

# **Comprehensive Plan**

## **Town and Village Of Angelica**

**Prepared by:**

**The Angelica Comprehensive Planning Board**

**In Cooperation with the Boards of:**

**Town of Angelica  
Town Hall  
49 Park Circle  
Angelica, New York 14709**

**Village of Angelica  
Village Office  
21 Peacock Hill Road  
Angelica, New York 14709**



**September 2007**

# TABLE OF CONTENTS

- I. **EXECUTIVE SUMMARY**
- II. **COMPREHENSIVE PLANNING PROCESS**
  - A. Overall Mission
  - B. Comprehensive Planning Process
  - C. Priorities
- III. **TOWN AND VILLAGE BACKGROUND**
  - A. History
  - B. Natural and Man-made Resources
  - C. Existing Businesses
  - D. Demographic Information
  - E. Transportation
  - F. Village of Angelica Services
  - G. Town of Angelica Services
- IV. **PLANNING ENHANCEMENTS**
  - A. Existing Land Use
  - B. Proposed Land Use
  - C. Laws and Ordinances
  - D. Consideration of Agricultural Uses
- V. **HISTORIC AND CULTURAL RESOURCES**
- VI. **NATURAL RESOURCES**
- VII. **RECREATION**
- VIII. **DEVELOPMENT**
- IX. **COMMUNITY**
- X. **INFRASTRUCTURE**
- XI. **HOUSING**
- XII. **HEALTH AND PUBLIC SAFETY**
- XIII. **OTHER PLANS**

## **APPENDICES**

## I. EXECUTIVE SUMMARY:

This document represents the cumulative efforts of scores of community volunteers who first began a comprehensive planning process for Angelica in 1999. At that time, a survey of residents yielded a list of fifteen “Community Priorities.” One of these was the need for a plan for Angelica’s future.

In 2006, a board of volunteers was authorized by the Town and Village boards to resume and complete the Comprehensive Plan. Committees brainstormed ideas to address these community priorities. These ideas were developed into nearly fifty project Task Sheets. After much work these were decreased to those that can be found in the appendices. The Task Sheets are specific planning sheets that act as implementation plans for each idea. (See Appendices)

After a public hearing, the Town and Village boards ratified the plan. It is to be used as a guide to prioritize capital and administrative projects over a period of up to ten years. It is also meant to be used by community volunteers and organizations to help guide their work over the same period.

A Comprehensive Plan does not include every project that should or could be undertaken, and may include some that, for a variety of reasons, cannot be addressed within the time frame. It is a living document that records community priorities at a given point in time, but that can accommodate changes, updates, or revisions to those priorities as they occur.

## II. COMPREHENSIVE PLANNING PROCESS

### OVERALL MISSION:

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

### COMPREHENSIVE PLANNING PROCESS

The idea of creating a Comprehensive Plan for Angelica was first discussed in February, 1999 with Southern Tier West (STW) Regional Planning and Development staff. Two months later, STW staff held a community meeting on the subject, in conjunction with the Town and Village of Angelica. About 50 people participated in a SWOT (strengths, weaknesses, opportunities and threats) exercise, generating a list of items believed to be important to the community.

In July 1999 a survey outlining these items was mailed to 600 addressees, with nearly 200 responding. The following results were compiled from their responses:

#### Community Priorities - 1999

1. Maintain our inexpensive electric
2. Preserve our drinking water
3. Reuse old school building
4. Have a low crime rate
5. Need of a plan for Angelica's future
6. Maintain and enhance downtown
7. Support local businesses
8. Improve employment opportunities
9. Concerned with costs of improvements
10. Maintain our local paper (Booster News)
11. Important to have community involvement
12. Recruit volunteers for Fire Dept., etc.
13. Maintain Angelica's own post office and zip code
14. Improve banking service in Angelica
15. The promotion of Angelica on I-86

Community members were asked to meet again to determine priorities and then develop goals, strategies and results for each priority. The results were reviewed at a meeting in March, 2000. Unfortunately after that meeting the process lost steam and no further work was done on the plan. However, many projects and ideas that had been discussed during the planning process were taken up by individuals, businesses and local governments. Even though the plan itself was not finished, several items were accomplished.

In March 2006 a small group gathered to restart the comprehensive planning process. They made a request to Town and Village boards that they create an official Angelica Comprehensive

Planning (ACP) Board. In June, 2006 both municipal boards approved resolutions to this effect. Kier Dirlam was named chairman of the ACP board.

A general start-up meeting of the ACP board was held in late June. In July, the board split into five sub-groups to work on details of the plan.

A grant request to the STW Foundation resulted in the ACP board receiving \$500 to assist in the development of the Comprehensive Plan. Funds were used to inform residents by mail of progress to date, and to invite them to a public meeting on January 9, 2007.

A final version of the plan was submitted for public comment at a public hearing during the summer of 2007. The document was then given to the Town and Village boards for their ratification. A copy of the official adoption resolutions will be attached in the appendices.

### **PRIORITIES:**

The following five priorities for the future of Angelica were developed from survey results. In keeping with New York State law, these priority categories were expanded to incorporate state requirements for Town and Village comprehensive planning.

#### **Public Safety and Health Services:**

Emergency services; police; community health

#### **Development:**

Land use guidelines; building/enhancing infrastructure; developing new business; location of commercial and industrial activities; promotion of Angelica as a place to live, work, invest

#### **Historic/Cultural/Natural Resources:**

Preservation of historic and cultural assets; agricultural interests; protection and preservation of natural resources; addressing sensitive environmental and coastal areas

#### **Parks, Recreation and Housing:**

Parks, playgrounds and other recreational areas; County fairgrounds; County/State lands; housing issues; code enforcement issues

#### **Community Pride:**

Beautification; enhancements to community life.

### III. TOWN and VILLAGE BACKGROUND

#### A. HISTORY

According to the book Allegany and its people A Centennial Memorial History Published in 1896: “Settlement was begun at Angelica in 1801 by Judge Church, and in a number of instances land was sold and boundaries established in advance of the subdivision of the tract.” Page 70; “In 1802 Captain Church sent Evert Van Wickle to select a site for a village and begin settlement. The site was determined upon, and also the name for the embryotic village. With filial reverence and affection he named the place, the first village in Allegany County, for his mother, Angelica, the eldest daughter of General Philip Schuyler. The same year a store was established, the first in the county by Capt. Church, his friend John Gibson conducting it.” Page 71.

At the direction of Philip Church, Everett Van Wickle laid out the Village as an example of solid planning. The central circle held a park around which stood the important buildings in community life: the county building, jail, various churches, and a school. All streets sprang from this circle in the early days. The original plan is still in obvious evidence today.

Philip Church built his mansion about two miles southwest of Angelica Village looking over the Genesee River. It endures to this day and is visible from County Route 20 when the leaves are off. The house is privately owned and rarely opens to the public. The Van Wickle house also still stands today. It is the oldest and first frame house west of Bath, NY.

When counties were established in New York State in 1683, what is now known as Allegany County was part of an enormous county that included the northern part of New York State as well as all of the present State of Vermont. Allegany County was formed in 1806, split off from this larger entity.

The Town of Angelica was incorporated in 1805. It predates the formation of the county and is the oldest town in Allegany County. Angelica was the county seat from 1807 to 1860. For a few years this honor was shared between Belmont and Angelica; later the county seat was officially changed to Belmont.

During the 1800's, local industry included paper mills, grist mills and woolen mills; a brick yard; wagon and machine shops; and dairy farms. By 1830, the town population had reached 998. The Village of Angelica was incorporated in 1835.

Several churches were established in succession: Presbyterian in 1812, Episcopal and Methodist in 1827, Baptist in 1834, and Catholic in 1844. These houses of worship were rebuilt over time; the Catholic Church on Angelica's Park Circle is the oldest of these buildings today.

The Presbyterian Church experienced a decline and ultimately ceased to operate as a house of worship. The Angelica Grange occupied the building for many years. It is now owned by the Town, which is restoring it for future use as a community center.

Angelica's Park Circle includes a rare example of a roque court. Roque is an American variant of croquet (the name was derived by removing the first and last letters). The game was an event at the 1904 Summer Olympics in St. Louis. The American Roque League was founded in 1916. Local players care for and use the court during nice weather, and a tournament is held during the August Heritage Days festival.

The first library was established in 1827. Around the turn of the century, a local benefactor funded the construction of a new building which is located at the corner of West Main and Center streets.

In the early 1900's, rail transportation became an important component of Angelica life. Rail yards were constructed in the southwestern part of the Village. Today, Railroad Avenue follows the route of a rail line that was abandoned in 1947. The Angelica Depot is still standing and under private ownership.

The first school was taught by Widow Smith in 1804. The Angelica Academy School opened in 1856, followed by the Wilsonian Academy located on the Park Circle. Angelica Central School was built around 1955. Forty years later, Belmont Central was merged into it, forming Genesee Valley Central School. A new structure was built just north of Belmont in 2002. The 1955 school building is used today by Centerpoint Christian Academy.

The Angelica Park Circle Historic District was added to the State and National Historic Registers in 1978 (Allegany County - #78001840). The district spans approximately 90 acres along Main and White Streets, as well as the Park and the Allegany County fairgrounds. On the date of the nomination, it included 86 individual parcels although some may have been combined since then.

- West Main Street, north side (4 -152 West Main), 26 parcels
- West Main, south side (1 - 79 West Main), 21 parcels
- Park Circle, south (17 - 57), 8 parcels
- Park Circle, north (10 - 46), 5 parcels
- White Street, east side (8 - 36 White Street), 3 parcels
- White Street, west side (23 - 25 White Street), 2 parcels
- East Main Street, south side (11 - 89 East Main) 11 parcels
- East Main Street, north side (2 - 62 East Main) 8 parcels
- Fairgrounds, 1 parcel
- Park property, 1 parcel

Historians have chronicled many of the original owners and builders. The primary architectural styles are Greek Revival and Gothic, for buildings erected between 1800 and 1899.

## **B. NATURAL AND MAN-MADE RESOURCES**

### **1. Geography:**

Allegany County is in the southwestern part of New York State, along the Pennsylvania border. The highest hills in the county are in excess of 2,000 feet in elevation, and the terrain slopes generally northward. The high hills are composed of rocks of Mississippian and Pennsylvanian age, and the lower elevations to the north are of Devonian age.

The Genesee River bisects the county from south to north and has exposed many segments of the geologic column wherever it cut through rock layers.

According to the US Census Bureau, the Town of Angelica comprises an area 36.5 miles square, 99.95% of which is land. The remaining 0.05% is water from the Genesee River, which runs through the southwest part of town.

The Village of Angelica is 2.2 square miles. Angelica Creek, a tributary of the Genesee River, flows westward through the village.

The Southern Tier Expressway (Interstate 86 and New York 17) passes through the town. County Routes 20 and 16 pass through the village.

### **2. County Forests**

There are three County-owned forests that lie fully within the Town of Angelica, near East Road., Lamont Road., and Common Road. These are used primarily as wood lots for reforestation. The County is considering selling some of the property. The Dowd County Forest is in both the Town of West Almond and Angelica.

### **3. Recreation and Parks**

#### **a) Park Circle**

The public green at the center of the village was a gift of Mr. and Mrs. Philip Church. The deed reads: "It is hereby understood that the premises is to be used for no other purpose whatever than as a public place for the inhabitants of the town and village of Angelica."

The park area commonly known as "Park Circle" is actually a square of public land, approximately 4.5 acres in size, within which lies near the geographic center of Allegany County. Owned by the Town, it includes a basketball court, gazebo, roque court, playground, benches and open space. Main Street (County Route 16) encircles the park. On The Catholic, Methodist, Episcopal, Baptist, and former Presbyterian churches front on Main Street facing Park Circle. The Town Hall [formerly the County Courthouse] and the Post Office are also situated across Main Street from Park Circle, as are half a dozen private homes and one bed and breakfast establishment.



**b) Alton Saylor Memorial Bridge over the Joncy Gorge**

The longest clear span timber arch bridge in the nation is located on West Main Street outside the village limits. The gorge drops approximately 100' from the top to bottom with Angelica Creek flowing through. A parking area on the south side and a small boardwalk to view the bridge encourage visitation.

**c) Village Fields**

In 2004, the Village purchased the fields adjacent to the old Angelica Central School. Community and league baseball, softball and soccer are played there. The acreage also includes a physical fitness center and a playground.

**d) Tennis Court**

A single tennis court is located off Allegany Ave., although it is not well maintained. This court is not for skateboards or bikes.

**4. Fairgrounds**

The Allegany County Fairgrounds lies within the Village, and has been in continuous operation since 1844. The Allegany County Agricultural Society uses the grounds generally the third week of July each year for the County Fair. The rest of the year the grounds are available for rent for other activities and events.

**C. EXISTING BUSINESS**

Angelica's Main Street is host to a variety of shops offering antiques, crafts, restaurants and other retail shops. Although most storefronts are in use, occasional opportunities exist for the establishment of new businesses.

There are a number of small, mostly family-owned manufacturing concerns in Angelica, which provide a significant number of jobs, as well as several service-related and home-based businesses.

In 2002 the Village joined with the Friendship (NY) Empire Zone. Certified businesses located in Empire Zones are eligible to receive tax and other incentives to help support economic growth. New York State rewrote its guidelines in 2005, effectively eliminating such support of new retail businesses. Businesses already included in the Zone continue to receive the benefits.

**D. DEMOGRAPHIC INFORMATION**

Population has remained fairly static over the last 100 years. Town population (which includes Village figures) has been steady at around 1,500 [in 2000, the U.S. Census reported a Town population of 1,411]. Village population has ranged from about 800 – 1,000 range [903 according to the 2000 U.S. Census, and estimated at 892 in 2003].

According to U.S. Census Bureau (2000 Census and 2005 Census estimates), the rural counties in Western New York (Allegany, Cattaraugus, Chautauqua, Genesee, Orleans, and Wyoming) experienced a collective population decline of -1.6% between 2000 and 2005.

The Public Policy Institute of NYS, Inc. reports that the population of New York State grew at less than half the national rate in the 1990s (5.5 percent versus 13.2 percent).

Demographic tables are included in the appendices for the Village and the Town.

## **E. TRANSPORTATION**

Streets and roads comprise the primary transportation infrastructure within the Town and Village. Interstate 86 (I-86) runs east/west through the Town, with one exit servicing Angelica within the Village limits.

I-86 is a developing Interstate that eventually will connect I-87 just north of New York City to Binghamton then west through Elmira/Corning and eventually connect to I-90 near Erie, PA. I-86 connects with Interstates 88 and 81 near Binghamton. It connects with I-390 near Bath, NY. Eventually there are planned highway connections with a four-lane expansion of New York State Route 219 connecting Buffalo to a point near Salamanca and I-99 coming from Pennsylvania.

Angelica Town is serviced primarily by State Route 19, and County Routes 2, 15, 16, 20, 43 and 48. The remaining local streets and roads are maintained under the Shared Services Agreement.

The Town has no direct rail access, but nearby Amity has a siding used by the Western New York & Pennsylvania Railroad.

The nearest commuter airport is located at Wellsville, and there are four commercial airports within about 1 to 1.5 hours driving distance: Elmira, Buffalo, and Rochester, NY, and Bradford, PA.

Pedestrian and bicycle traffic is easily accommodated along sidewalks and shoulders of roads. Hiking trails are available within nearby County forests.

In 1998 the Town and Village entered into a Shared Services Agreement through which its street system is maintained under the supervision of the Town Highway Superintendent. All equipment and personnel are located at the Town Barn and offices at Center and Olean Streets.

## **F. VILLAGE OF ANGELICA SERVICES**

### **1. Water**

The Village of Angelica provides water to residents of the Village and certain sections of the Town via a municipal system with its source in the Town of West Almond, NY. The water lines and pump house were all replaced within the decade. The reservoir for this system is adjacent to the Fairgrounds directly above White Street. Recent repairs to the reservoir include a new cover

system, and making the basin watertight. Wells adjacent to the reservoir provide a back-up water source. If the Village were ever to expand the system to the Town, it is likely that another reservoir at a higher elevation would have to be constructed.

## **2. Electricity**

The Village provides electric service to the Village (and certain sections of the Town) under contract through the Municipal Electric Utilities Association. This arrangement substantially reduces the rate per kilowatt-hour compared to a public utility. The Village owns and maintains half the poles and all the lines and substations within the Village. (Verizon owns and maintains the other half of the poles.) Natural gas, propane, heating oil, etc. are available through public and private utilities servicing the Angelica area.

## **3. Cable / Internet / Telephone**

The Village electric poles are utilized by Time Warner, which provides cable TV and high-speed Internet access; and Verizon, which provides telephony. As of the date of this document's development, the Village has a franchise agreement with these companies. Satellite dish services are also available

## **4. Sewer**

In the absence of a municipal sewer system, all buildings are serviced by privately-owned and maintained septic systems.

## **5. Solid Waste**

The village does not provide trash pickup service for its residents. Landowners can either contract with a private trash hauler, or purchase a permit to use the Allegany County landfill, which is located within the Town of Angelica.

# **G. TOWN OF ANGELICA SERVICES**

## **1. Water**

Most Town properties are served by privately-owned and maintained on-site wells or springs, and some receive their water from the Village.

## **2. Electricity**

The Village provides electric service to all of the Village and part of the Town. The rest of the Town is serviced by such public providers as National Grid, RG&E, and NYSEG.

## **3. Cable / Internet / Telephone**

Some of these services are available to town residents / businesses via the aforementioned arrangements between the Village and Time Warner and Verizon. Satellite dish services are also available

## **4. Municipal Sewer**

In the absence of a municipal sewer system, all buildings are serviced by privately-owned and maintained septic systems.

## **5. Solid Waste**

The Town does not provide trash pickup service for its residents. Landowners can either contract with a private trash hauler, or purchase a permit to use the Allegany County landfill, which is located within the Town of Angelica.

## IV. PLANNING ENHANCEMENTS

The Village and the Town of Angelica each has a number of local laws that regulate activities within its boundaries. There are no zoning or sub-division laws as of the time of this document's development.

