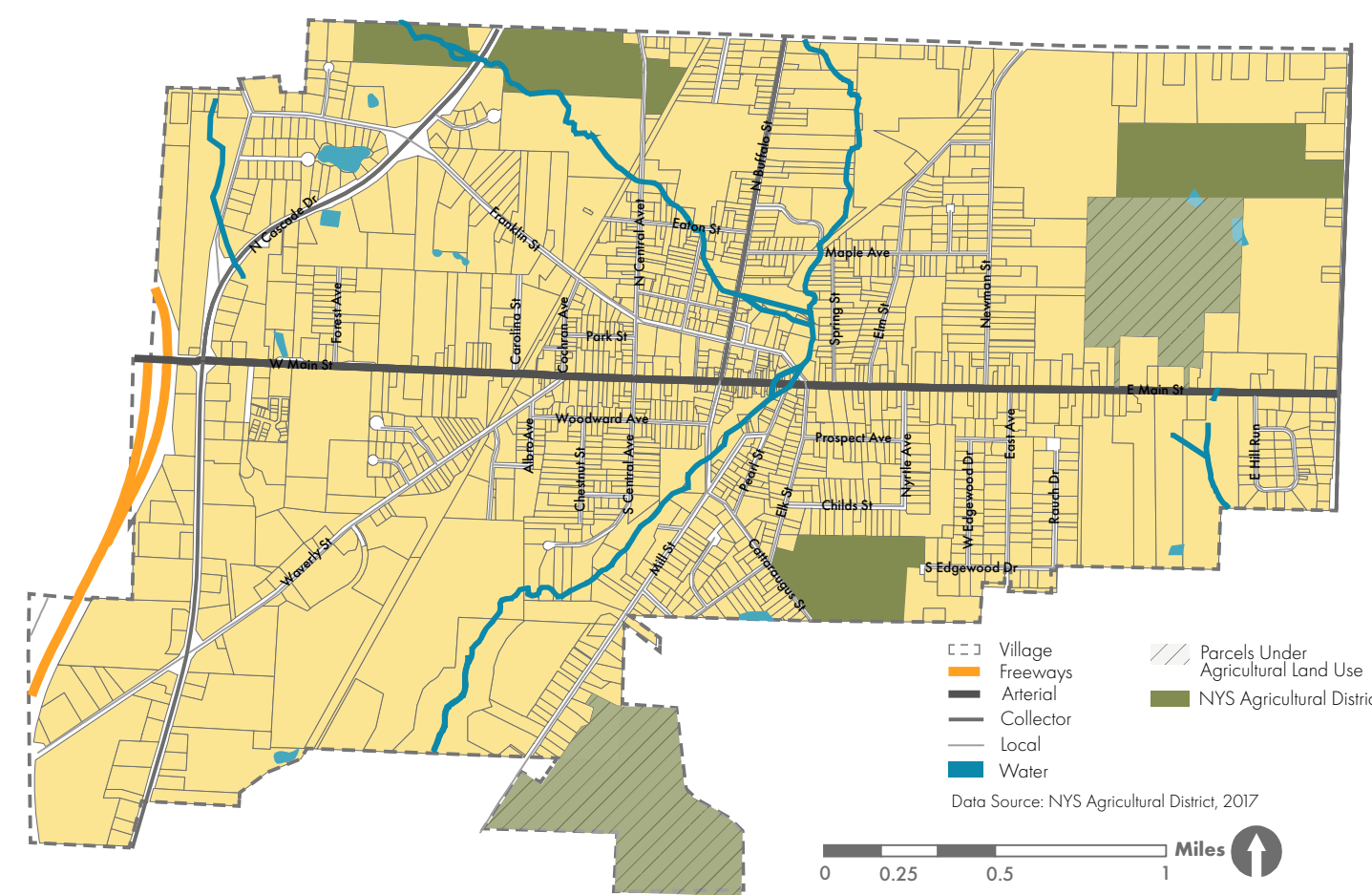
### Intent

- Promote and sustain the Village's natural resources
- Preserve local agricultural land
- Enhance recreational activities