Existing Land Cover Data based on Study of LandSAT images by Alfred University 2002:  
Town of Angelica

Cover_type	Acres	
Water	88.29	0.38%
Low residential	134.99	0.58%
High residential	21.57	0.09%
Commercial Industrial & Transportation	80.06	0.34%
Quarries, mines, gravel pits	0.22	0.00%
Deciduous forest	8,176.39	35.00%
Evergreen forest	297.11	1.27%
Mixed forest	6,669.25	28.55%
Pasture/hay	6,744.87	28.88%
Row crops	1,019.44	4.36%
Urban recreational grasses	119.87	0.51%
Woody wetlands	6.45	0.03%
	23,358.51	

### A. **EXISTING LAND USE**

#### 1. **GOALS**

- To preserve and protect the rural character and environmental quality of the Town and Village, and encourage and support land use changes that are congruent with this character and quality.
- To create a land use strategy that gives residents a voice in decision-making.

#### 2. **OBJECTIVES**

- Develop clear but flexible tools to guide private and public development in keeping with the rural and historic character of the town.
- Encourage development that preserves open space by adopting concepts of smart growth and conservation design.
- Conduct an inventory of the places and things that make Angelica special, including historic buildings and sites, scenic vistas, active farms, open spaces that are already protected and natural areas that deserve special attention.

### **3. STRATEGIES**

- Establish a joint Town / Village Planning Board to provide Angelica with a mechanism for reviewing and making recommendations on certain activities relating to land use.
- Create a land use guidelines program.
- Establish engineering requirements for subdivisions.
- Collaborate with Allegany County Soil and Water Conservation District for the review of storm water plans.
- Encourage the preservation of historic buildings, landscapes, and sites through the preparation of a Historic Preservation plan.

### **4. RESULTS**

- Adopting land use guidelines that conform to the Comprehensive Plan provides significant legal protection for such guidelines.
- A formal planning board would address new development/construction to ensure proposals are in harmony with, and do not have an adverse effect on, historic sites, adjacent lands, the character of the Town/Village community, or the goals and objectives set forth in this plan.
- Land use guidelines would ensure that new development conforms to the Town/Village's planning goals and objectives as expressed in the Comprehensive Plan, while allowing for maximum flexibility.
- A Historic Preservation Plan would help bring resources together to identify, stabilize, restore, and preserve the historic assets of community life. This would help tie community investment to the motto, "Angelica -- A Town Where History Lives."

## **B. PROPOSED LAND USE**

### **1. GOALS**

- To promote and encourage land and business development that is consistent with the rural and historic character of the community and that contributes to the town/village tax base.
- Top priorities include preservation and expansion of existing businesses, and discouraging industrial/commercial activity on the periphery of the historic district by encouraging it in locations deemed preferable via the proposed land use guidelines program.

### **2. OBJECTIVES**

- Provide potential developers with clear expectations of what the community requires for quality development.
- Promote and encourage appropriate home-based businesses.
- Review administrative processes and improve them as needed to assure that they are thorough, prompt, and efficient.

- Protect the “level of service” along any roadways in Town/Village, by requiring that new development must maintain or improve current traffic conditions on all roadways.

### **3. STRATEGIES**

- Review and establish preferred locations for desired land uses in the Town/Village.
- Institute design guidelines or standards for commercial development.
- Prevent incompatible non-residential uses in residential neighborhoods.
- Require developers to conduct independent traffic studies, wetland studies, and economic impact studies for all major developments, including the net revenues and net expenses to the Town or Village, market need for the project, net impact on employment, etc.
- Require developers to pay for the cost of independent expert studies as selected by the Town/Village and/or its planning board, necessary to evaluate a land use proposal, including traffic impact, economic impact study, noise and light issues, storm water management, wetlands and water resources protection.
- Require all commercial projects that abut residential land to have no adverse impact on the valuation of surrounding residential properties or the quality of life of their owners/occupants.
- Require developers of projects larger than five acres to meet with owners of adjacent landowners and prepare a report to the Town/Village of the neighbor’s major objections to the proposal, and the developer’s action plan to address each objection.
- Prevent or contain the secondary effects of adult businesses such as increased crime, diminished property taxes, blight, and overall decreased quality of life for the community by defining adult businesses as special uses, limiting them to specific land use districts, and requiring a careful review prior to the issuance of a conditional permit.
- Encourage improvements to infrastructure that support these goals and objectives.

### **4. RESULTS**

- Adopting land use regulations and design guidelines for new residential and commercial development that conform to this Comprehensive Plan will maintain the quality of life in Angelica, and provide significant legal protection for such regulations.

## **C. LAWS and ORDINANCES**

### **1. GOALS**

- Advance the administration and understanding of local laws and ordinances.

### **2. OBJECTIVES**

- Review local Codes for consistency, clarity, and legibility.

- Consider updates, supplemental regulations, or creation of new Town/Village codes that address complex land uses.
- Conduct periodic, ongoing review of Town/Village codes to keep them current.
- Continue to inform residents of local laws and ordinances through a newsletter, website, informational booklets, and/or public information forums. Involve enforcement personnel and town justices in developing the content of information distributed.
- Review and clarify the wording and legal enforceability of local laws to give code enforcement personnel the tools needed for effective enforcement.

### **3. STRATEGIES**

- Update the Town/Village website to contain all land use regulations, codes, laws, application forms and town ordinances, and keep them up-to-date.
- Publish a citizen’s guide defining land use regulations and other codes.

### **4. RESULTS**

- Clarifying existing codes/laws/regulations, adopting ones that are non-existent but pertinent to the Comprehensive Plan, and making them readily available to residents and potential developers contributes to the public health, safety, welfare, and quality of life of the community.

## **D. Consideration of Agricultural Uses**

### **1. GOALS**

- Promote agriculture as a desirable use of land, and protect farmland by recognizing the unique role that agriculture can play in supporting economic prosperity and protecting and preserving Angelica’s rural heritage.

### **2. OBJECTIVES**

- Maintain and enhance an understanding in the community, and with elected and appointed officials, of the importance of farming and farm related activities to our residents and to tourism.
- Actively pursue opportunities provided by the Farmland Protection Bill, and the increased growing popularity of agri-tourism.
- Pursue opportunities presented by the State Farmland Protection Program, including pursuing possible grants for purchase of development rights to farmland.

### **3. STRATEGIES**

- Consider land use regulations that protect and promote farming, modeled after those at the County level.
- Research the feasibility of a conservation easement program to provide tax relief to large landowners and farms.
- Support local farmers and encourage agri-tourism by establishing a Farmers’ Market in Park Circle.



- Encourage agri-tourism by investigating the feasibility of planting lavender and establishing a lavender festival.

#### **4. RESULTS**

- Promotion of agri-tourism in and around Angelica would encourage the continuation of local farms, the creation of new farm-based businesses, and distinguish Angelica as a distinctive rural tourist destination.

## V. HISTORIC and CULTURAL RESOURCES

### 1. GOALS

- To provide support to current efforts, and to establish new initiatives, that will further protect, preserve, interpret, and develop Angelica's many historic and cultural assets.

### 2. OBJECTIVES

- To more actively collect, preserve, and present artifacts and records relating to Angelica's history.
- To aggressively protect existing cultural and historical assets. *This ties in with Community Priorities #3 and #13.*

### 3. STRATEGIES

- Name a Town Historian whose primary job will be to collect, store, and interpret local history. Conduct an inventory of historical assets. Catalog such assets as buildings, organizations, collections, etc., that are 'valuable' to the community in some way. Create a plan to address any that are threatened or damaged (i.e. Catholic Church) so they are not lost to the community
- Investigate the feasibility of a Revolving Loan Fund Incentive program to support the sensitive restoration of historic properties.
- Begin a community dialog on how to preserve and maintain Angelica's history. The results would determine whether to establish a separate historical society or preservation group, or a museum, or to work within the established organizational structure of the Angelica Boosters Citizens, Inc.
- Increase passive interpretation of Angelica's history with signage and markers in the historic district.
- Emphasize benefits of owning property in the historic district, and in a community that contains an historic district, to residents so they will take a greater interest in preservation efforts.
- Work toward the creation of a community preservation fund.

### 4. RESULTS

- Increased emphasis will be placed on the history and culture that have made Angelica the unique community it is today, so that these important intangibles and assets will not be lost to future generations.

## **VI. NATURAL RESOURCES**

### **1. GOALS**

- To establish awareness and preference for protection of open space, waterways, and sensitive ecological areas, and to protect against unplanned development affecting such places.

### **2. OBJECTIVES**

- Increase local efforts at preservation of open space.
- Maintain pure water resources for Angelica.
- Be a responsible community that actively conserves natural resources, saves energy, and protects the environment.
- Keep our green spaces green.
- Capitalize on our outdoor recreation opportunities.

### **3. STRATEGIES**

- Adopt the provisions of the County's Farmland Protection Plan.
- Get Angelica's road salt under cover to prevent pollution of Angelica Creek.
- Invite owners of undeveloped land to discuss open space preservation and methods to achieve it.
- Host a forum for WNY Land Conservancy to discuss financial incentives for landowners.
- Establish a Village recycling program for glass and aluminum through a community service project.

### **4. RESULTS**

- To protect, preserve, and restore our natural resources, and educate the community about the importance of such efforts.

## **VII. RECREATION**

### **1. GOALS**

- To enhance existing recreational facilities while developing new areas for the community and visitors.

### **2. OBJECTIVES**

- Maintain and improve our current recreation sites -- the Park and the fields located throughout the Village. Encourage enhancement to and appeal of these sites.
- To develop additional areas of interest for recreation and enjoyment.
- To create gateways to Angelica.

### **3. STRATEGIES**

- Create a Joncy Bridge Gorge Park and Gateway Center, with picnic and rest areas, and permanent interpretive and visitation signage.
- Create park areas at Horner Road and Bald Mountain for walking, cross country skiing, access to fishing, etc. Trails could tie these areas together.
- Develop two walking trails in the community, one focusing on history and one on nature.
- Develop a footbridge to allow pedestrian access to the Village at South Street.
- Improve and enhance existing athletic and recreational facilities including updating electric needs, lighting, and equipment.
- Improve community life by working to improve existing special events, and to encourage new community festivals and events. Explore additional use of the fairgrounds throughout the four seasons.

### **4. RESULTS**

- To continue to share and enjoy our community with residents and others while making enhancements to improve our recreational resources.

## VIII. DEVELOPMENT

### 1. GOALS

- To provide a variety of ways to encourage business, land, housing, and economic development in Angelica.

### 2. OBJECTIVES

- Provide a welcome center to make residents and visitors feel even more welcome in and knowledgeable about Angelica, and to encourage more tourism and economic vitality in our community.
- Identify potential sources of funding and help procure the resources required to achieve many of the ACP goals.
- Seek ways to systematically and beneficially attract more residents, tourists, vacationers, and business owners to Angelica to help drive economic activity.

### 3. STRATEGIES

- Review the best possible locations for short and long term sites for a Welcome Center. Short-term ideas include information kiosks, public restrooms, and an ATM close to the center of town. Long-term ideas include I-86 and Joncy Bridge “gateways”, with nature and historic walking paths connecting the gateways and bringing the visitor through the center of town.
- Identify and secure the services of a trained grant writer to help identify the potential sources of funding, and procure the monies available from County, State, and Federal sources, as well as businesses and private foundations.
- Develop four distinct marketing plans that will be used to market Angelica as a destination for tourists, business owners, residents, and vacationers.

### 4. RESULTS

- A welcome center will make residents feel more welcome, and have more knowledge and pride in their own community, and an informed traveler will spend more time and money in Angelica and surrounding areas. It will create a positive first impression to travelers, encouraging repeat visits and ‘word of mouth’ referrals.
- Securing a grant writer will be a successful endeavor when the first grant application is submitted. It will be a highly successful endeavor when the first grant is awarded. It will be a complete success when the person’s salary is dwarfed by the amount of new money attracted to the ACP projects through their efforts.
- Focused marketing plans will result in measurable net gains in tourist visitation driving food, lodging, and retail business activity; owner occupied housing; expanding the property tax base via improvements; and new business and jobs are created. *This ties in with Community Priorities #7 and #8.*

## **IX. COMMUNITY PRIDE**

### **1. GOALS**

- To promote community spirit, pride, and involvement among residents, and further improve the aesthetics of Angelica for visitors and ourselves.

### **2. OBJECTIVES**

- Maintain and improve the visual appeal of the community, including but not limited to the Park Circle Historic District and the Main Street Business District.
- Create projects and organizations to address such initiatives as public recycling and beautification.

### **3. STRATEGIES**

- Illuminate the exteriors of public buildings on Park Circle to draw attention to their architectural features.
- Improve the visual appearance of Town property on Center Street.
- Research the feasibility of making cosmetic and decorative upgrades to the interior of the Town Hall.
- Form a committee whose initial role would be to establish a protocol for cataloging, storing, and displaying community-wide seasonal and holiday decorations.
- Focus a visitor's eye on the Historic District and its facades and streetscape; identify projects that could improve its scenic beauty and help achieve visual unification.
- Create financial incentives to achieve these goals, such as a revolving loan fund for restoration/repair of historic properties.
- Form a community garden club whose initial role would be to envision, establish, and maintain landscaping and plantings in public areas and at gateways.
- Research the feasibility of establishing a leaf-mulching program that would give residents a place to dispose of their fallen leaves, and obtain recycled leaf mulch for use in their gardens.

### **4. RESULTS**

- To make Angelica more pleasing to the eye, improving quality of life for residents and increasing visitation by others.

## **X. INFRASTRUCTURE**

### **1. GOALS**

- Maintain and develop public infrastructure facilities in an efficient and cost-effective manner to enhance the quality of life for residents, business owners, and visitors.

### **2. OBJECTIVES**

- Ensure Angelica's infrastructure services are at least equal to those found in other Western New York communities, and that maintenance and development are cost- and time-efficient.
- Explore alternative ways to reduce the use and cost of electricity in Angelica.
- Increase the safety of our pedestrians and the visual beauty of Angelica through the maintenance and creation of sidewalks.
- Expand the availability of high-speed Internet access.

### **3. STRATEGIES**

- Create an Annual Master Infrastructure Plan to review current infrastructure maintenance and development plans for electric, sewer, water, sidewalks, roadways, and telecommunications.
- Review and discuss the electric allotment agreement with the New York Power Authority (NYPA). Re-emphasize and enforce current rules and regulations concerning electric heating and associated insulation requirements. Establish a task force to brainstorm ways to educate residents about the short- and long-term benefits of reducing electricity consumption. Create incentive programs at the Village / Town level that will lead to reduced consumption.
- Include the maintenance and creation of sidewalks in the Annual Master Infrastructure Plan.
- Conduct a survey interested community residents and contact local Internet providers for applicable products and service.

### **4. RESULTS**

- A master infrastructure plan would formalize and integrate our current annual plans to minimize costs, maximize use of personnel, and insure a safe and undisturbed daily life. Residents would be better informed of plans and activities addressing infrastructure projects.
- An increased electric allotment would result in maintaining Angelica's affordable electric rates for current and future residents and businesses. Adherence to the insulation requirements for buildings using electric heating systems would decrease the use of electricity.
- Increase the available options for obtaining high-speed internet access.

## **XI. HOUSING**

### **1. GOALS**

- Provide for a variety of affordable, flexible housing options that meet the needs of those wishing to reside in Angelica, regardless of age or income.

### **2. OBJECTIVES**

- Ensure that local seniors have the option of senior housing in Angelica.
- As seniors move from their homes to the senior housing complex, new families can move into, and expand our community.

### **3. STRATEGIES**

- Develop a multi-income, multi-design living complex that provides for the special needs and habits of senior citizens.

### **4. RESULTS**

- A community that provides adequate housing for seniors' benefits from the continued contributions of these citizens in the areas of knowledge, wisdom, discretionary income and community participation.
- A local senior housing complex enables our seniors to remain in Angelica, while making their residences available to new families wishing to become part of the Angelica community.



## **XII. HEALTH AND PUBLIC SAFETY**

### **1. GOALS**

- To improve the level and quality of health, safety, and emergency services to the people of Angelica.

### **2. OBJECTIVES**

- Develop a modern fire hall facility large enough to fully accommodate present and future needs.
- Strengthen and stabilize the Angelica Hose Company and Rescue Squad by expanding its funding base and increasing the number of active members.
- Make more efficient use of our part-time police department with minimal impact on taxpayer costs.
- Provide increased access to prescription medications for elders and those without transportation.
- Free citizens from the worries associated with natural and man-made disasters.

### **3. STRATEGIES**

- Conduct a needs assessment for a new fire hall; then act upon the recommendations for building plans and sources of funding.
- Investigate the feasibility of establishing an Angelica Fire District.
- Further develop the Junior Firefighters program, utilizing senior members as mentors; develop and implement a series of social and recreational activities to give people an additional reason to become involved.
- Increase the number of police officers on the Angelica Police Department roster, thereby increasing the department's ability to respond to calls.
- Develop a prescription drug delivery plan with local pharmacies.
- Update the 10-year-old Community Disaster Preparedness plan.

### **4. RESULTS**

- To make Angelica a safer and more desirable community in which to live.

### XIII. OTHER PLANS

1. The Agricultural Preservation Plan developed by Allegany County is considered to be the plan for the Town and Village of Angelica.
2. The Hazard Mitigation Plan developed by Allegany County is considered to be the plan for the Town and Village of Angelica.
3. The Housing and Urban Development Plan developed by Allegany County is considered to be the plan for the Town and Village of Angelica related to housing issues.
4. The Historic, Cultural, and Natural Resources Committee recommends that the ACP Board not disband when the plan is ratified, but rather continue to meet and drive the objectives set forth by this process.
5. The Committee further recommends that there be at least one member of the ACP board appointed as a liaison to the Town Board, and one to the Village Board, to keep these proposals on the table, under discussion, and acted upon in ways that are in keeping with the spirit of those who are participating in the planning process

# APPENDICES

- A. Thank You List**
- B. Village of Angelica Demographic Information**
- C. Town of Angelica Demographic Information**
- D. Maps of the Village and Town of Angelica**
- E. Timeline Matrix**
- F. Task Sheets**

**A. THANK YOU LIST**

- A very special thanks to those who met early in 2006 to restart this Comprehensive Planning process especially Leonard Watson who chaired those first meetings. Without your interest in this project it would not have been done.
- Special thanks goes to those who worked on the original effort in the year of 1999, especially Craig Schlau who was the Town Supervisor at that time and contributed large amounts of time and effort to the survey work that was done.
- Thanks to the Town and Village elected officials for their support and advice.
- Thanks to the Angelica Free Library for hosting the public information.
- Thanks to all members of the public who attended the Public Forum in January 2007 and the members of the public who attended the Public hearings at the completion of this plan.
- Thank you to Centerpoint Christian Academy for use of their building for the public forum session.
- The Angelica Boosters Citizens.
- Special thanks to the Southern Tier West Foundation who contributed to this effort through a grant to support a Comprehensive Plan for the Town and Village.
- The following people are known to have participated and helped with the development of this plan. Thank you to all who participated.

**Professional Assistance:**

Ginger Malak: Southern Tier West Regional Planning & Development Board  
Don Rychnowski: Southern Tier West Regional Planning & Development Board  
Eric Bridges: Southern Tier West Regional Planning & Development Board  
Fred Sinclair: Allegany County Soil & Water Conservation District  
John Foels: Allegany County Office of Development  
Western New York Land Conservancy  
NYS Farm Bureau

**The Angelica Comprehensive Planning Board:**

H. Kier Dirlam: Chair  
Karen Ash: Secretary  
Dana Guinnip: Public Safety and Health Sub-Group Chair  
Sharon Rader & Michael Burke: Development Sub-Group Co-Chairs  
Karen Ash: Historic Preservation Sub-Group Chair  
Kevin Demick: Parks & Recreation Sub-Group Chair  
Joel Kassirer: Community Pride Sub-Group Chair  
Robert Jones: Town Supervisor  
Peter Johnson: Village Mayor  
Robin Robbins: Angelica Booster Citizens Representative

**Sub-Group Members:**

Karen Ash  
Edna Bailor  
Michael Burke  
Carol Cash  
Dan Cash  
Melva Clark  
Staci Curry  
Kevin Demick  
Dave Fleming  
Carol Gallmann  
Paul Gallmann  
Chris Geoppner  
Sara Geoppner  
Tom Green  
Dana Guinnip  
David Haggstrom  
Tim Hand  
Skip Hecker  
Glenn Herdman  
George Hopkins  
Christine Johnson  
Pete Johnson  
Bob Jones  
Joel Kassirer  
Girard Kelly  
Paula Mighells  
James Miller  
Fleurette Pellatier  
Sherri Presutti  
Sharon Rader  
Gail Richardson  
Paul Robbins  
Robin Robbins  
Terri Ross  
James Ryan  
Marylou Rzyrkowski  
Paul Rzyrkowski  
Jack Schuler  
Dave Sherk

Larry Short  
Duane Sylor  
Jane Tylanda  
Dee Ward  
Leonard Watson  
John Werner

**B. VILLAGE OF ANGELICA DEMOGRAPHIC INFORMATION**

All data for the Village is Vintage the 2000 US Census. The next Census isn't until 2010.

**POPULATION DATA**

VILLAGE OF ANGELICA		
POPULATION		
	Number	Percent
Total population	903	
Square miles (land)	2.15	
Population per square mile	420.49	
GENDER		
	Number	Pct
Male	421	46.6
Female	482	53.4
AGE		
	Number	Pct
15 or younger	210	23.3
16-24	117	13
25-44	231	25.6
45-64	218	24.1
65+	127	14.1
	Number	
Average age (years)	37.08	
RACE AND ETHNICITY		
	Number	Pct
White	885	98
Black or African American	0	0
American Indian and Alaska native	7	0.8
Asian	1	0.1
Native Hawaiian and other Pacific islander	0	0
Some other race	0	0
Two or more races	10	1.1
Hispanic or Latino	4	0.4
<a href="#">Sources: U.S. Census Bureau. 2000 Census: ePodunk</a>		
VILLAGE OF ANGELICA		

HOUSING UNITS		
	Number	
Total housing units	404	
RENTER-OCCUPIED HOUSING UNITS		
	Number	Pct
Renter-occupied housing units	98	24.3
Average number of household members	2.32	
Average number of rooms	5.41	
Average number of vehicles	1.19	
Median year structure was built	1939	
Median year householder moved in	1997	
Median rent (\$)	334	
Median rent asked for vacant units (\$)	375	
Rent includes utilities	26	26.5
Rent as a pct of household revenue	21.8	
OWNER-OCCUPIED HOUSING UNITS		
	Number	Pct
Owner-occupied housing units	278	68.8
Average number of household members	2.51	
Average number of rooms	7.31	
Average number of vehicles	1.42	
Median year structure was built	1939	
Median year householder moved in	1984	
Median value (\$)	44,900	
With mortgage or contract to purchase	105	37.8
With second mortgage, equity loan	16	5.8
Median price asked for vacant housing (\$)	50,000	
<b>OWNER-OCCUPIED HOUSING UNITS -cont</b>		

Monthly cost, with mortgage (\$)	650	
Monthly cost, without mortgage (\$)	269	
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		
<b>VILLAGE OF ANGELICA</b>		
<b>MEDIAN HOUSEHOLD INCOME BY AGE (\$ IN 1999)</b>		
	<b>Number</b>	
Median household income	32,734	
Householder under 25	33,125	
Householder 25-34	33,125	
Householder 35-44	41,250	
Householder 45-54	41,667	
Householder 55-64	24,375	
Householder 65-74	22,188	
Householder 75 and older	19,643	
<b>PER CAPITA INCOME BY RACE OR ETHNICITY (\$)</b>		
	<b>Number</b>	
Per capita income	15,486	
White	15,468	
Black or African American	0	
Native American	19,918	
Asian	0	
Native Hawaiian and Pacific islander	0	
Some other race	0	
Two or more races	10,017	
Hispanic or Latino	15,025	
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		
<b>VILLAGE OF ANGELICA</b>		
<b>MARITAL STATUS</b>		
	<b>Number</b>	<b>Pct</b>
Male population 15 and older	322	
Male, never married	63	19.6
Male, married with spouse	206	64
Male, married without spouse	16	5
Male, widowed	9	2.8
Male, divorced	28	8.7

Female population 15 and older	377	
Female, never married	75	19.9
Female, married with spouse	190	50.4
Female, married without spouse	23	6.1
Female, widowed	62	16.4
Female, divorced	27	7.2
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		
<b>VILLAGE OF ANGELICA</b>		
<b>RESIDENCE IN 1995</b>		
	<b>Number</b>	<b>Pct</b>
Same house	559	64.7
Different house, same county	205	23.7
Different county, same state	62	7.2
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		
<b>VILLAGE OF ANGELICA</b>		
<b>TRANSPORTATION TO WORK</b>		
	<b>Number</b>	
Workers 16 and over	381	
Public transportation	3	0.8
Car, truck, van or motorcycle	326	85.6
Walk	19	5
Work at home	29	7.6
<b>COMMUTING TIME</b>		
	<b>Number</b>	
Average travel time to work (minutes)	26	
Average travel time to work using public transportation	80	
Average travel time to work using other transportation	26	
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		
<b>VILLAGE OF ANGELICA</b>		

EDUCATIONAL ATTAINMENT		
	Number	
Population 25 and older	586	
High school graduates (includes equivalency)	265	45.2
Some college, or associate's degree	157	26.8
Bachelor's degree	47	8
Master's, professional or doctorate degree	38	6.5

SCHOOL ENROLLMENT		
	Number	Pct
Population 3 years and over enrolled in school	265	
Preschool and kindergarten	39	14.7
Grades 1-12	189	71.3
College	37	14
<a href="#">Sources: U.S. Census Bureau, 2000 Census; ePodunk</a>		



**C. TOWN OF ANGELICA DEMOGRAPHIC INFORMATION**

All data for the Town is Vintage the 2000 US Census. The next Census isn't until 2010. The Town numbers include the numbers from the Village so do not add the two together.

**5. Demographics**

<b>TOWN OF ANGELICA</b>		
<b>POPULATION</b>		
	<b>Number</b>	
Total population	1,411	
Square miles (land)	36.45	
Population per square mile	38.71	
<b>GENDER</b>		
	<b>Number</b>	<b>Pct</b>
Male	687	48.7
Female	724	51.3
<b>AGE</b>		
	<b>Number</b>	<b>Pct</b>
15 or younger	312	22.1
16-24	173	12.3
25-44	371	26.3
45-64	351	24.9
65+	204	14.5
	<b>Number</b>	
Average age (years)	37.66	
<b>RACE AND ETHNICITY</b>		
	<b>Number</b>	<b>Pct</b>
White	1,381	97.9
Black or African American	4	0.3
American Indian and Alaska native	7	0.5
Asian	1	0.1
Native Hawaiian and other Pacific islander	0	0
Some other race	0	0
Two or more	18	1.3

Hispanic or Latino	5	0.4
<b>TOWN OF ANGELICA</b>		
<b>HOUSING UNITS</b>		
	<b>Number</b>	
Total housing units	763	
<b>RENTER-OCCUPIED HOUSING UNITS</b>		
	<b>Number</b>	<b>Pct</b>
Renter-occupied housing units	127	16.6
Average number of household members	2.37	
Average number of rooms	5.5	
Average number of vehicles	1.26	
Median year structure was built	1939	
Median year householder moved in	1997	
Median rent (\$)	326	
Median rent asked for vacant units (\$)	375	
Rent includes utilities	32	25.2
<b>RENTER-OCCUPIED HOUSING UNITS - continued</b>		
	<b>Number</b>	
Rent as a pct of household revenue	22	
<b>OWNER-OCCUPIED HOUSING UNITS</b>		

	Number	Pct
Owner-occupied housing units	433	56.7
Average number of household members	2.58	
Average number of rooms	7.03	
Average number of vehicles	1.5	
Median year structure was built	1939	
Median year householder moved in	1986	
Median value (\$)	48,900	
With mortgage or contract to purchase	149	34.4
With second mortgage, equity loan	25	5.8
Median price asked for vacant housing (\$)	23,800	
Monthly cost, with mortgage (\$)	647	
Monthly cost, without mortgage (\$)	275	
<b>TOWN OF ANGELICA</b>		

<b>MEDIAN HOUSEHOLD INCOME BY AGE (\$ IN 1999)</b>		
	Number	
Median household income	33,750	
Householder under 25	25,000	
Householder 25-34	35,000	
Householder 35-44	43,229	
Householder 45-54	40,556	
Householder 55-64	32,708	
Householder 65-74	26,875	
Householder 75 and older	21,250	
<b>PER CAPITA INCOME BY RACE OR ETHNICITY (\$)</b>		
	Number	
Per capita income	16,348	
White	16,262	
Black or African American	39,050	
Native American	19,918	
Asian	0	
Native Hawaiian and Pacific islander	0	
Some other race	0	
Two or more races	9,338	
Hispanic or Latino	12,450	
<b>TOWN OF ANGELICA</b>		

MARITAL STATUS		
Male population 15 and older	535	
Male, never married	126	23.6
Male, married with spouse	324	60.6
Male, married without spouse	21	3.9
Male, widowed	12	2.2
Male, divorced	52	9.7
Female population 15 and older	562	
Female, never married	116	20.6
Female, married with spouse	302	53.7
Female, married without spouse	23	4.1
Female, widowed	78	13.9
Female, divorced	43	7.7
<b>TOWN OF ANGELICA</b>		
RESIDENCE IN 1995		
	Number	Pct
Same house	866	64.8
Different house, same county	316	23.7
Different county, same state	104	7.8
<b>TOWN OF ANGELICA</b>		
TRANSPORTATION TO WORK		

		Number	Pct
Workers 16 and over		609	
Public transportation		5	0.8
Car, truck, van or motorcycle		527	86.5
Walk		32	5.3
Work at home		37	6.1
COMMUTING TIME			
Average travel time to work (minutes)		26	
Average travel time to work using public transportation		54	
Average travel time to work using other transportation		26	
<b>TOWN OF ANGELICA</b>			
EDUCATIONAL ATTAINMENT			
	Number	Pct	
Population 25 and older	920		
High school graduates (includes equivalency)	399	43.4	
Some college, or associate's degree	242	26.3	
Bachelor's degree	84	9.1	
Master's, professional or doctorate degree	62	6.7	

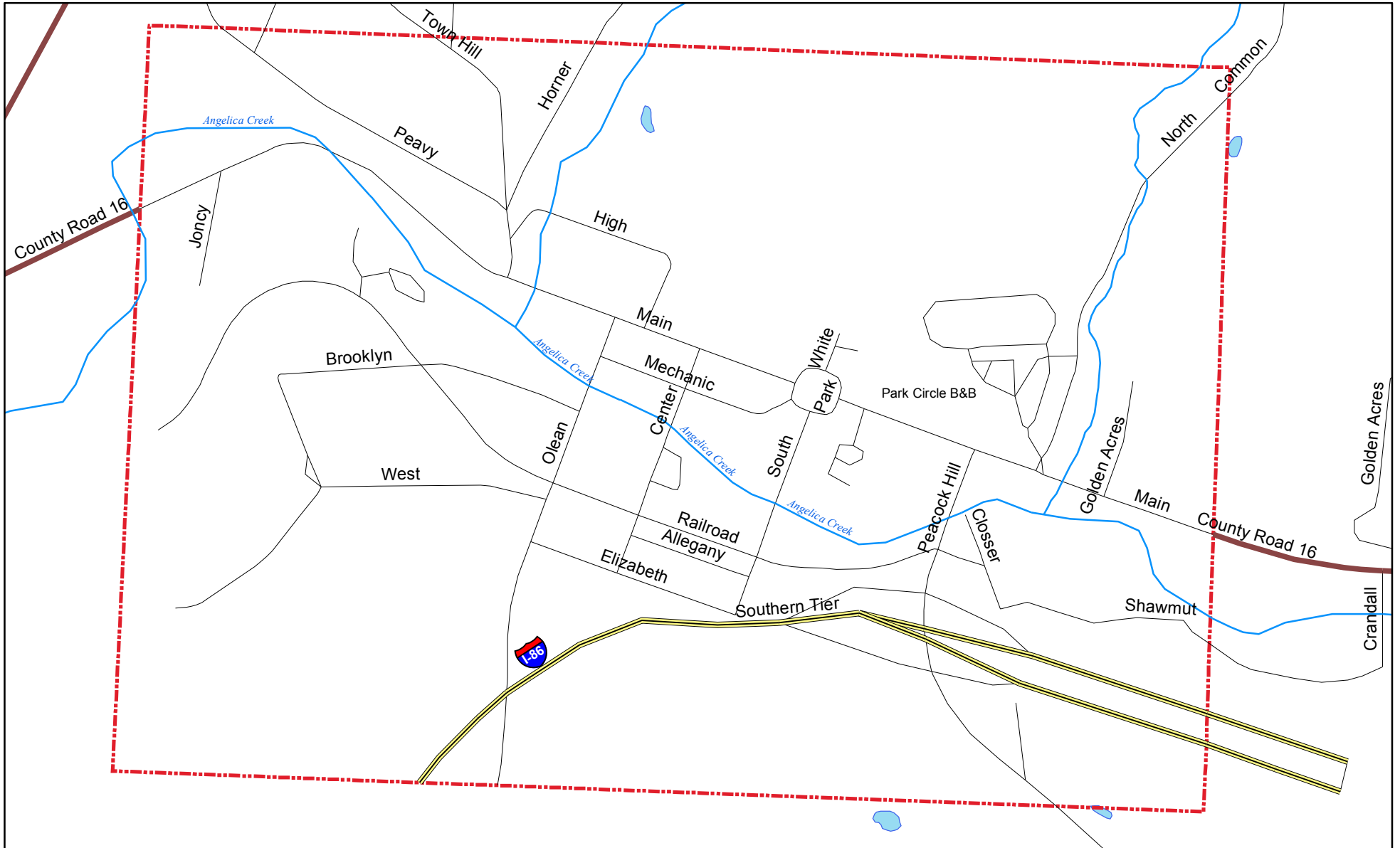
<b>SCHOOL ENROLLMENT</b>			<b>Number</b>	Preschool and kindergarten	61	14.9
				Grades 1-12	288	70.2
Population 3 years and over enrolled in school	410			College	61	14.9

**D. Maps of the Village and Town of Angelica**









- General Location
- Village Streets & Streams
- Village Recreation, Attractions & Lodging
- Village Elevation/Topography
- Village Tax Map Outline
- Village Property Classification
- Village Flood Plains
- Village Aerial Photograph
- Town Roads & Streams
- Town Recreation, Restaurants & Lodging
- Town Elevations/Topography
- Town Tax Map Outline
- Town Property Classification
- Town Flood Plains
- Town Aerial Photograph