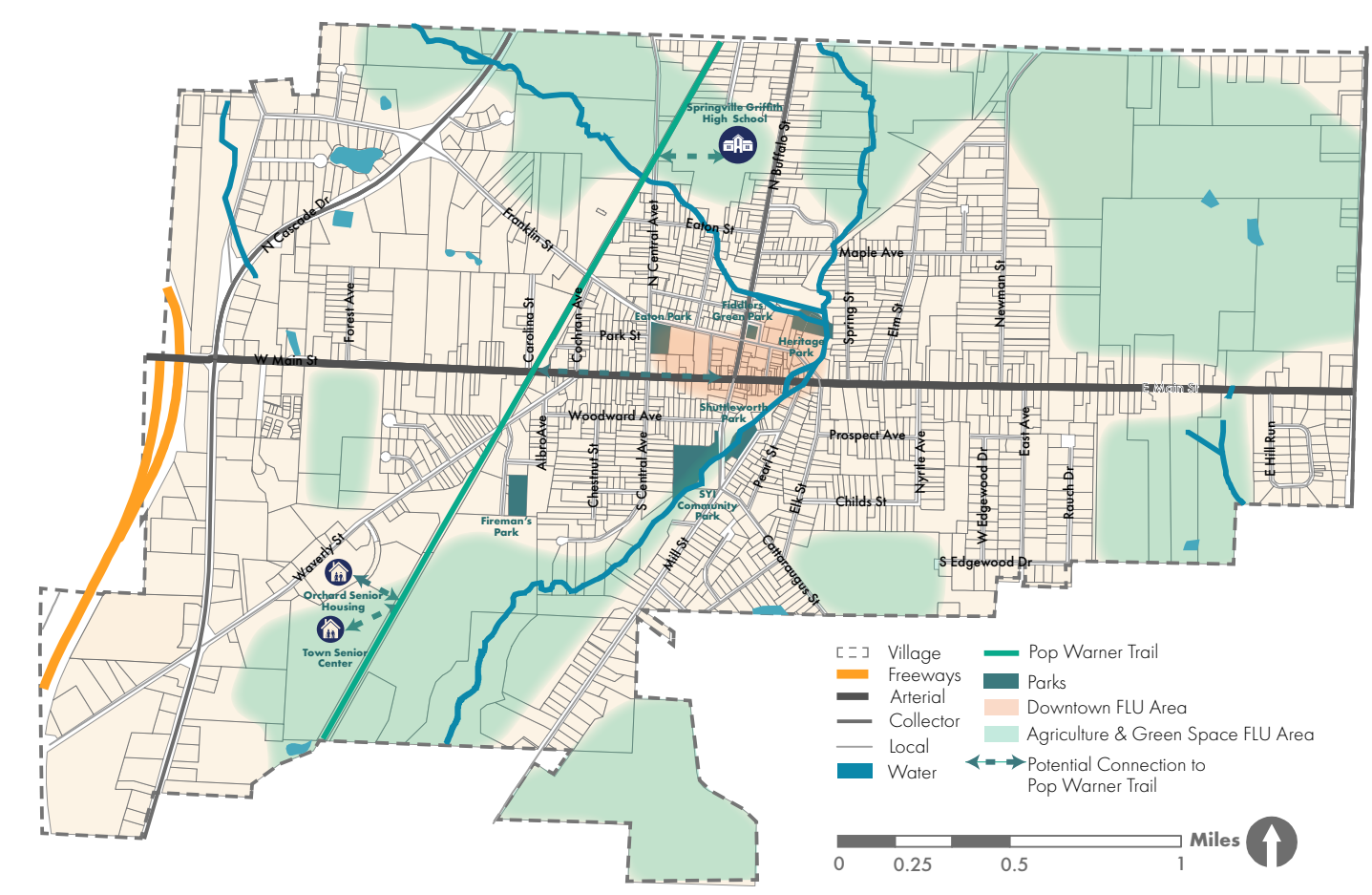
### Key Recommendations

- Maintain low to moderate density development
- Encourage cluster development
- Establish a conservation-type zoning district
- Adopt a local solar energy systems law
- Develop and maintain accessible and diverse recreational spaces
- Encourage participation in the NRCS Agricultural Conservation Easement and NYS Agricultural Districts programs
- Improve multi-modal connections to key community resources

### Agricultural District & Agricultural Land Use



### Connected Recreational System



## NEIGHBORHOODS - RURAL RES.

### Intent

- Preserve the Village's rural character
- Maintain low density residential living opportunities
- Foster harmonious development along corridors shared with Concord

### Key Recommendations

- Maintain low intensity and low density uses
- Support the construction of ADUs
- Encourage tree plantings and green infrastructure
- Encourage cluster development