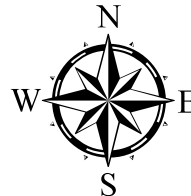


# VILLAGE OF ANGELICA, NEW YORK



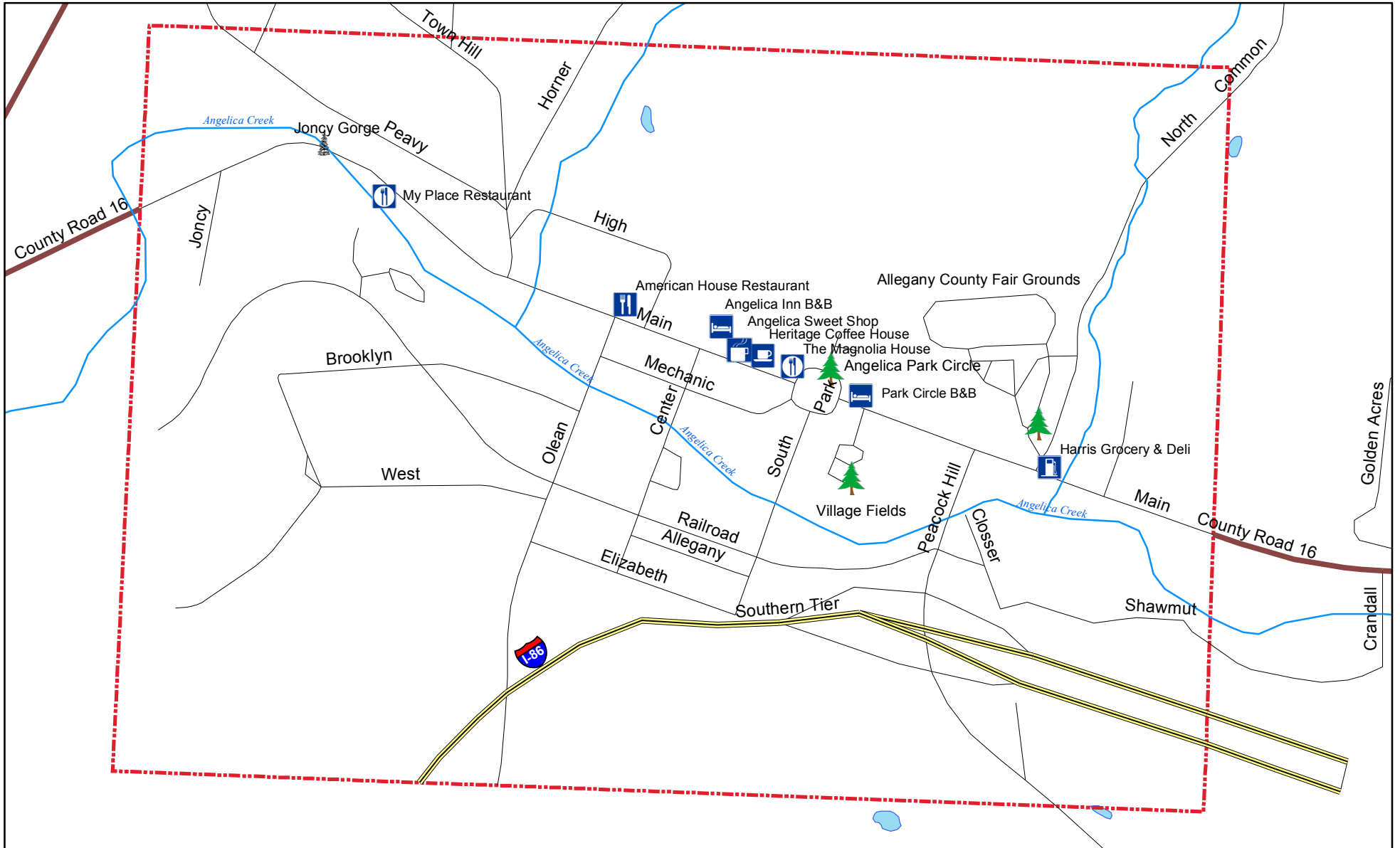
## Legend

-  Interstate 86
-  NYS Roads
-  County Roads
-  Minor Roads
-  Village Boundary
-  Ponds
-  Genesee River
-  Streams



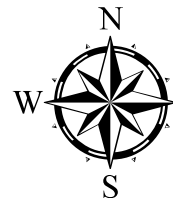
STREETS AND STREAMS

# VILLAGE OF ANGELICA, NEW YORK



## Legend

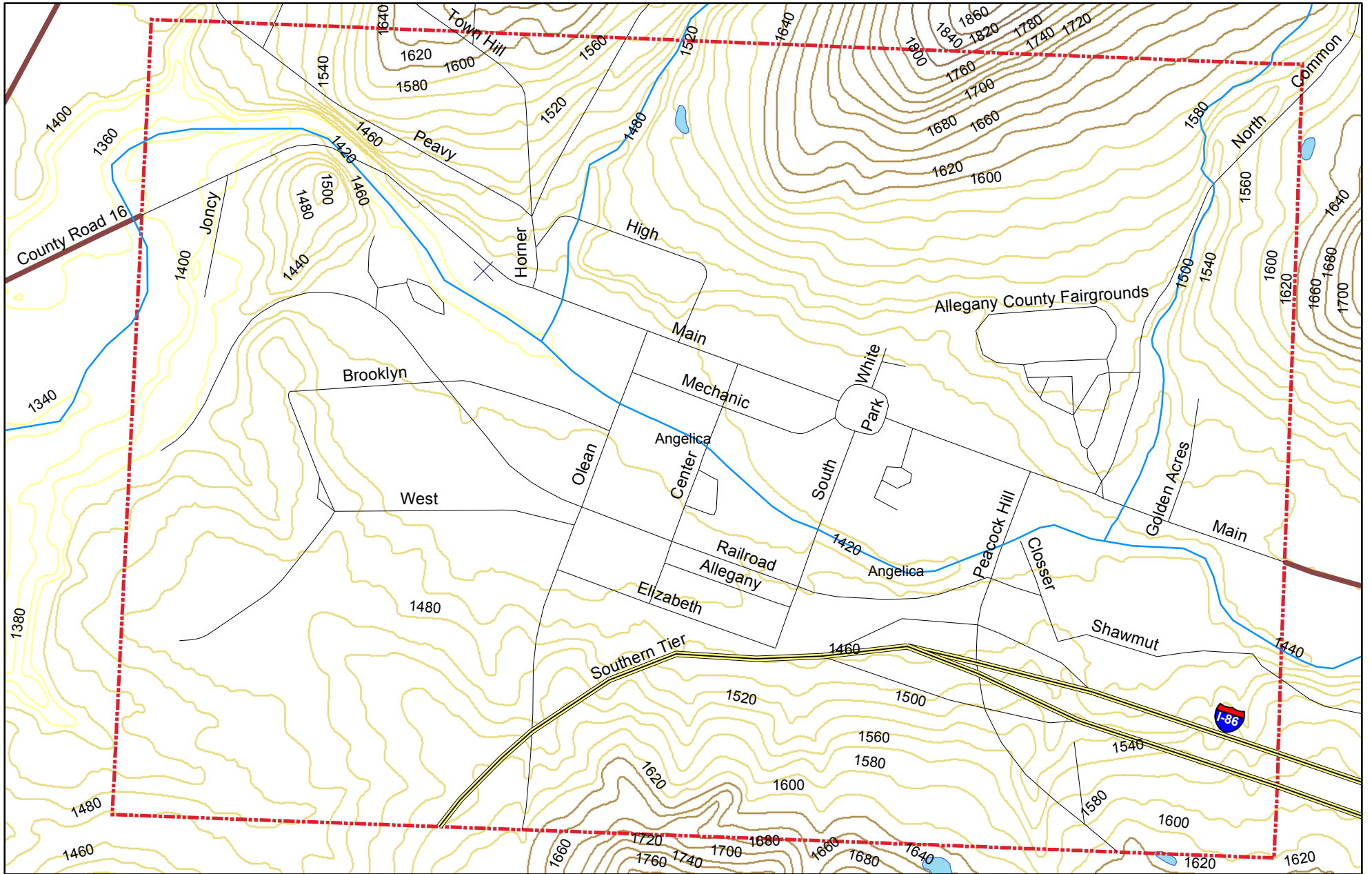
- Natural Areas
- Interstate 86
- Minor Roads
- Village Boundary
- Ponds
- NYS Roads
- County Roads
- Genesee River
- Streams












RECREATION, ATTRACTIONS & LODGING

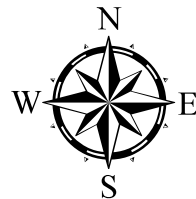


# VILLAGE OF ANGELICA, NEW YORK



## Legend

-  Streams
-  Interstate 86
-  NYS Roads
-  County Roads
-  Minor Roads
-  Village Boundary
-  Ponds
-  County Forests
-  NYSDEC Forests



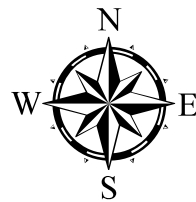
ELEVATION/TOPOGRAPHY

VILLAGE OF ANGELICA, NEW YORK



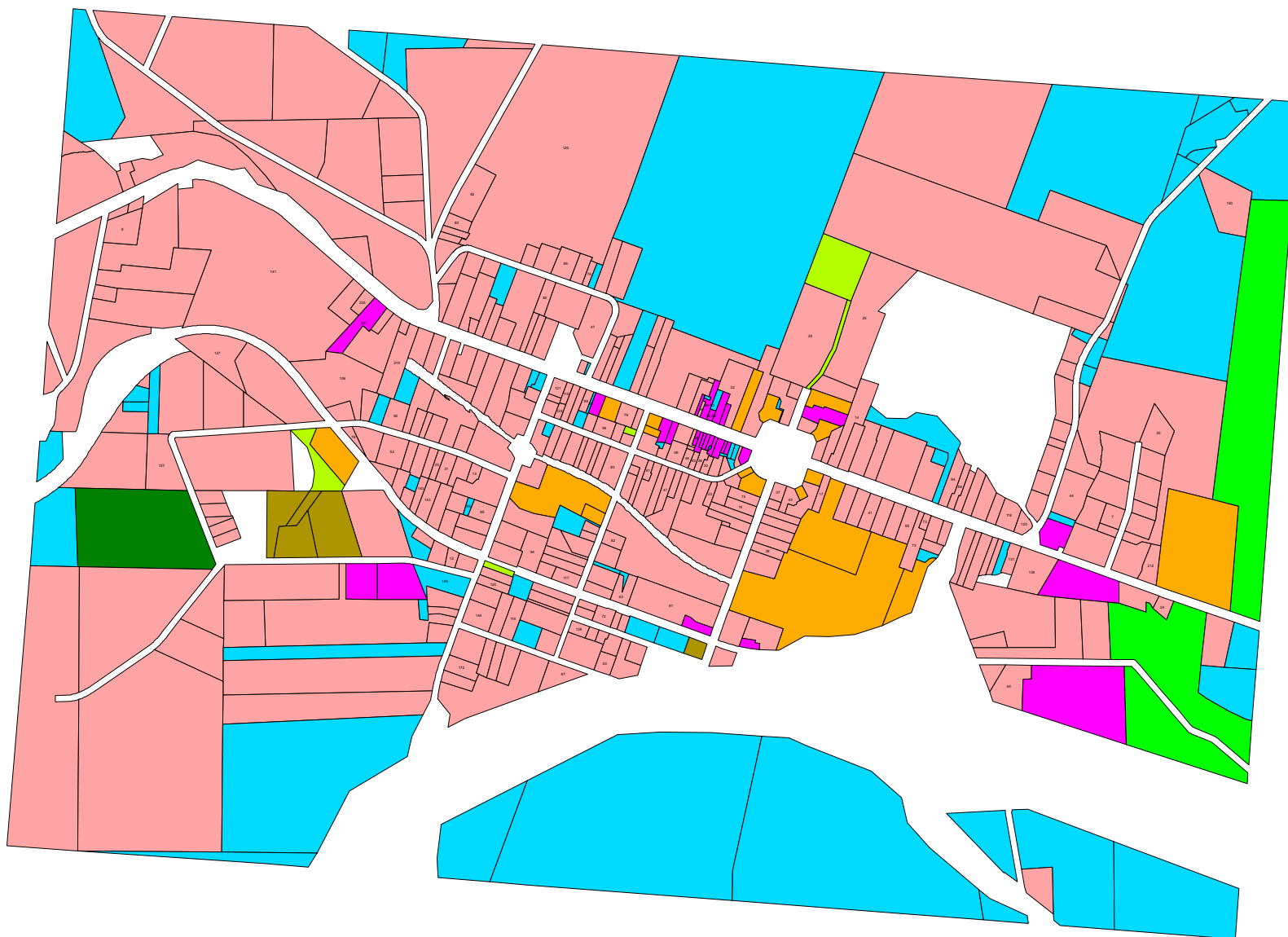
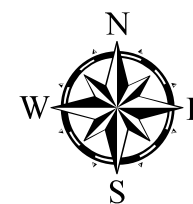
**Legend**

 PARCEL Polygon













TAX MAP

VILLAGE OF  
ANGELICA,  
NEW YORK



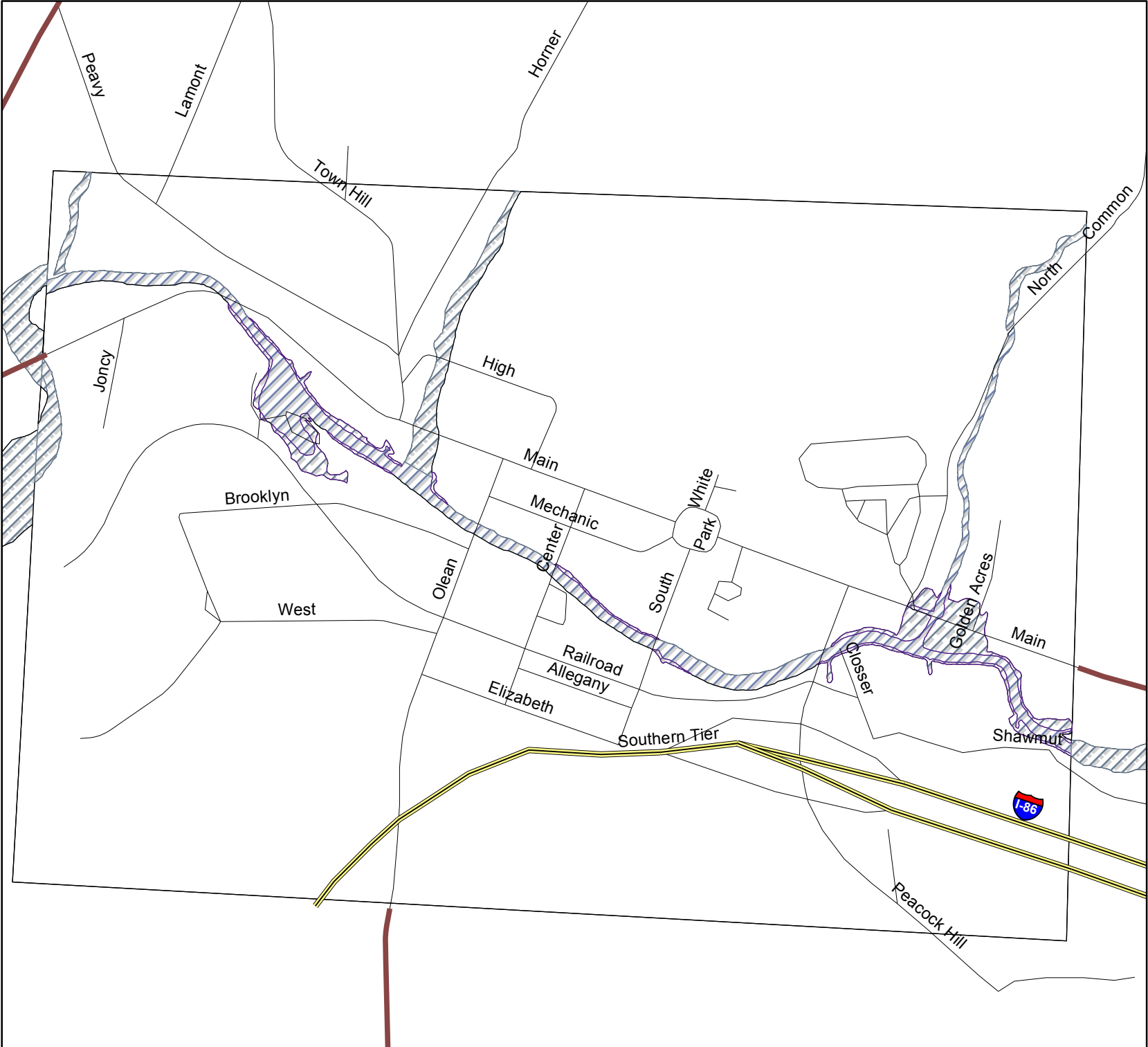
**Legend**

**PARCEL Polygon**

-  Agricultural
-  Residential
-  Vacant Lands
-  Commercial
-  Golf, Drive-In, Other
-  Govt, Non-Profits
-  Industry
-  Utilities
-  State Forest, Conservation club/park
-  Undefined

**PROPERTY  
CLASSIFICATION**

VILLAGE OF  
ANGELICA,  
NEW YORK



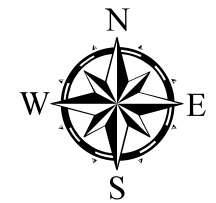
**Legend**

- Interstate 86
- NYS Roads
- County Roads
- Minor Roads
- flood\_plains\_sp27
- <all other values>
- ZONE**
- A
- 100
- ANI
- X
- X500