### Existing Conditions - Rural Residential



Google Street View

### Examples to be Avoided



The Conservation Fund

### Examples to be Encouraged



The Conservation Fund

## NEIGHBORHOODS - MIXED DENSITY RESIDENTIAL

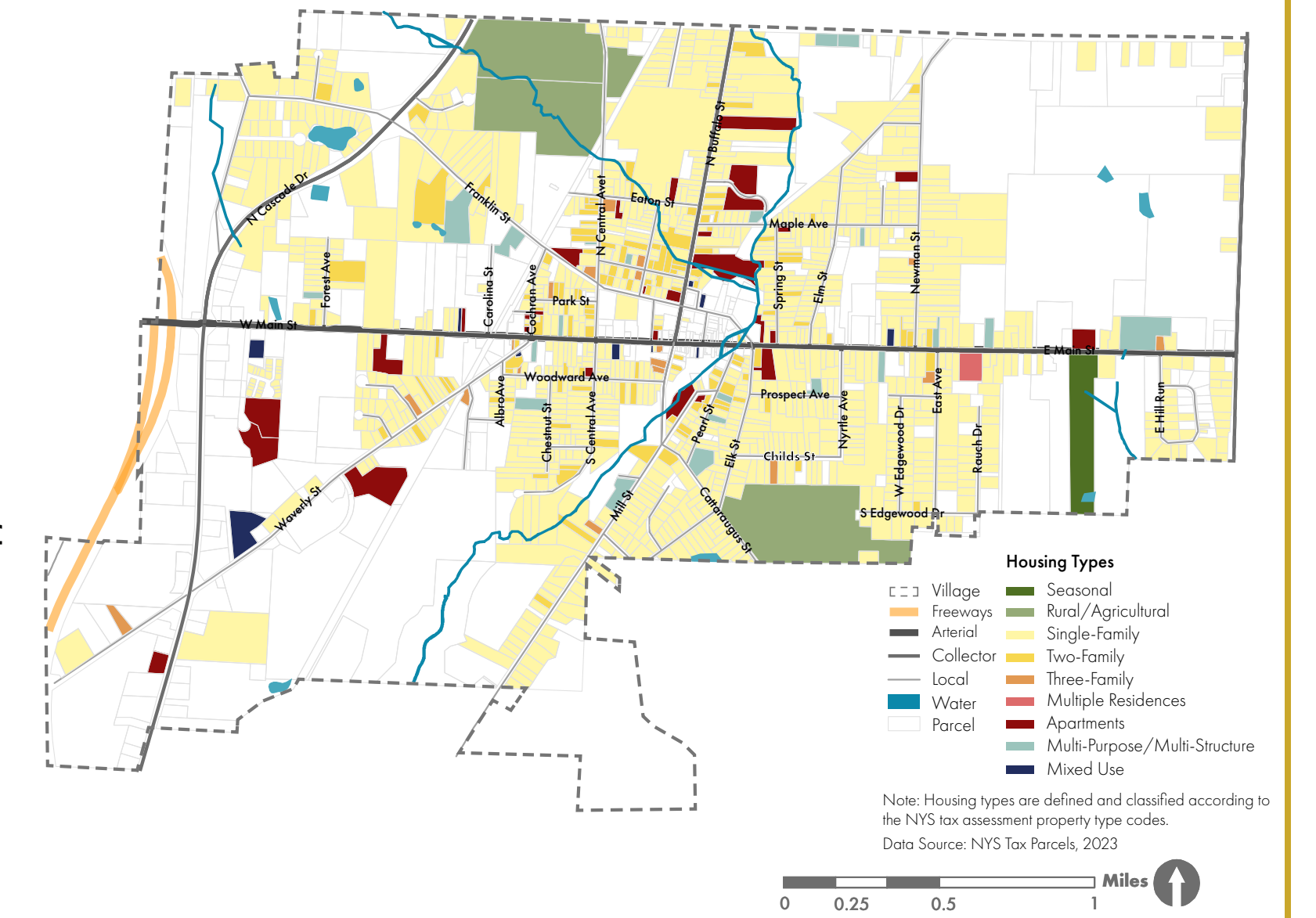
### Intent

- Welcome and support a range of incomes, ages, abilities, and lifestyles by diversifying the housing stock
- Advance the development of mixed-income neighborhoods
- Accommodate growth in a responsible and sustainable manner