FLOOD  
PLAINS



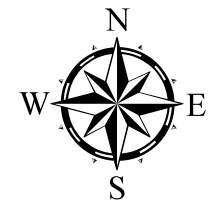
VILLAGE OF  
ANGELICA,  
NEW YORK



AERIAL  
PHOTO  
OF  
VILLAGE  
OF  
ANGELICA  
AREA

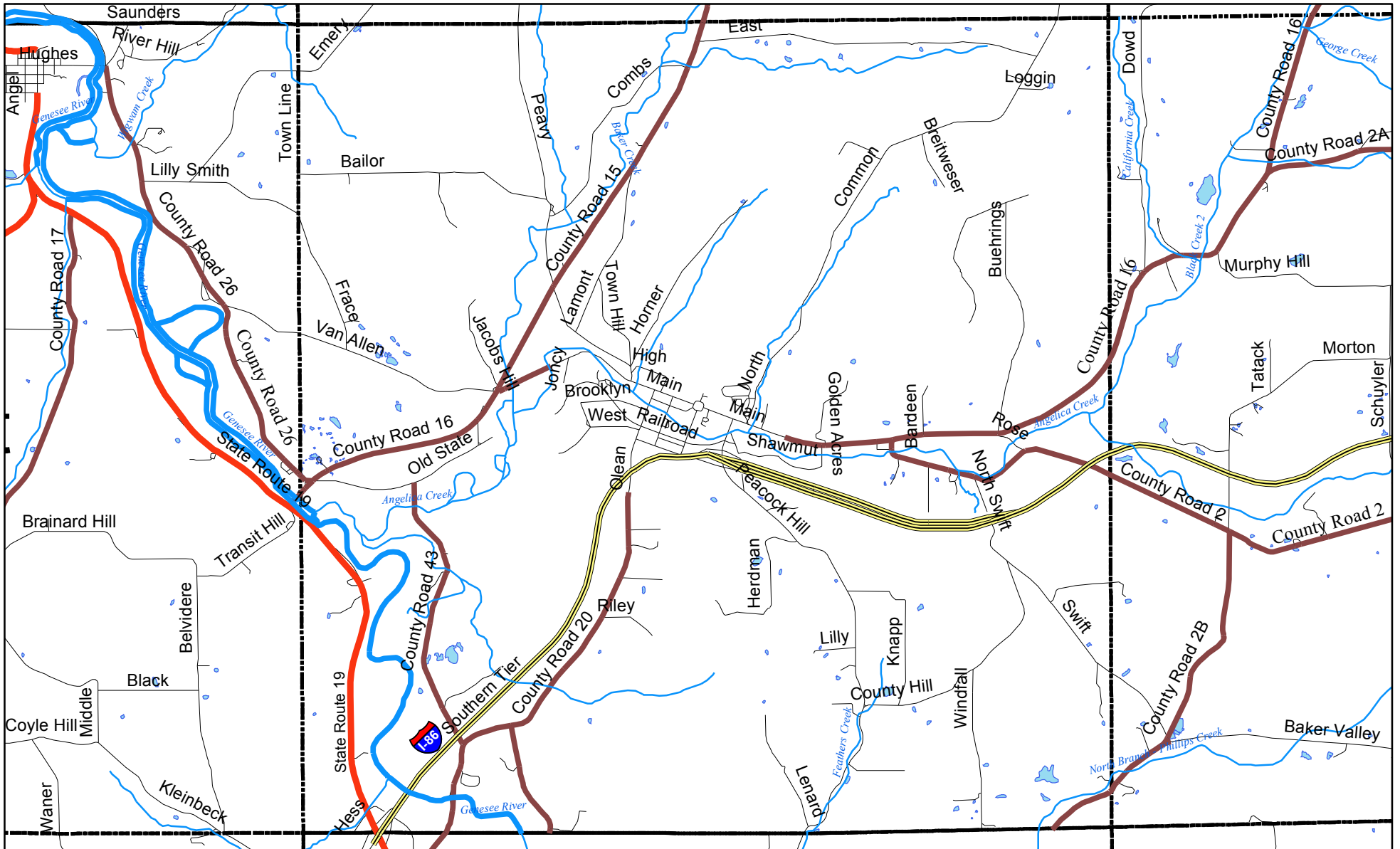


TOWN OF  
ANGELICA,  
NEW YORK










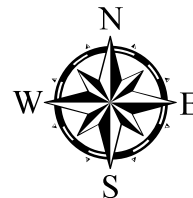
AERIAL  
PHOTO  
OF  
TOWN  
OF  
ANGELICA  
AREA

# TOWN OF ANGELICA, NEW YORK



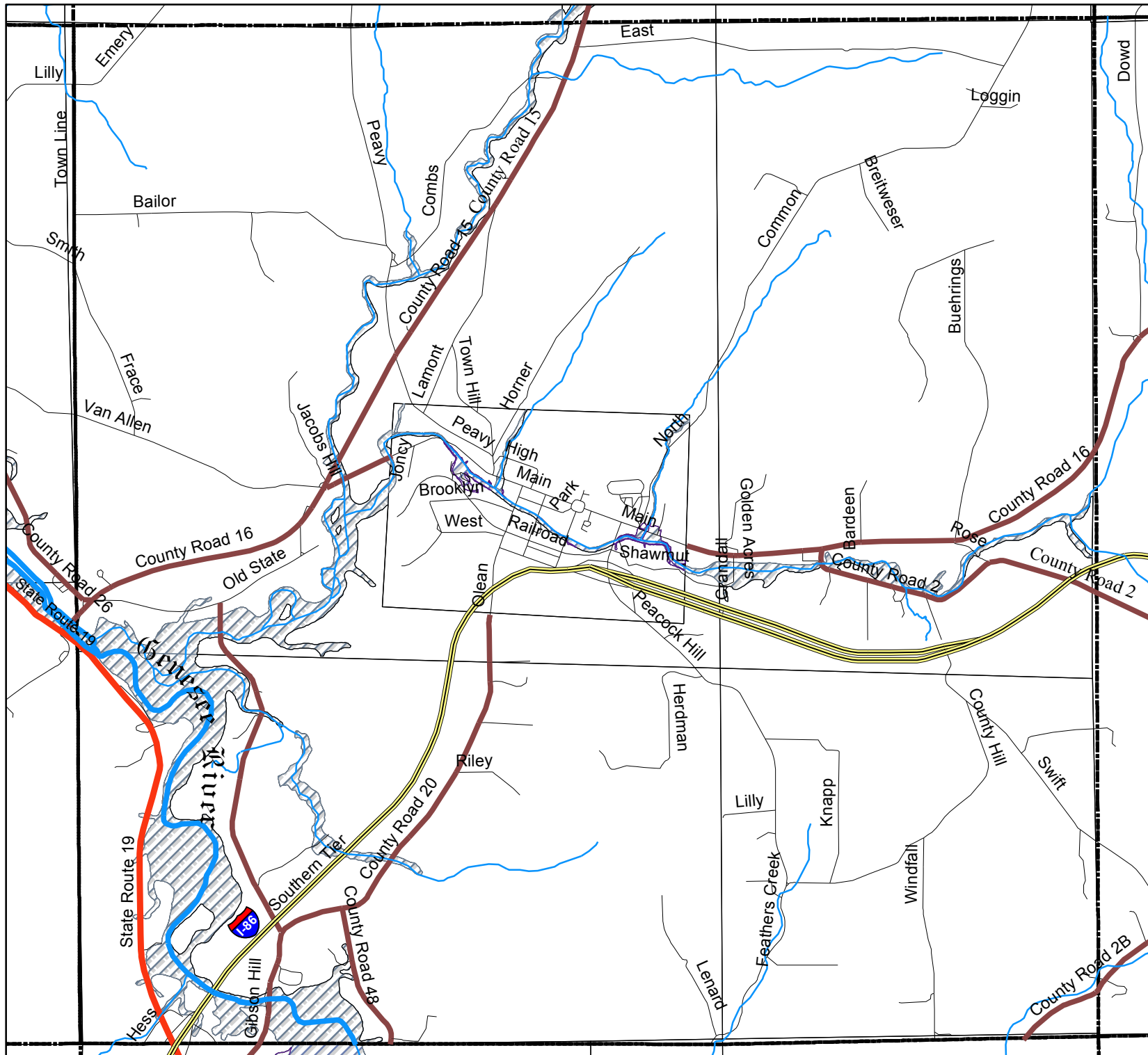
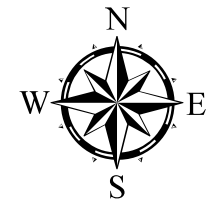
## Legend

-  Interstate 86
-  NYS Roads
-  County Roads
-  Minor Roads
-  Ponds
-  Genesee River
-  Streams



ROADS & STREAMS

TOWN OF  
ANGELICA,  
NEW YORK



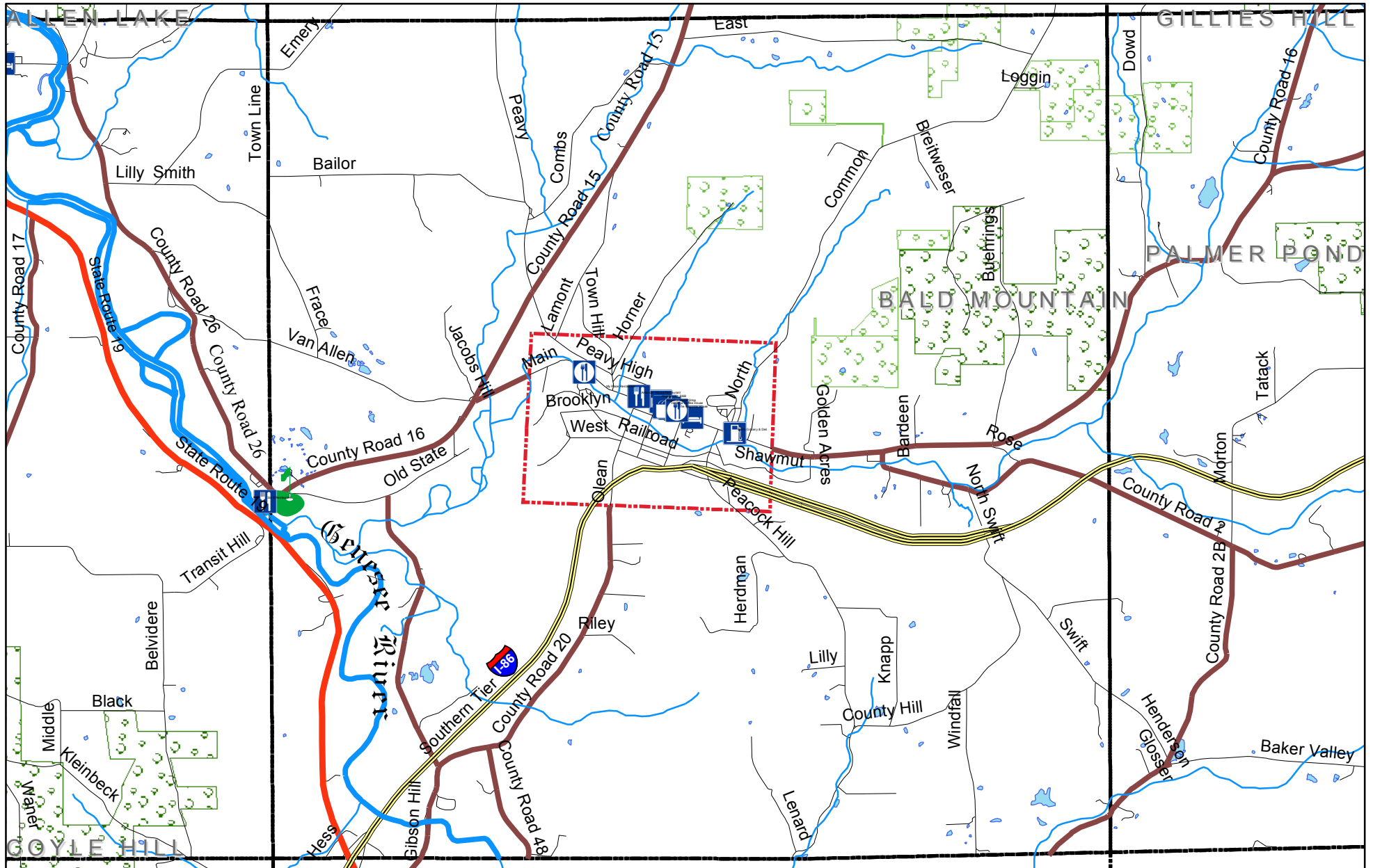
**Legend**

- Interstate 96
- NYS Roads
- County Roads
- Minor Roads
- flood\_plains\_sp27
- <call other values>
- ZONE**
- A
- 100
- ANI
- X
- X500










FLOOD  
PLAINS

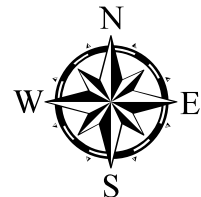


# TOWN OF ANGELICA, NEW YORK



## Legend

-  Hotels & Motels
-  Interstate 86
-  Minor Roads
-  Village Boundary
-  NYS Roads
-  Ponds
-  County Roads
-  County Forests
-  NYSDEC Forests



**RECREATION,  
RESTAURANTS &  
LODGING**

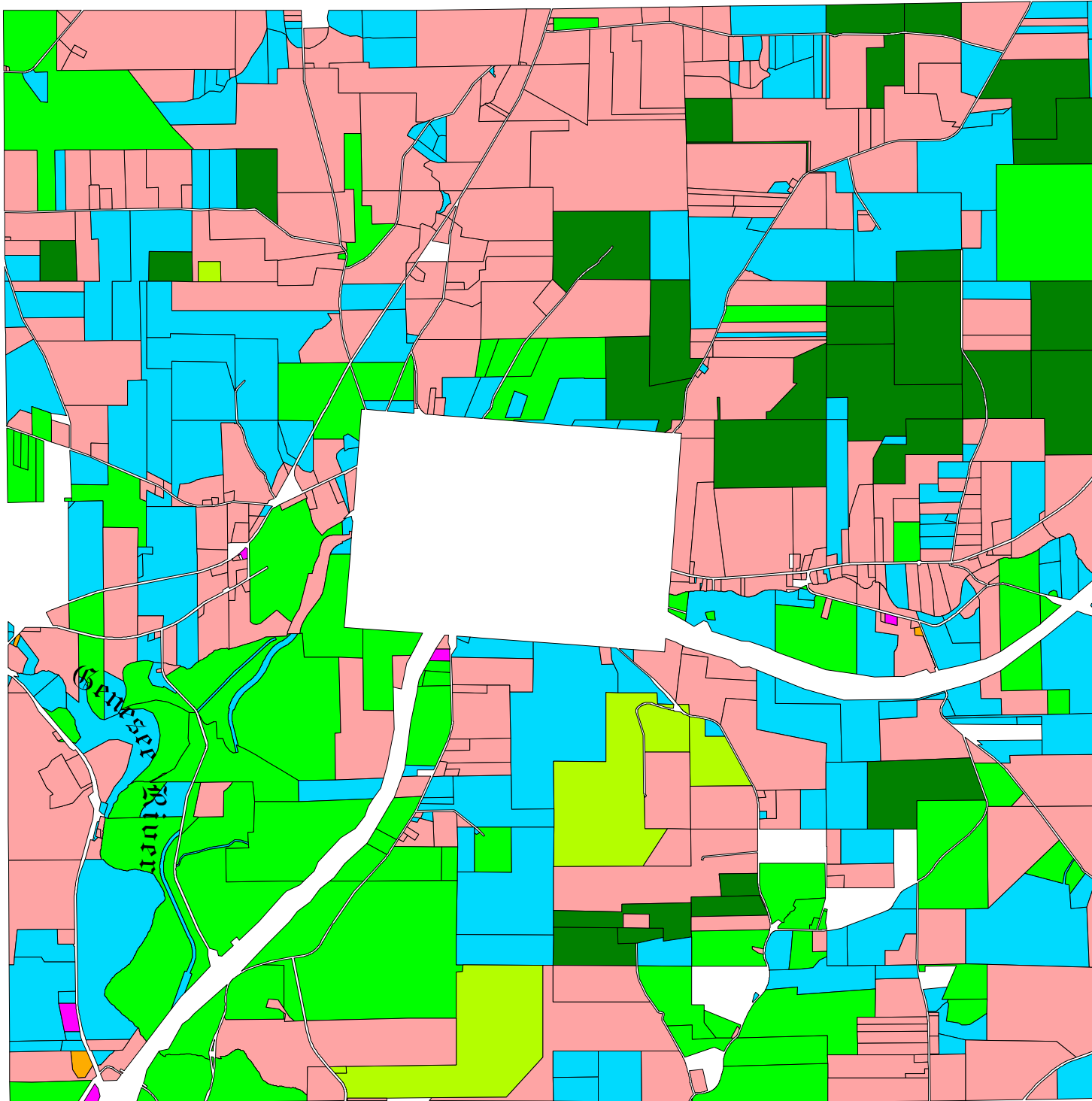
TOWN OF  
ANGELICA,  
NEW YORK



**Legend**

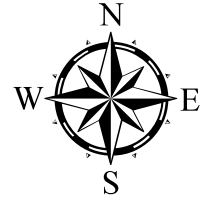
**Town PARCEL**

- Agricultural
- Residential
- Vacant Lands
- Commercial
- Golf, Drive-In, Other
- Govt, Non-Profits
- Industry
- Utilities
- State Forest, Conservation club/park
- Undefined