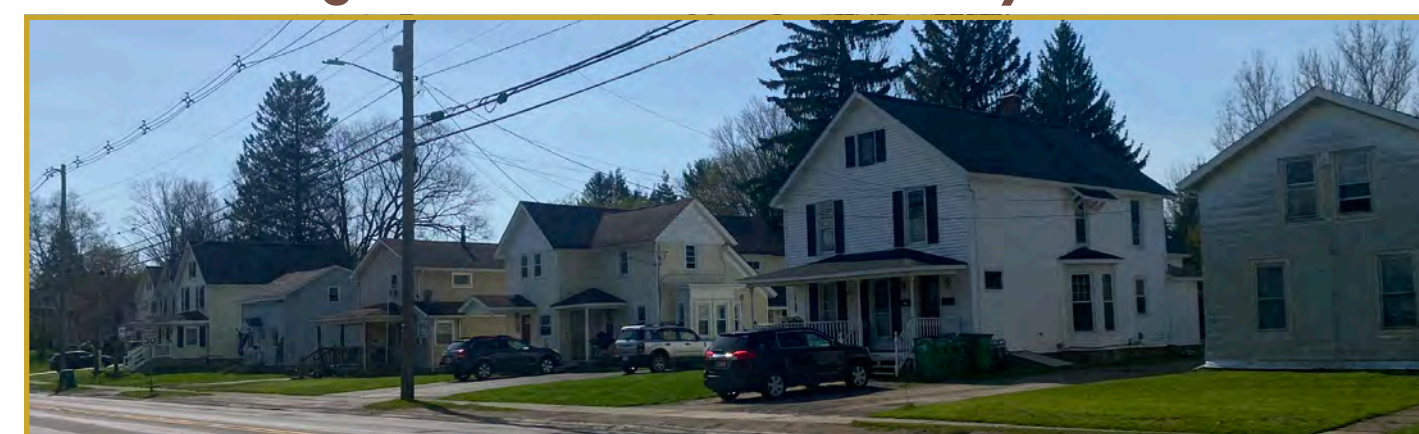
### Key Recommendations

- Allow single-family to multi-family structures and incidental light commercial uses
- Support the construction of ADUs and the conversion of large-family homes into two-family units
- Implement sidewalk and crosswalk enhancements, street trees, and bike lanes
- Facilitate infill development by increasing allowable housing density and redeveloping underutilized properties
- Establish a Mixed Residential or Planned Unit Development District

### Current Distribution of Housing Types



### Existing Conditions - Mixed Density Residential



### Examples to be Avoided



Pexels

### Examples to be Encouraged



The Conservation Fund

**GIVE YOUR FEEDBACK HERE!**



# COMMUNITY DEVELOPMENT STRATEGY

## ACCESSORY DWELLING UNITS (NEIGHBORHOODS CDS)

An ADU (sometimes colloquially referred to as an accessory apartment, in-law suite, or granny flat) is a smaller, independent residential unit on the same property as a primary residential structure. ADUs may be attached to or detached from the primary residential structure, and are also sometimes located in a basement, in a converted garage, above a garage, or above the primary residential structure. ADUs are often used as a tool for promoting aging-in-place and, depending on the ADU regulations, may also increase opportunities for additional affordable and/or rent-based living arrangements.