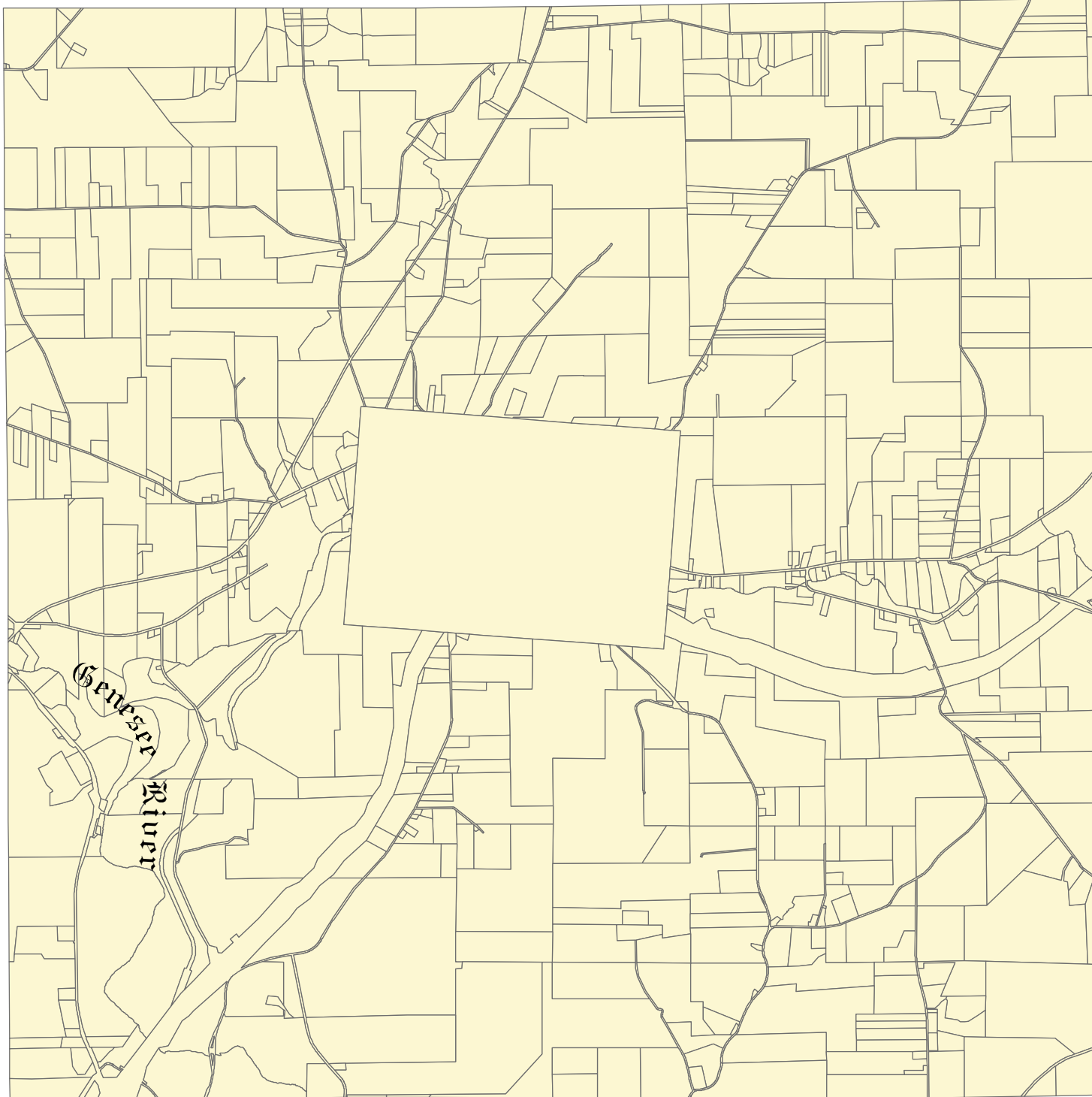
PROPERTY  
CLASSIFICATION

TOWN OF  
ANGELICA,  
NEW YORK



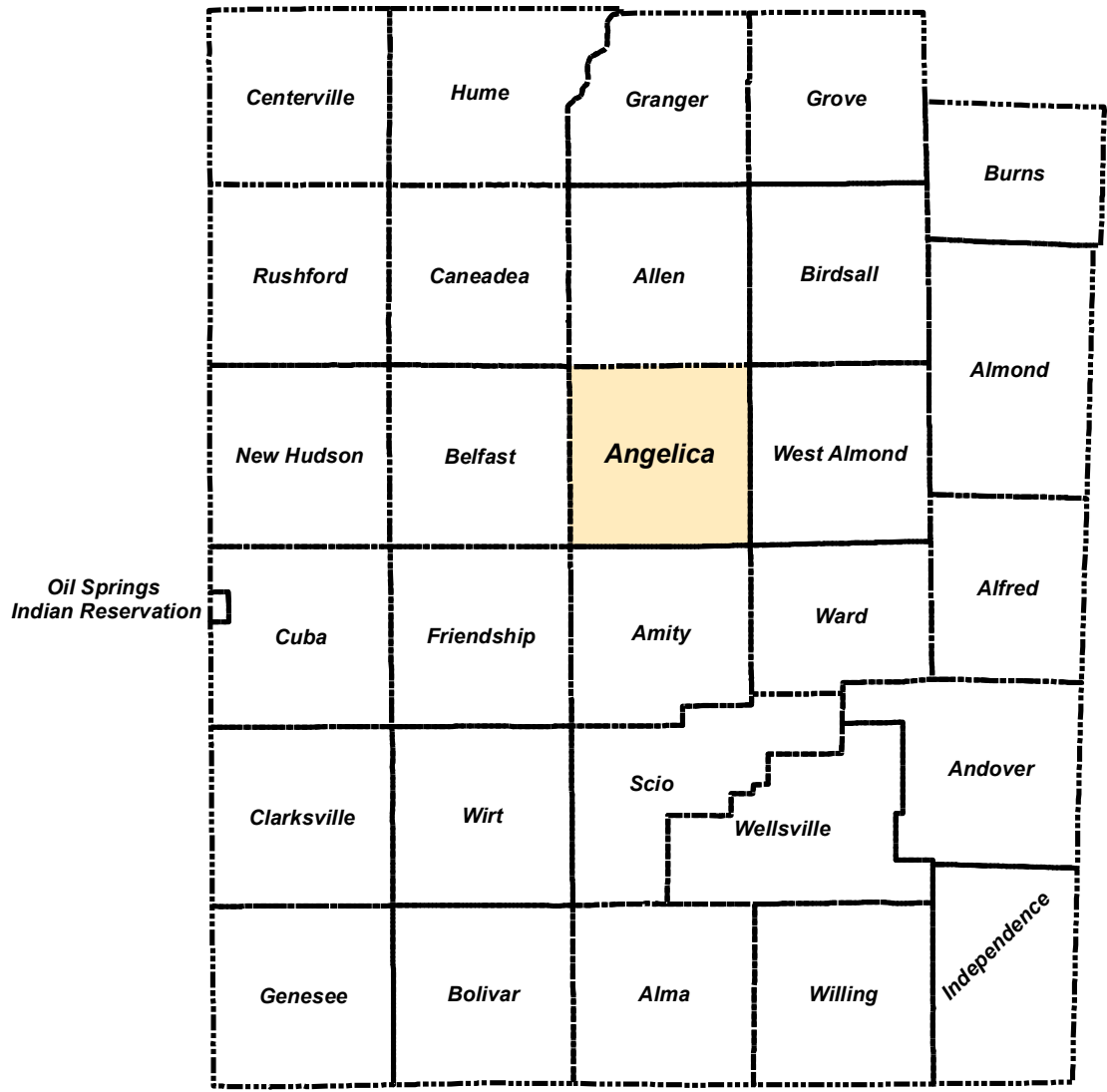
**Legend**

 Town PARCEL



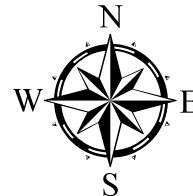
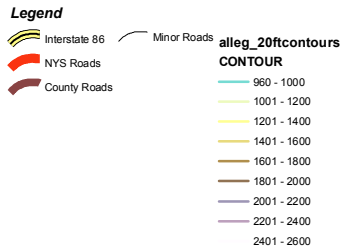
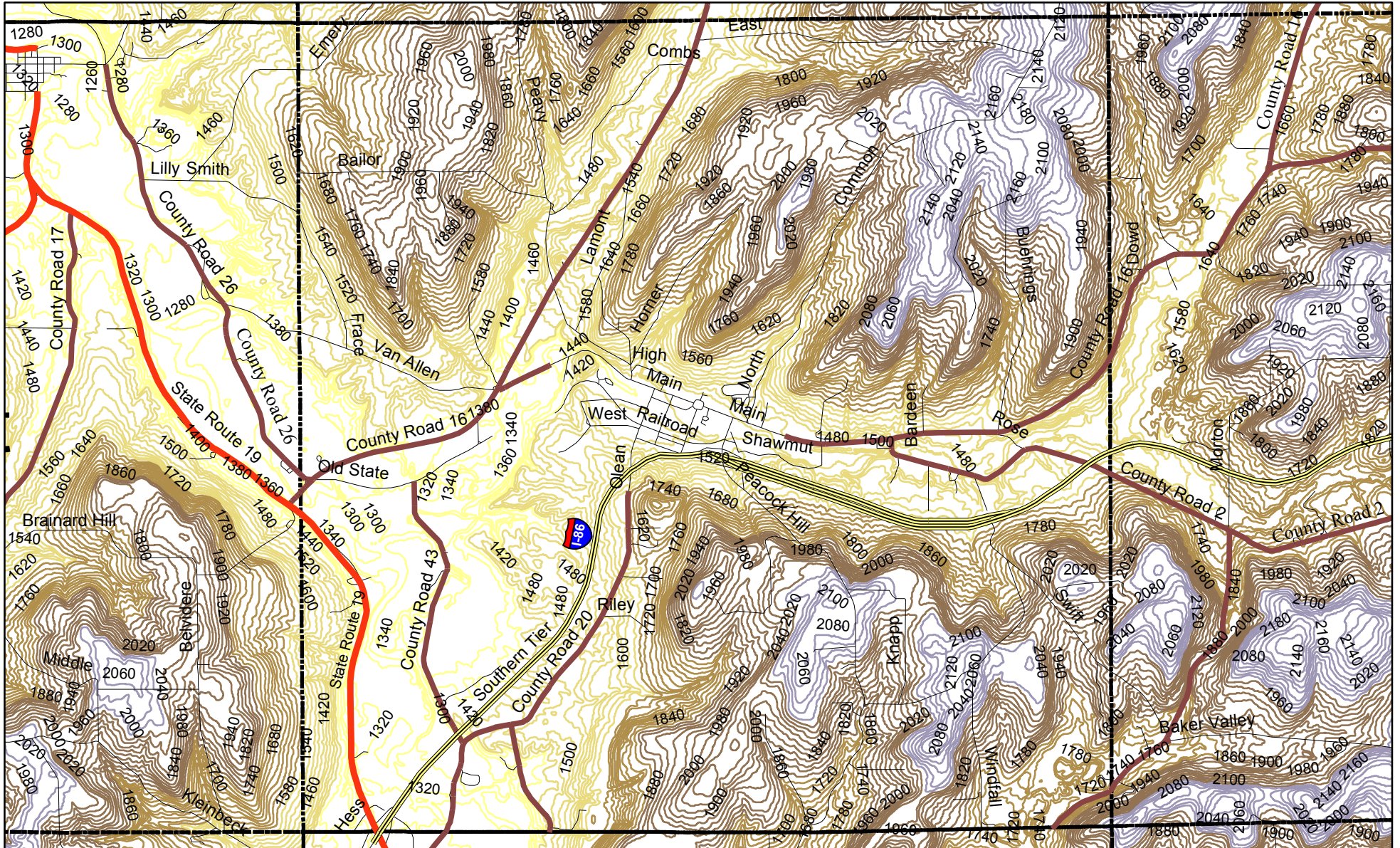
TAX MAP

TOWN OF ANGELICA, ALLEGANY COUNTY, NEW YORK



TOWN LOCATION WITHIN  
ALLEGANY COUNTY

# TOWN OF ANGELICA, NEW YORK



ELEVATIONS/TOPOGRAPHY

## **E. Task Sheets and Timeline Matrix**

The following task sheets are the actual working documents that were developed during the Planning Process to develop the plan. The Task sheets can act as the cook book for actually doing the projects of the plan. If a person or group is interested in working on a project they can look at the Task Sheet that applies for the particular project and learn what the Comprehensive Plan, public and municipal boards had discussed and considered to actually implement a project. As projects are undertaken these task sheets can be updated or removed as needed without having to changing the actual plan.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Public Health and Safety**

***FIRE HALL:***

This task calls for the development of plans and construction of a new fire hall within the Village of Angelica. The present building is undersized and does not meet the needs of the department in its present form. A new fire hall will provide space that is able to properly accommodate the new larger modern trucks that are purchased, offer storage for supplies in better and sanitary facilities, offer actual office space for the Chief, Dispatch and Ambulance crews, have better meeting space for department and community meetings, etc.

***FIRE DISTRICT:***

This task calls for the establishment of the fire department as a fire district rather than a division of the Village of Angelica government. Doing this would allow the fire department to be separated from the Village government and the constraints imposed on it both fiscally and politically. Creation of this district would reduce Village taxes. Creation of this district would spread the costs of operating the fire and ambulance services equitably across all tax payers within the fire district that includes the Town of Angelica and the Village of Angelica.

***INCREASE MEMBERSHIP:***

This task has two ideas to be worked on for increasing membership and participation in the Fire and Ambulance crews. The first is the development of the Jr. Fire department program to acquaint young people with the Fire Department and get them interested in participating at an earlier age. The second would be the development of a more vigorous social/family activity program within the department so that members find additional reasons to participate. [All work and no play makes the fire department ["Jack"] a dull entity ["boy"].

***POLICE:***

Increase available police personnel on the Angelica Police Department roster to give more flexibility for staffing. Presently Angelica Police is a part-time entity and as such all police officers are working at other facilities as their regular jobs. Most of these are working for the County Sheriff's office, dispatch or jail. As such scheduling is severely constrained by the requirements of their regular work. Additional officers on the roster will allow the Officer in Charge to develop better coverage within the Village.

***MEDICAL:***

The sub-group sees the need for an availability of prescription drug delivery into the Town and Village of Angelica for those who are not readily able to go to a drug store. The group believes that a plan needs to be developed to work with area pharmacy to establish delivery of meds to Angelica on a regular and reasonable schedule.

***COMMUNITY DISASTER PREPAREDNESS PLAN:***

The community disaster preparedness plan is severely out of date and needs to be updated. This needs to be done to be in line with modern Homeland security issues. Another major change that has occurred since the last revision is that Genesee Valley Central School has built and moved into the campus in Belmont. The original plan included utilizing their bus transportation and facility for many items.



Angelica Comprehensive Planning  
Action Plan Sheet

## Walking Trails – Nature and Historic

- What:** Establish walking trails between the proposed Tourist Center and the proposed Park at Joncy Bridge. The walking trails will have a nature theme and historic theme. A footbridge over Angelica creek at South Street will be included in the trail system.
- Where:** The historic theme will extend from the Tourist Center through Main Street and the business section and beyond. The nature trail will extend from the Tourist Center along south side of Angelica Creek, cross creek on Foot Bridge at South Street, then from downtown to Joncy Bridge and trail area.
- Why:** To attract more visitors and expand the purpose of their visits. For greater economic impact for the area.
- How:** Trail building and sidewalk improvement for each theme trail. Design corresponding brochures to be available at Tourist Center. Sidewalk markers could be designed to identify historic and folklore information along trail. Suggestions to place information on bricks/blocks (similar to clock) directly in concrete sidewalk in an attractive method. May open up grant opportunities.
- Who:** Town/Village Boards to appoint committee to seek fund to complete project(s).
- When:** Appoint appropriate committee in early 2007.
- Results:** Give visitors and residents an opportunity to enjoy our village and increase economic impact.
- Costs:** to be determined by budget and grants, cost includes marker costs, printing of brochure, advertising etc.

**Task Item Title: Enforcement Codes**

**What:** Enforcement code regulations must be reviewed. Upon review, those regulations that are appropriate must be enforced by the respective town/village board. We need to ensure local control – tighten current codes to be able to enforce local ordinances and allow control to enhance cleanup.

**Where:** Within the village and town limits.

**Why:** To improve the quality of life while enhancing economic growth and prosperity.

**How:** Review past enforcement code complaints. Assess complaints with regards to existing regulations. Make changes to regulations and enforcement of regulations as appropriate. Village ordinances need to be reviewed for easier enforcement without repercussions to the complainer. Complaint should be addressed by the respective boards in reply to complaints made.

**Who:** Town/Village Boards with public input.

**When:** To start immediately and be reviewed and updated on a regular basis...annually.

**Results:** Appropriate enforcement codes, enforced consistently, with a goal of acceptance by the community.

**Costs:** possible printing costs of codes to be distributed to residents and continued costs of code enforcement officer. Could be a shared service between village and town.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Festival/Events**

**What:** Would like to see more planned community events and improving the ones that are already established. Kicking things up a notch. Enhanced use of fairgrounds such as concerts, railroad events, auctions, themed festivals. Could encourage community in themed decorations. Purchase attractive new decorations for business district and carry theme throughout village.

**Where:** Main Street (Business District – Historic District), Park Circle, Grange, Fairgrounds.

**Why:** Encourage people to visit Angelica, getting to know your neighbor and community, encourage street projects, tourism. Gather all facets, Business District, Boosters, Historic District, Community members to be “in the same book” and work toward common goal...attracting people to visit Angelica and enjoy our community and shop...etc

**How:** Establish a community pride committee from all facets and look at new opportunities to draw people/tourist/families to Angelica. Ideas for events – Christmas Festival-placing of town Christmas tree in Park, Lawn and Garden shows, Appraised Antiques Auction, additional Tractor Pulls, Concerts, Moses Van Campen Days, Bicycle Tours, Fall Scarecrow Festival, Railroad days, community picnic, Harley Days, Winter Carnival with sled dog races, snowmobile races, sleigh rides, horse shows. Review other areas, states festivals/events and see what might work here.

**Who:** stated in “how”.

**When:** could begin as soon as this year and continue throughout the year.

**Results:** Impressive village to visit. People will travel to see decorations etc if of impressive nature or themed. Events would establish and re-energize community spirit and pride. A need to follow through with ideas that are reasonable, manageable and achievable. We have great people ... let’s get them together and all will benefit!

**Costs:** various

Angelica Comprehensive Planning  
Action Plan Sheet  
**Horner Road/Bald Mountain**

- What:** Develop with the county a park area available for walking, cross country ski trails, horseback riding, snowmobile trails, fishing, bird watching etc. Construction of a picnic/recreation area with a gravel base fire pit. Possible enlargement of ponds to lake. Trails could tie into Bald Mountain area with another picnic area there. Possible are to be developed into a municipally owned golf course.
- Where:** County Land at the end of Horner Road and Bald Mountain Area.
- Why:** To provide additional recreation are to visitors to our area and County. Benefit to hikers of any season, snowmobilers, to encourage use of the land. A possible environmental teaching area. Use of the land constructively. Easily accessible through the village.
- How:** Establish a committee to approach County about plans. Attempt to accomplish a great deal of work/construction with volunteers. Use timber, resources from the area, students at BOCES, Alfred State, maybe a summer work force thru employment and training. Involve Snowmobile clubs, horseback clubs, boy scouts. Work with the County/Soil and Water/Town and Village. Road improvements would be necessary.
- Who:** stated in "how".
- When:** Action to be taken within the next 3 years.
- Results:** A great county/state park recreational area in the center of Allegany County. Encourage additional tourism and economic development to entire County.
- Costs:** to be established by funding sources.
- Cons:** garbage/fire liability/insurance

**Angelica Comprehensive Planning  
Action Plan Sheet  
Joncy Bridge Gorge Park**

**What:** Picnic rest area, tourist area, erect on west side of lot a permanent bulletin board protected from weather, large enough to be recognized from the road, including description of the bridge, when erected, by whom, town, county and contractor etc. Landscaping, four to six well placed trees for color and shade. Short rail fence to control vehicles, picnic tables etc. Scenic overlook for bridge and falls and continuance of sidewalk from West Main Street to bridge. Possible site for tourist center, historic museum, bio-degradable restrooms. Also removal of brush and weeds to the southeastern side of lot.

**Where:** Joncy Bridge area. East Side of Alton Saylor Memorial Bridge

**Why:** use are as a “gateway” to Angelica. Signage is needed to describe how and why the bridge was erected and to give information as to size etc. A site for tourist and historical information to be available and schedules of events.

**How:** Use of volunteers, community members. Solicit for design plans.

**Who:** Village and Town Employees and use of Equipment. Boosters, Business Groups, Community Volunteers, Contractors, School Resources, Community Service Workers

**When:** Spring 2007

**Results:** Potential to be one of the major focal point and tourist stops in Angelica. An inviting welcome center/tourist attraction with important information regarding their visit to our town. Increased knowledge of historical aspects and shopping opportunities in Angelica.

**Costs:** approx \$2,500. Costs contingent on design concept

## Restaurant – Breakfast, Lunch and Dinner

**What:** Speaks for itself.....enough said!!  
**Where:** Anywhere within the Village of Angelica  
**Why:** Everyone can't go to the fire hall...  
**How:** **Local business opportunity**  
**Who:** businessperson  
**When:** yesterday would have been great! 7 days a week service!!  
**Results:** A community need....and a visitors MUST.  
**Costs:** reasonable for all

Angelica Comprehensive Planning  
Action Plan Sheet  
**Senior Citizen Housing**

- What:** Establish a multi-income, multi-design living complex that can expand as demand requires.
- Where:** To be built at Allegany/Railroad area or White Street.
- Why:** To provide local seniors with appropriate housing for those who have difficulty maintaining their primary residences. To attract other seniors to relocate/retire to this area.
- How:** This could be done through a municipally owned development or through private enterprise.
- Who:** Seniors age 62 and older.
- When:** Action to be taken within the next 5 years.
- Results:** Maintenance free housing for seniors. Increase economic vitality of the community. Free up residential units for families and allow senior citizens alternatives to remaining in their community.
- Costs:** to be established by funding sources.

Angelica Comprehensive Planning  
Action Plan Sheet

## Tourist Center with Restroom Facility

**What:** Another “gateway” to Angelica. Tourist Center in the design of a large covered a kiosk, like that at Rattlesnake Hill, with easy parking for multiple cars. The kiosk will include a large map identifying places of interest, brochures, calendar of events and other information on Angelica and surrounding areas. Restrooms should be included here along with additional restrooms on Main Street. Could include a small meeting room in tourist center.

**Where:** Located on public land at Intersection of I-86. Also information at Joncy Bridge and a Main Street site. Restroom Facility could be located near downtown area, possible old village offices on White street.

**Why:** To inform travelers of what’s in Angelica and surrounding areas. To give folks a reason to come and stay awhile.

**How:** Committee identified by Town & Village board to seek funds and plan aspects of Tourist Center.

**Who:** Tourist Center Committee and interested individuals. Town and Village participation encouraged. Use of local photographers (former and present) for pictures, brochures and maps.

**When:** Committee to be established early 2007.

**Results:** An informed traveler will spend more time and money in Angelica and surrounding areas. It will enhance a positive first impression to travelers coming to Angelica. Somewhere for a tourist to start their visit and gain the knowledge of where to “go” while visiting Angelica.

**Costs:** dependent on design, budgets and grants.



## Christmas Decorations for the Village of Angelica

- What:** Angelica needs Christmas/Winter holiday decorations.
- Where:** The Angelica Park Circle and Main Street Historic District/Business District.
- Why:** To enhance the beauty of the village and bring the holiday spirit to Angelica residents [both young and old], as well as surrounding community residents.
- How:** Form a Christmas Decorating Committee to (1) catalog exiting decorations located in the old village office and town hall; (2) determine what can be utilized and store/manage it properly; (3) make remaining existing decorations available to town village residents to research types and prices of new affordable decorations in keeping with the theme of historic Angelica. These decorations should be rugged enough to be used for several years. The committee also needs to utilize the existing decorations located in the old village office and town hall.
- Who:** This committee will consist of volunteers from the Angelica area. They will present their findings and suggestions to the village and town boards for approval. Funds will be secured from:
- a.] Angelica town & village governments
  - b.] Local organizations
  - c.] Local Businesses
  - d.] Individuals
- When:** Committee should be formed ASAP for the Christmas Season.
- Results:** A beautiful Main Street would draw more shoppers into town, creating more sales for gift stores, antique shops, restaurants, gas stations, grocery store, etc.
- Costs:** TBD.

## Buildings on Main Street (Historic District) Needing Attention

- What:** Try to help existing properties and their owners from depreciating more and/or helping in the repair
- Where:** Properties on Main Street in the Historic District
- Why:** To bring them up to standards of existing places, and that they do not have to be demolished- and some also affect the aesthetics of the village
- How:** Finding grants and monies that are available to help these owners as well as procuring funds for up keeping existing places so they will not fall into disrepair
- Who:** Village board, other merchants and concerned citizens
- When:** Ones that are in need of utmost care as soon as possible then continuing in a manner that helps all that is needed
- Results:** Village does not lose properties, becomes less dangerous (structure collapsing) and looks more cared for
- Costs:** Unknown as we would have to find out what shape these projects are- hopefully will receive grants to finance the change

## Lighting the Historic Park Circle Buildings

- What:** Spotlight Angelica's historic buildings and its rare antique stained glass windows.
- Where:** The churches, Town Hall and Grange building located on the Park Circle.
- Why:** Highlight and draw attention to the beautiful mid-1800's architecture, especially during the holiday season [All of December].
- How:** Flood lights would be placed on the exterior façade of each building and put on a timer from dusk until midnight. Lighting the Stained Glass windows from the interior would limelight the intense colors and unique designs.
- Who:** Skip Hecker and "friends" will help with the project.
- When:** Lights should be in place by December 1.
- Results:** Giving the Park Circle extra attention during the holiday season will increase community pride and enhance Angelica's charm!!!
- Costs:** The village could give a reduced rate on the electric bill for the month of December to help with the additional expense. Otherwise, each building would be responsible for the extra electricity costs.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Street Lights on White Street**

- What:** Complete a project to install round globe street lights on White Street, the only street (off Park Circle?) (In Ph. Church's original plan for Angelica) that has not yet been outfitted with these.
- Where:** White Street.
- Why:** To enhance the attractiveness and safety of the street; to complete the joint Village – Boosters project; for artistic “balance.”
- How:** Request that this project be added to the list undertaken by the Village Electric Dept in the next fiscal year, if possible, although this is not a high-priority project. It could be done in tandem with the redevelopment of the old Village barn.
- Who:** The Village Electric Dept., with fundraising assistance by the Boosters.
- When:** As soon as the Village can fund and schedule the work.
- Results:** A better-lit community. Increased community pride. Improved safety for pedestrians, homeowners, and the Village property there.
- Costs:** TBD

Angelica Comprehensive Planning  
Action Plan Sheet  
**Old Village Office Site**

What: Renovate Site for a new Project (welcome center, public facility etc.)  
or demolish this eyesore and use for public parking lot or gardens

Where: White Street

Why: This building is in total disrepair and is an eyesore to the community

How: Find out if it feasible to replace it at a nominal cost, possibly a grant for  
restructuring or demolishing- check to see that it is structurally sound, check  
for pollutants and contamination (due to transformers)

Who: Village can check if it still can be used

When: ASAP as it is an eyesore and the site can be better used

Results: A New property in town and/or parking Lot and gardens

Costs: To demolish cheaper than to erect

Angelica Comprehensive Planning  
Action Plan Sheet  
Town Barn Area

**What:** Screen undesirable view of back of Town Barn area from public sight.

**Where:** East side of Olean Street.

**Why** Beautification of a well-traveled route to downtown Angelica.

**How** Plant donated evergreen trees behind sidewalk.

**Who** Volunteers, Town and Village Highway employees.

**When** Fall or spring planting time.

**Results** (see “Why”)

**Costs** Minimal – Evergreens donated, but may require use of tree digging/planting machine.

.

## Land Use Guidelines to Protect the Historic District

**What:** Establish a small set of acceptable guidelines relating to the built environment to protect and preserve the historic integrity and character of the Park Circle National Historic District.

**Where:** This activity will be restricted to the Park Circle National Historic District.

**Why:** The existence of the historic district is an effective means to manage land use in that area and to protect those assets against the threat of development. In this respect, for local land and homeowners, historic districts are an effective tool for maintaining and enhancing property values.

In preserving historic properties, such districts also contribute to the positive image of the community and insure the continuing legacy of those before us who strived to build it.

We can accomplish this by a review of applications for building permits within the historic district completed by a Historic District Commission chartered by the Town. The Commission would accept, review and act upon all building permits, and issue certificates of appropriateness for all applications other than individual residences that might be located within the historic districts. Decisions would be based upon consideration of the relationship of a project to its surroundings within the district, the location and arrangement of structures, the treatment of exterior architectural features and the finish of structures, and, more generally, the compatibility of the land use within the district as it may affect the character and integrity of district.

**How:** Propose such a Commission to the Town to see if it can be established. The Historic District Commission would meet monthly to draft guidelines for ratification, and then begin the work of reviewing permits as outlined above – again, on a monthly basis. It would make regular reports to the Town.

Here is an example of a Massachusetts town and how they have chartered their Commission: [www.westford-ma.gov/generalinfo/historic/historic.htm#charter](http://www.westford-ma.gov/generalinfo/historic/historic.htm#charter)

**Who:** The Commission would be comprised of representatives of government, merchants, Boosters, district homeowners, etc., to ensure a broad perspective and a commission that includes disparate and varied points of view.

**When:** As soon as the Town can agree to establish such a commission, work could begin.

**Results:** Enactment of guidelines; giving some teeth to preservation efforts, to protect character of district for all.

**Costs:** Nothing.



Angelica Comprehensive Planning  
Action Plan Sheet

## Angelica Town Hall Improvements [Interior]

- What:** Upgrade and improve the historic Town Hall's appearance.
- Where:** The Town Hall foyer, staircase, hallway, etc.
- Why:** To give the building the distinguished and proper respect it deserves.
- How:**
- a.] Replace the bare light bulb on the ceiling with 1850-1900 era lighting.
  - b.] Hang off-white 1850 era curtains on the front windows.
  - c.] Paint the walls and steps with authentic colors [tans, blues, etc]
  - d.] Hang black and white framed vintage photos of the Shawmut Railroad, Joncy Bridges, storefronts, and other places of historic interest.
  - e.] Clean and rid the halls of clutter.
  - f.] Upgrade or paint the court sign board outside the door.
  - g.] Purchase vintage flower urns to replace plastic pots.
- Who:** Dee Ward & Jane Tylenda volunteer all labor.
- When:** Hope to complete the project before 2007.
- Results:** A beautiful Main Street would draw more shoppers into town, creating more sales for gift stores, antique shops, restaurants, gas stations, grocery store, etc.
- Costs:** UNDER \$1000, \$1500 with urns.

Angelica Comprehensive Planning  
Action Plan Sheet  
**Village Gardeners**

- What:** Create a community gardening group that would develop and maintain landscaping for village beautification.
- Where:** Historic District container gardens, Park Circle, immediate area surrounding “Welcome to Angelica” signs.
- Why:** To beautify and care for the appearance of the Village.
- How:** Express need and find interested people to fulfill it.
- Who:** Cooperative Extension Master Gardeners (fulfill community service requirements)  
Community volunteers
- When:** Begin gardens for spring of 2007.  
Group participation at Main Street in May and Heritage Days.  
Annual Seed Swap.
- Results:** Visual beauty and community endeavor.
- Costs:** \$0

Angelica Comprehensive Planning  
Action Plan Sheet  
**Village Recycling**

- What:** Implement recycling for glass and aluminum in the Village.
- Where:** Historic District – 2 bins (1 each side of street)  
Park Circle – 1-2 bins  
Harris – 1 bin
- Why:** This is an action step illustrating a responsible community with regard to conserving natural resources, saving energy, and protecting the environment.
- How:** Place recycling receptacles at prominent, high-traffic locations.
- Who:** Possibilities include the Village in conjunction with trash pick-up, Boosters, Boy Scouts, Conservation Club, 4-H groups, individual adoption of bins, BOCES, and GVCS.
- When:** ASAP
- Results:** See Why.
- Costs:** Receptacle purchase. Numbers to come.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Sr. Citizen Residence**

- What** There is a need in Angelica and for its associated towns for housing located and designed to meet the special needs and habits of senior citizens. Such housing can contribute to the dignity, independence, meaningful activity, and continued family and community involvement of our senior citizens in their retirement years.
- Where** A Sr. Citizen Residence can be integrated into the existing residential or surrounding neighborhoods if properly planned, constructed and maintained. Examples of specific sites could be the town owned land at the Interstate 86 Exit/Entrance for new construction, or the re-construction of a suitable existing building on or around Main Street.
- Why** Sr. citizens have different needs than the population as a whole. These needs often include support services, such as central food service, social services and referral consultation, medical services, housekeeping assistance and central laundry. Sr. citizens also need to be provided with a comfortable, independent and supportive setting where they can move when a private residence is no longer appropriate. A community that is able to provide adequate senior housing to their long-term residents benefits from their knowledge, wisdom, and continued participation in the growth of the community.
- How** The most appropriate means to fulfill the purposes of this task is to establish Sr. Housing Floating Districts by the Planning Board via its site plan review/land use regulations. The purpose of the Sr. Housing District is to enable the Planning Board to permit, on a case-by-case basis, senior housing that satisfies the need for such development in locations where it will not detract from surrounding land uses, and will serve the special needs of the sr. citizens. Upon granting of a senior housing land use designation and all other approvals from regulatory agencies, including Planning Board approval, the applicant may obtain a building permit and commence construction.
- The Planning Board, prior to reaching a decision on a Sr. Housing Floating District, shall provide written findings that the applicant/application meets the following conditions:
- All construction must conform to the New York State Multiple Dwellings Law as appropriate, the New York State Energy Conservation Code and the New York State Uniform Fire Prevention and Building Code as may be amended from time to time.
  - The design of the Sr. Citizens Residence shall be as compatible as practical with the design of the surrounding neighborhood.

- Sites shall be located in an area suitable for residential purposes and shall be reasonably free of objectionable conditions, such as industrial odors, noise, and dust.
- Sr. housing shall be located so that adequate resources, environmental quality and public facilities, including water supply, waste disposal and fire protection, are available.
- Sr. housing sites shall provide residents with reasonable as practical access to such conveniences and facilities as public transportation, hospital and medical services, shopping, check cashing facilities, drugstores, religious, cultural and recreational facilities and personal services.
- Sr. housing developments shall preserve, to the greatest extent practical, mature trees, slopes, wetlands, and stream corridors.
- Sr. housing sites shall emphasize pedestrian circulation and shall provide a safe and reasonable system of drives, service access and parking conveniently accessible to all occupants. Sidewalks shall link parking lots, transit stops and buildings on site and with adjacent properties.
- The Town/Village Board shall have the right to require the applicant to dedicate to the Town/Village all new water supply and wastewater systems, street and recreational areas.

**Who**

- 1) The Angelica Planning Board will provide written approval for the site and design of construction for a Sr. Citizen's Residence.
- 2) The applicant will not begin construction until after receiving final written approval from the Planning Board.
- 3) In Sr. housing developments, one (1) person shall be designated as a responsible party and shall be the informational center for the complex. The designated responsible party shall be on duty a minimum of four (4) hours per day and shall have an emergency number posted 24 hours per day.

**When**

Applications for site approval and construction of a Sr. Citizens Residence will be accepted after the establishment of a Planning Board, and ratification of the ACP.

**Results**

A Sr. Citizen Residence that blends into the existing fabric of the community and meets the above conditions has a much higher degree of acceptance by neighbors, and the sr. citizens who live there find it much easier to remain a significant part of the community as a whole.

**Costs**

- 1) All costs associated with the application, construction, and compliance to State and local laws will be the responsibility of the applicant.
- 2) If Town or Village owned land is approved as an acceptable site, rent/lease monies for this land would be additional income.

**Additional Considerations**

A federally funded Sr. Citizen Residence must also accept individuals with special needs. A survey of the residents of Angelica and its associated towns as to their acceptance of this specification should be a part of the Planning Board's final approval.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Agri - Tourism**

**What** Agri-tourism is a subset of a larger industry called rural tourism that includes resorts, off-site farmers' markets, non-profit agricultural tours, and other leisure and hospitality businesses that attract visitors to the countryside. An increasing number of farm businesses are opening their doors to visitors today. Farm tours, farm-based Bed and Breakfast operations, farm vacations, seasonal festivals, and other forms of agri-tourism are attracting growing numbers of local, regional and even international visitors.

An agri-tourism enterprise can be a profitable and enjoyable undertaking for some farmers, diversifying the business and creating employment for family members and others.

Agri-tourism also represents a real opportunity for economic development in some communities. The agri-tourism industry is relatively undeveloped in New York State compared to some other states, and especially compared to other countries where agri-tourism is extremely popular among vacationers. There are many opportunities for strengthening agri-tourism in New York, locally, on the regional level, and statewide. Enhancing cooperation among agri-tourism businesses, connecting agri-tourism with other forms of tourism, creating cooperative promotional programs, building an international presence for NY agri-tourism, and providing business development assistance and support for new agri-tourism enterprises are among the strategies that could be pursued.