AARP

### Most Preferable

#### ADU Conversions



#### ADU Additions

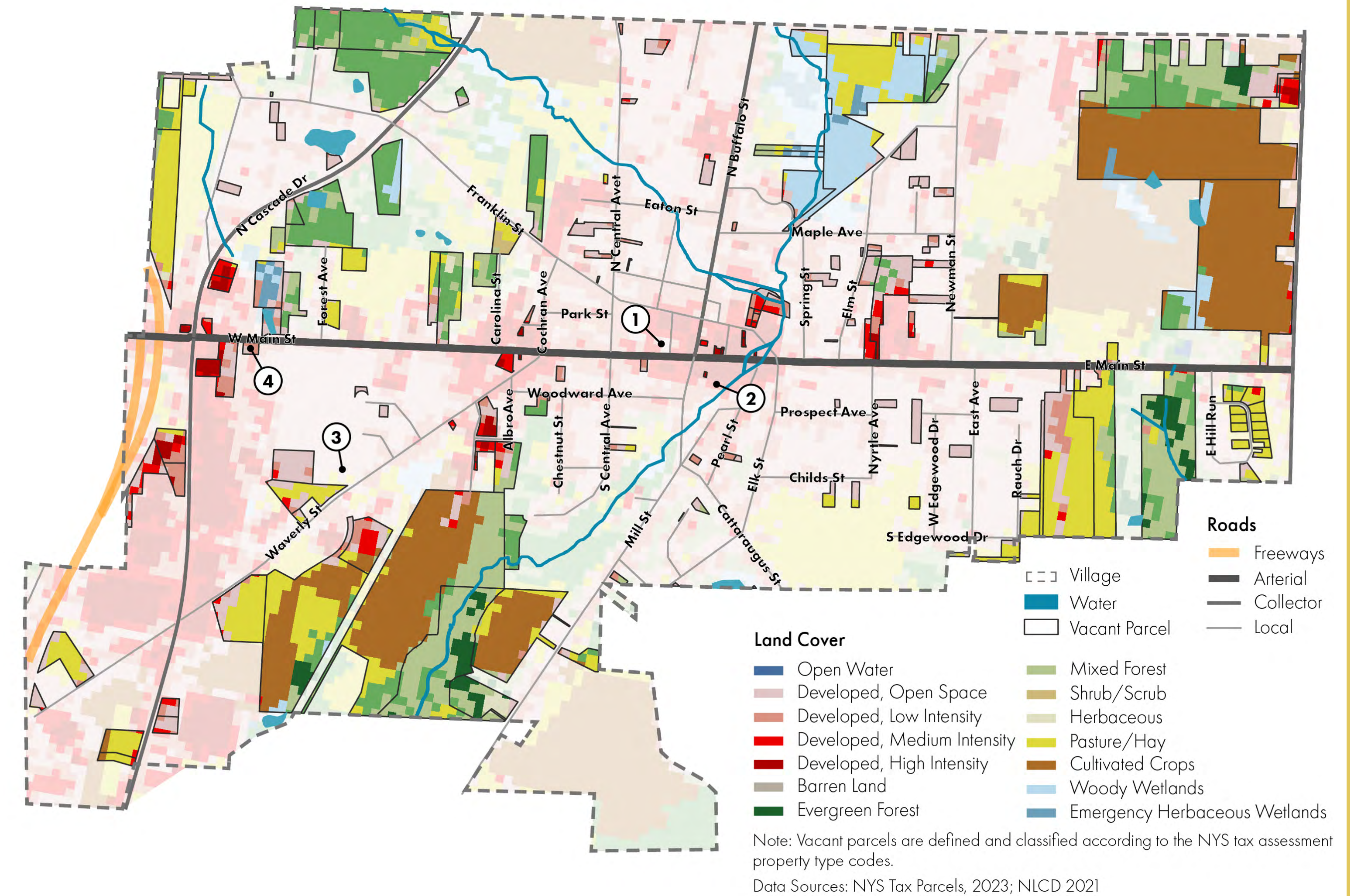


#### New Construction Detached ADUs



### Least Preferable

## INFILL DEVELOPMENT (NEIGHBORHOODS CDS)



**Place a sticker dot on the map to identify other areas within the Village that you think would be appropriate for infill development!**

*Infill development refers to the type of development that may occur by increasing the density of housing (reducing minimum lot sizes and/or allowing more dwelling units on a residential parcel) or by redeveloping underutilized or vacant space within existing neighborhoods and mixed use centers, so that natural areas and prime farmland remain preserved.*

The University at Buffalo's 2021 Initiatives for Springville study identified potential locations for affordable residential development, including:

1. The privately-owned open space (southern half of 190 Franklin St) at the northwest corner of Academy St and W Main St
2. The southern end of the Village-owned municipal parking lot
3. The privately-owned open space (western portion of a larger lot) northwest of Orchard Senior Living on Waverly St
4. The privately-owned vacant lot at the southeast corner of W Main St and Barnstead Dr

The feasibility of the above sites (and identification of other potential sites) for strategic residential infill development may be further explored via a housing study, in which close coordination with any prospective private landowners and funding agencies would be critical.

**GIVE YOUR FEEDBACK HERE!**

# COMMUNITY DEVELOPMENT STRATEGY

## DOWNTOWN

### Intent

- Foster an active and vibrant Village center
- Protect the historic character of the Village
- Enhance the mixing of uses, walkability, and bikeability
- Grow the small business community

### Key Recommendations

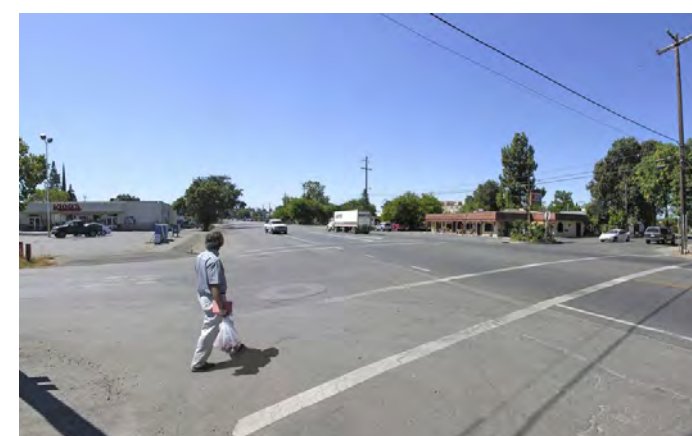
- Host annual events
- Permit residential uses over first floor nonresidential uses outright under certain circumstances
- Foster business growth and activate storefronts by conducting outreach and technical assistance for small business grants, collaborating with local economic development agencies, and leveraging municipal grant programs that fund capital improvements
- Install public art, street trees, landscaping, sidewalk repairs, bike lanes, and street furniture, in alignment with the Complete Streets approach
- Require minimal building setbacks from the right-of-way, a high level of window transparency, and the placement of parking to the side or behind the building
- Reconfigure and upgrade the municipal parking lot
- Pursue more consistent and reliable public transportation services
- Conduct regular reviews and updates to the Historic Preservation Commission Building Design Guidelines
- Pursue funding to support the strategic preservation and architecturally-appropriate enhancement of buildings within the existing historic districts
- Implement placemaking strategies, such as pocket parks, activated alleyways, and outdoor seating



Example to be Avoided

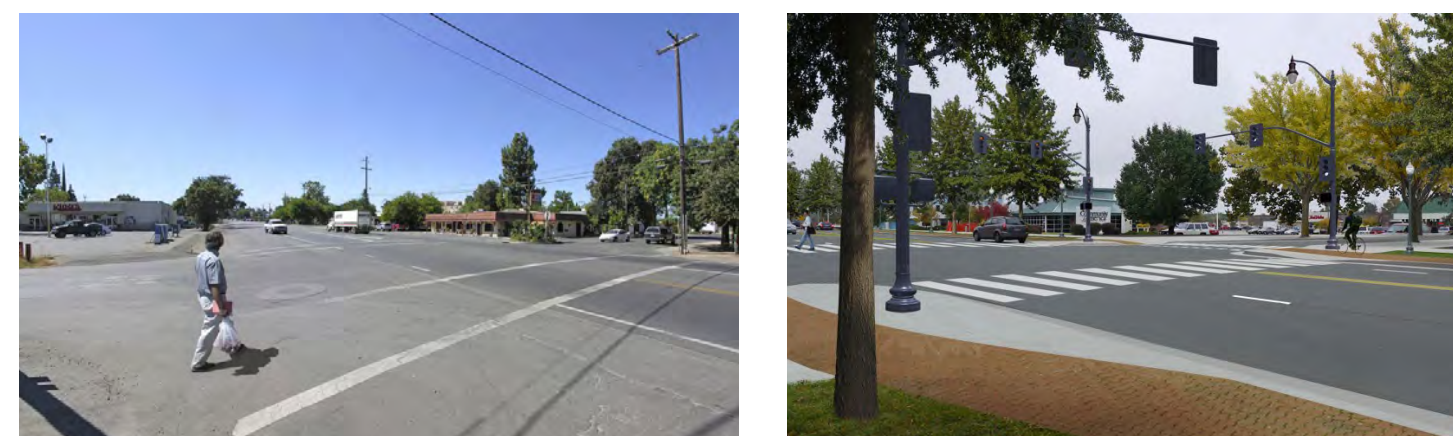


Downtown Streetscape Design to be Discouraged



Urban Advantage

Example to be Encouraged

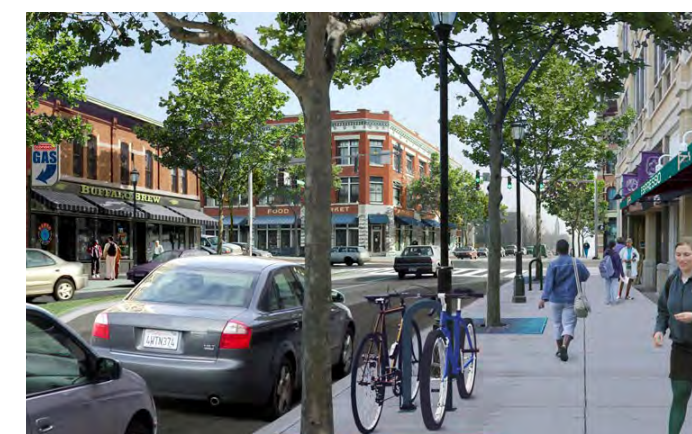


Urban Advantage

Downtown Streetscape Design to be Encouraged



Urban Advantage



Urban Advantage

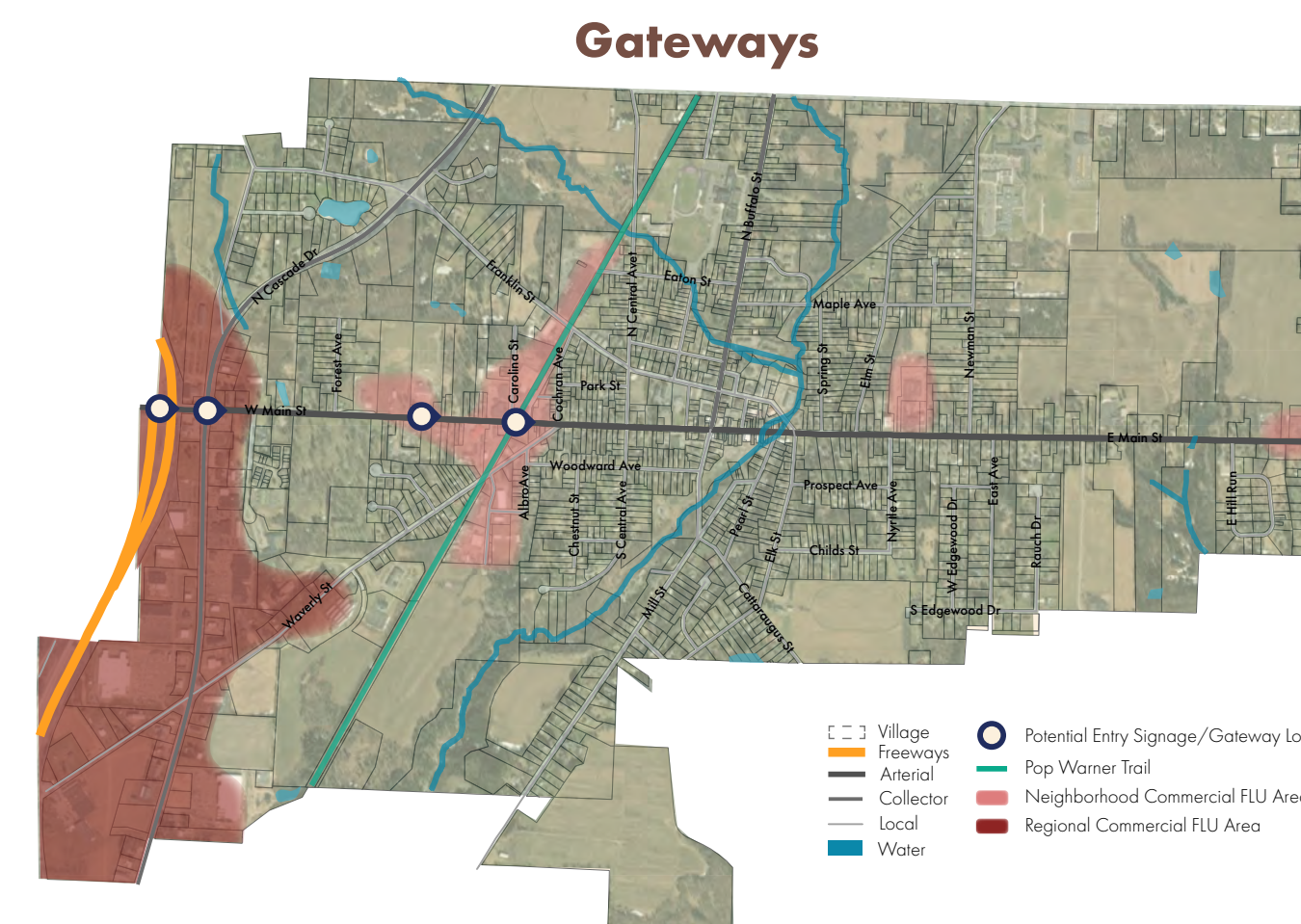
## COMMERCIAL - NEIGHBORHOOD

### Intent

- Broaden the range of goods, services, employment opportunities available to residents
- Contain sprawling development patterns and focus new development on safety and environmental integrity
- Support the tax base through large-scale commercial development

### Key Recommendations

- Require new large developments to dedicate a portion of the property as public green space
- Apply design guidelines or standards to ensure the application of high quality building materials, architectural styling, and site design practices
- Requiring parking lots to be located behind or to the side of buildings
- Allow community-oriented uses (e.g. family restaurants, churches, breweries, corner stores, cafes) rather than uses like large department stores, drive-throughs, and car dealerships with parking lots
- Establish entry signage and gateways to direct visitors from US Route 219 to downtown



## COMMERCIAL - REGIONAL

### Intent

- Support small and growing businesses within the Village
- Promote local employment opportunities
- Provide nearby access to appropriate community and commercial uses within residential neighborhoods

### Key Recommendations

- Require buildings to be placed closer to the right-of-way
- Require parking lots to be placed behind or to the side of the building and include pedestrian pathways and shade trees
- Require drive-through service windows, utilities, and dumpsters to be placed behind or to the side of the building and concealed from view
- Reduce minimum parking limits, include maximum parking limits, and support shared parking arrangements
- Inform any future pedestrian and bicycle improvements or expansions by traffic studies and best practices
- Implement streetscape improvements, such as pedestrian safety features, landscaping, and lighting
- Establish entry signage and gateways to direct visitors from US Route 219 to downtown

Examples to be Avoided



Google Streetview



Examples to be Encouraged



Google Streetview



Google Streetview

**GIVE YOUR FEEDBACK HERE!**

# IMPLEMENTATION PROGRAM (PRIORITY ACTIONS)

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost Scale	Potential Funding Source(s)
<b>Celebrate Community, Build Identity</b>	Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.	Village Office	Village Historian	<1 Year	\$	Market New York
	Be an active partner for regional initiatives that build tourism and recreational opportunities, such as the restoration of Trout Pond, completion of the full 27-mile Erie Cattaraugus Rail Trail, creation of the WNY Wildway, public safety and visitor experience improvements at the Zoar Valley Unique Area, and implementation of the 2018 Erie County Parks Master Plan recommendations for Scoby Dam Park and Sprague Brook Park. The Village can advocate for such projects by providing letters of support, promoting public outreach efforts, and serving on or as a liaison to regional and intermunicipal project committees.	Village Board	Green Springville, Grow with Springville	3+ Years	\$	
	Conduct outreach to small businesses and startups to increase awareness of the Erie County Microenterprise Loan-Grant program, Buffalo State College Small Business Development Center (SBDC), and other resources for low-interest loans, grants, counseling, and training.	Village Office	Downtown Springville Economic Development Group, Main Street Business Association	<1 Year	\$	
<b>Growing Together Through Smart &amp; Inclusive Development</b>	Inventory underutilized private and public parcels that could be developed to increase housing stock, including infill development, reuse of parking lots and vacant land, and mixed use development. Collaborate with Erie County Department of Environment & Planning, the property owners, and other partners to conduct development feasibility studies of such sites.	Village Board	Code Enforcement, Erie County Department of Environment & Planning, University at Buffalo Department of Urban & Regional Planning	3+ Years	\$\$	NYS HOME, Erie County Affordable Housing Initiative
	Update zoning regulations to streamline the procedure for converting single-family residences to multi-family structures and modernize the accessory dwelling unit (ADU) regulations in order to increase viable affordable housing options within the Village.	Village Board	Code Enforcement and Village Attorney	1-3 Years	\$\$	Erie County Municipal Planning Grant Program
	Conduct a housing study that assesses Springville's housing stock and market conditions, identifies housing needs, and establishes a strategy for meeting local housing demands and preferences.	Village Board	University at Buffalo Department of Urban & Regional Planning	1-3 Years	\$\$	NYS HOME
	Research and consider the application of form-based and SmartCode-based land development regulations as part of future zoning code amendments.	Village Board	University at Buffalo Department of Urban & Regional Planning	1-3 Years	\$\$	NYS DOS Smart Growth Community Planning & Zoning
<b>Securing A Strong and Sustainable Future</b>	Continue to implement projects through the NYSERDA Clean Energy Communities Program, earning points and grant funding for clean energy investments.	Department of Public Works	NYSERDA, Green Springville	3+ Years	\$\$\$	NYSERDA Clean Energy Communities Program
	Accelerate energy efficiency upgrades by expanding the program options (rebates, loans, etc.) offered through the Village's participation in the Independent Energy Efficiency Program (IEEP). Conduct workshops, webinars, and other outreach activities to educate residents and business owners about the availability and benefit of such programs.	Department of Public Works	IEEP, NYSERDA, Green Springville	1-3 Years	\$	NYSERDA Clean Energy Communities Program
	Host semiannual joint Town of Concord and Village of Springville Board meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.	Village Board and Town of Concord Board	Grow with Springville	<1 Year	\$	
<b>Picture Springville: Enhancing our Physical Character</b>	Coordinate with the Historic Preservation Commission to organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.	Historic Preservation Board	Village Historian, NYS Historic Preservation Office	<1 Year	\$	
	Establish and improve entry signage at strategic locations along US Route 219 and West Main Street to raise awareness of and direct travelers to downtown, including safety enhancements where appropriate (e.g. crosswalks, lighting, and landscaping at the South Cascade – West Main Street gateway).	Department of Public Works	NYS DOT, Green Springville	1-3 Years	\$\$\$	NYS DOT Highway Sign Program, NYS GIGP, NYS Climate Smart Communities
	Apply for local and state funding programs - such as NY Forward, NY Main Street, Empire State Development Strategic Planning & Feasibility Studies, and Erie County Commercial Center Improvement Program - to implement downtown beautification and streetscape enhancement activities.	Village Board	Erie County Department of Environment & Planning, Downtown Springville Economic Development Group	1-3 Years	\$\$\$	NY Forward Program, NY Main Street Program, Empire State Development Strategic Planning & Feasibility Studies Program, Community Development Block Grant Programs