**Where** Property owners in Angelica and its associated towns would utilize their existing land and expertise to participate. A Farmer's Market could possibly be housed at the Park Circle.

**Why** Agricultural tourism, or Agri-tourism, is one alternative for improving the incomes and potential economic viability of small farms and rural communities. Some forms of agri-tourism enterprises are well developed in many other states including fairs, festivals, etc. NYS is actively encouraging Agri-Tourism as a viable rural enterprise through education, workshops and grants.

In addition to their direct economic impacts, local farms provide many non-economic benefits that enhance the local community and the region. They preserve open space and beautify the landscape, maintaining rural character and making communities more attractive to tourists and to employers. They contribute to community quality of life, and provide fresh, wholesome foods with superior taste and nutrition. As independent small businesses, they contribute to a strong middle class and a healthy civil society. In many communities, growing public recognition of these "intangible" benefits is what has sparked interest in agricultural economic and community development.

**How** Consult with Alfred University's sustainability issue.

**Potential Agri-Tourism Projects:**

**Retail Farmers' Markets and Development:**

Farmer's Markets produce community and economic development. This market provides an environment for establishing food and agricultural businesses. Also, provides a market for selling locally grown produce, flowers and we can encourage the Amish Community to participate in this market, possibly housed at the Park Circle on a weekly basis.

**Alternative land use in Angelica:**

Micro Farming – sub-divisions of large farms (off dedicated roads)  
Apple Orchards  
Herb Farms  
Flower Orchards  
Butterfly Farms/Exhibits, etc.  
Vegetable Farms  
Horse Ranch with guest housing  
Host Farms  
Pick Your Own Farms  
Pumpkin Farm, Hay Rides, Corn Maze  
Farmer Mentor Programs  
Organic Vegetable Farms

**Project Lavender**

This project has been the vision of Pat Kaake for a few years. We have discussed growing lavender for quiet some time and I think this is the time to initiate the project. We hope to obtain county interest in growing lavender and developing small cottage industries and light manufacturing businesses to make lavender by products. For example, soaps, sprays, sachet, dried lavender, pet products, etc.

**Festivals in Angelica**

Lavender Festival – Late June – Early July  
Heritage Days – August  
Pumpkin Festival/Hay Rides/Corn Mazes – Early October  
Apple Harvest Festival - September

**Who**

- 1) Cornell University/Cornell Cooperative Extension will be utilized for their expertise and guidance.
- 2) Cornell/AECD (Agriculture Economic Community Development) is the process of community planning, organizing and action to enhance the viability of local agriculture. Please see their website at [http://www.cfap.org/afs\\_temp3.cfm?topicID=330](http://www.cfap.org/afs_temp3.cfm?topicID=330)



- 3) ACP members and interested property owners would need to be the Agri-Tourism students, educators, and marketers to Angelica and its associated towns.

## When

Research, soil studies, meetings with Cornell, and marketing the idea to potential area participants can all be conducted in 2007. If successful, the related festivals and will be in 2008.

A Farmer's Market in the Park Circle could be as early as summer '07.

## Results

Promotion of Agri-tourism in Angelica and its associated towns would distinguish us as a distinctive rural tourist destination. Additionally, the local residents, retail owners, and participating property owners would benefit economically. Last but not least, Agri-Tourism would help maintain the rural character and make our communities more attractive to tourists and to employers.

## Costs

### 1) New Funding for Agri-tourism in NYS

Sponsor: NYSDAM

Description: This grant program provides up to \$50,000 in matching funds for projects involving traditional agri-tourism activities, as well as new approaches in promoting New York food and agriculture.

Individuals, public and private agencies and organizations, business and industry, educational institutions and local governments are eligible to submit proposals for funding under this Request for Proposals (RFP.) Eligible projects should involve the development, implementation or expansion of activities which promote New York food and agriculture by attracting visitors to New York State for economic, social, cultural, environmental and or educational purposes. Projects and activities may be for-profit or not-for-profit, and may involve ongoing, seasonal, annual, or one time events. Eligible proposals should involve a program, project or activity taking place at a food or agriculture related location that promotes the production, harvest, processing, manufacture, or sale of New York State food and farm products, attracts visitors and enhance the publics understanding and awareness of New York agriculture. Examples of eligible projects may include but are not limited to:

- Direct Marketing Efforts: Farm stands, farmers markets, cut your own Christmas trees, u-pick operations, and local breweries and wineries.
- Educational Venues: Farm, garden and food processing tours, museums, food and agricultural exhibits.
- Entertainment: Fairs and festivals, petting zoos, hay rides, corn mazes, children's activities and outdoor recreation.
- Lodging & Dining: Bed and breakfasts, farm vacations, rural campgrounds, country inns, restaurants and food concessions.

Deadline: Applications for funding are due into the Department no later than 4:30 p.m. on September 11, 2006. (*\*\*This due date is for the 2006 & 2007 grant money, applications for the 2008 & 2009 grant money would be due September of '07)*) Contact: Agri-tourism grant applications are available by contacting Meg McCabe at the NYS Department of Agriculture and Markets at 1-800-5454-4501 or by downloading the form from the Departments website at <http://www.agmkt.state.ny.us/RFPS.html>.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Grant Procurement**

- What:** Angelica needs a dedicated, part- or full-time grant researcher/writer to help identify potential sources of funding and help procure the resources required to achieve many of the ACP goals. This person's time could be spent working on finding opportunities and writing grant proposals – in an agreed-to priority order – according to the final ACP.
- Where:** If possible, this person should reside in Angelica and could either work from his or her home or private office, or from dedicated space in the Town Hall or Village office.
- Why:** Few, if any, stakeholders in the ACP (elected/appointed officials, community volunteers, etc.) are trained in grantsmanship. These people are also very busy with their existing workload. To bring our plans to fruition in a timely manner, we require a dedicated professional that can bring home the money. The County is rumored to be seeking to hire a grant writer. If this is true, that would be a fine thing, but Angelica is one of more than 29 towns and 10 villages in the County that would have to stand in line to get some of this person's time. It is essential that we have a person dedicated to Angelica's needs.
- How:** Ask the bank, larger area businesses, Hyland landfill, etc. to contribute to this person's first-year salary and related expenses. The Town and Village could match these funds. Ask the Allegany Area Foundation for a small grant. Ask STWF for a small grant. The ACP board could potentially partner with non-profit groups such as the Boosters/501(c) 4 or CCAC for certain funding opportunities.
- Who:** This 'employee' could be covered by a shared services agreement between town and village. The grant writer, whether an employee or independent contractor, could report to these entities in the same way the Highway Superintendent does (although I confess I do not know what that reporting structure is at present.)
- When:** Research for funding opportunities could begin now – by anyone and everyone involved with the ACP – while committees investigate and refine their Task Items. Since the ACP won't be ratified until next year, it would be difficult to tie paid grant writing activities to the official plan anytime before, say, March 2007. It might be wise to allocate some money in both the Town and Village budgets for the next fiscal year, just in case.

**Results:** This will be a successful endeavor when the first grant application is submitted. It will be a highly successful endeavor with the first grant is awarded. It will be a complete success when the person's salary is dwarfed by the amount of new money attracted to ACP projects through his/her efforts.

**Costs:** TBD. We could pay a person by the hour, by the job, or with a full- or part-time salary. A grant writer working 10 hours per week for a year will invest 500 hours on finding us money to achieve our goals. Multiply that by what you think a specialist should earn. Grant writers are professionals with a highly valuable set of skills, knowledge, and experience. Like lawyers, dentists, or auto mechanics who work diligently on your behalf, the end result is unknowable, yet you pay them by the hour or job because you need their services. Here is an excellent reading on finding, paying, and evaluating the performance of a grant writer. <http://www.raise-funds.com/040202forum.html>

Angelica Comprehensive Planning  
Action Plan Sheet  
**Historic Preservation Committee**

- What:** The Angelica Historic Preservation Committee would be created by a Town/Village ordinance. The Committee would consist of appointed commissioners. The Committee would have the following responsibilities: investigating local landmark and district nominations, maintaining a register of all designated landmarks and historic districts, nominating properties to the National Register of Historic Places, and reviewing applications for changes affecting designated landmarks or historic districts. Generally, the Historic Preservation Committee is responsible for overseeing all aspects of historic preservation activities in the Town/Village of Angelica.
- Where** The Planning Board could meet in the Town Hall, Village office, or other designated facility with public access.
- Why** Historic Preservation is a link through which the memory of an enduring community is preserved and passed on to succeeding generations. It is generally difficult to remember the past without having a connection to the past. The U.S. Congress reaffirmed the reasons for enacting historic preservation programs with the following rationale:
- The spirit and direction of the Nation are founded upon and reflected in its historic heritage.
  - The historical and cultural foundations of the nation should be preserved as a living part of our community and development in order to give a sense of orientation to the American people.
  - Historic properties significant to the Nation's heritage are being lost or substantially altered with increasing frequency.
  - The preservation of this irreplaceable heritage is in the public interest. Its vital legacy of cultural, educational, aesthetic, inspirational, economic and energy benefits will be maintained and enriched for future generations of Americans.
- How** The committee could either be under the auspices of a current organization such as the Boosters or could be a separate organization. The committee would work according to the guidelines of a historic preservation ordinance with the purpose to promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the interest of the health, prosperity, safety, and welfare of the people of Angelica by:
- Providing a mechanism to identify and preserve the historic and architectural characteristics of Angelica which represents elements of the its cultural, social, economic, political and architectural history;
  - Promoting civic pride in the beauty and noble accomplishments of the past as represented in Angelica's landmarks and historic districts;

- Stabilizing and improving the economic vitality and value of Angelica's landmarks and historic areas;
- Protecting and enhancing the attractiveness of Angelica to house buyers, visitors and shoppers and thereby supporting business, commerce, industry, and providing economic benefit to the Town/Village;
- Fostering and encouraging preservation, restoration of structures, areas, and neighborhoods and thereby preventing potential blight.

**Who** The Angelica Historic Preservation Committee would be established with the enactment of a Historic Preservation Ordinance by the Angelica Town/Village Boards. .

The Committee would consist of a (# Of members) member board, appointed by the Mayor and approved by the Town/Village Boards. The Committee may also include non-voting ex officio members appointed for their expertise or particular knowledge of the community and or historic preservation.

**When** A Historic Preservation Committee could be created, and a Historic Preservation Ordinance written based on the agreement of the Angelica Town/Village Boards. This could happen before or after ratification of the ACP.

**Results** Angelica would preserve its unique historical significance and enhance its desirability to residents, tourists, and current and future property owners. In addition, the Historic Preservation Committee could become a non-profit organization adding to the monetary support of Town/Village related projects.

**Costs** The cost of creating a Historic Preservation Committee would be the time and energy of those involved. The cost of writing a Historic Preservation Ordinance would be the time and energy of those involved and any associated state mandate fees.

**Additional Considerations**

Upon Approval of this task (creating a Historic Preservation Committee) by the ACP Board would then constitute creating a task sheet for writing the Historical Preservation Ordinance.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Infrastructure**

<b>What</b>	Increase Angelica's desirability as a place of business and residence. Angelica must offer adequate municipal infrastructure and state-of-the-art telecommunications to maintain current, and encourage new residents and businesses.
<b>Where</b>	NA
<b>Why</b>	Angelica must offer services that are at least equal to those found in other Western New York communities to give us a competitive edge. Updating and improving our infrastructure would bump us up a notch as we already have good water, a very low crime rate, low electric, etc.
<b>How</b>	<ol style="list-style-type: none"><li>1) Municipal Sewer: Long-term planning of installing a municipal sewage system should begin now to obtain monies and prepare the community for the inevitable construction interruptions.</li><li>2) Electric Upgrade: Electric lines could be buried during the municipal sewer construction.</li><li>3) Telecommunications: Angelica must encourage its utilities to provide the Internet and cell phone services that have become commonplace in other regions.</li><li>4) Sidewalks: Make the community safer for both residents and visitors by repairing current sidewalks. Install new sidewalks/walkways in specified areas to increase resident and visitor exploration of Angelica, i.e.; South Street footbridge, Mechanic Street museum, etc.</li><li>5) An annual inspection should be conducted on our Water, Electric, and all other infrastructure facilities and capabilities to ward off any surprise repairs and to insure we can meet future demands.</li><li>6) Parking: The adequacy of both on-street and off-street parking in the Village business district should be reviewed now and annually.</li></ol>
<b>Who</b>	ACP Development Committee, Town/Village Boards.
<b>When</b>	Sidewalks ASAP, other items upon ratification of ACP.
<b>Results</b>	Angelica will increase its desirability as a place of residence and business. Monitored and upgraded infrastructure facilities will insure a safe and undisturbed daily life, and will avoid unanticipated repairs and costs.
<b>Costs</b>	Planned Town/Village budget items, grant monies.

Angelica Comprehensive Planning  
Action Plan Sheet

## Land Use/Site Plan Review Guidelines

**What**

- 1) Designate approved land use types in the Town, Village, Historic, and surrounding areas of Angelica, N.Y. (See Planning Board Task Sheet).
- 2) Establish a policy and/or moratorium on Wind Farms in Angelica to allow time to study the issue in case Angelica is approached as a potential site.

**Where**

Town, Village, Historic, and surrounding areas of Angelica, N.Y.

**Why**

- 1) If areas are designated as particular use areas, or if areas are designated as NOT useable for specific functions, it will allow for the community groups and residents to improve their homes and/or business properties without the concern that the values of their investment will be diminished by an unforeseen element. (See Planning Board Task Sheet).
- 2) There is currently an aggressive marketing plan for Wind farm establishment in Western New York. The ACP, Town/Village members and residents need to be educated and decide their acceptance or non-acceptance of the possibility of Wind Farms in Angelica, and write a policy before we are caught off guard.

**How**

Very carefully. Mapping of Village and Town to identify areas of potential development. It might be beneficial for the farm Bureau to come and talk with Angelica to further educate us.

**Who**

ACP Planning Committee Members, Town/Village Board, Historic Committee.

**When**

- 1) ASAP. Development of Land Use/site plan review guidelines could begin now – by anyone and everyone involved with the ACP while committees investigate and refine their Task Items. Once established, the Planning Board would be authorized to review and approve, approve with modifications or disapprove site plans.
- 2) ASAP. This policy should be written as soon as possible.

**Results**

The entire Town/Village/Surrounding areas can rest easier knowing their investments will not be undermined. (See Planning Board Task Sheet).

**Costs**

**TBD**



**Angelica Comprehensive Planning  
Action Plan Sheet  
Marketing**

<b>What</b>	<p>Create 3 or 4 separate marketing plans to attract tourists, businesses, residents, and property owners to our town and village. Desirable categories include people interested in:</p> <ul style="list-style-type: none"><li>• Cultural Heritage Tourism</li><li>• Eco-Tourism</li><li>• Small Business Development / Entrepreneurship</li><li>• Home restoration</li><li>• Commercial Redevelopment</li><li>• Agricultural Stewardship</li><li>• Niche or Specialty Farmers (Currants, lavender, ginseng, etc.)</li></ul>
<b>Where</b>	NA
<b>Why</b>	<ol style="list-style-type: none"><li>1) To maintain and attract the kinds of activity we want and need to keep the community viable and vibrant.</li><li>2) To educate the residents and business owners of the importance of utilizing and thereby maintaining both our Post Office and Bank.</li></ol>
<b>How</b>	Convene a marketing planning committee that will work strategically to produce the marketing plans that will be used to maintain and attract these distinct categories. Encourage government leaders to help by giving us tools and incentives.
<b>Who</b>	The Development committee (Long live the COMMITTEE!) and others interested in residential and business growth.
<b>When</b>	ASAP
<b>Results</b>	<p>Measurable increases in economic activity</p> <ul style="list-style-type: none"><li>• Net gain in number of viable businesses</li><li>• Net gain in owner-occupied housing</li><li>• Increased tourist activity, increased sales of food &amp; lodging</li><li>• Increased use of area for recreational experiences (hunting, camping, snowshoeing, etc.)</li></ul>
<b>Costs</b>	None to prepare the plans. The plans will have to include anticipated costs of implementation, which could be paid for in part through Town, Village, Boosters, County and NYS tourism, IDA, etc.



**Angelica Comprehensive Planning  
Action Plan Sheet  
Planning Board**

<b>What</b>	The purpose of establishing a Planning Board is to provide Angelica with a mechanism for reviewing and approving certain activities relating to land use and its site plan.
<b>Where</b>	The Planning Board could meet in the Town Hall, Village office, or other designated facility with public access.
<b>Why</b>	<p>The creation of a planning board and a study of the types of activities that are likely to have impacts on the health, safety, and welfare of the Town and Village's property owners, and a subsequent site plan review would be preferable to enactment of a zoning ordinance. Site plan review has many advantages over a traditional zoning approach. It is simpler, less restrictive, more flexible and easier to administer. It does not control land use in the same manner that zoning does. The site plan review law would require certain land use activities to be reviewed by the Planning Board.</p> <p>The intent would be to preserve and enhance the historic, cultural, rural character, scenic beauty and attractiveness of Angelica for the benefit of all residents and property owners as well as to promote and guide its economic development by controlling incompatible, conflicting or harmful land uses. It would not be the intent to prohibit any land-use activity completely, but rather to allow land uses that will meet the standards of the community.</p>
<b>How</b>	The ACP with community input would determine how we envision creating a Planning Board.
<b>Who</b>	The Planning Board would be an autonomous group made up of individuals from various parts of the community, i.e.; village and rural residents, business owners, farmers, etc.
<b>When</b>	A Planning Board could be created on the agreement of the Angelica Town/Village Boards, and a survey of the property owners. This could happen before or after ratification of the ACP.
<b>Results</b>	A formal Planning Board would address new development/construction with the intent to insure the use of the land is in harmony with, and does not have an adverse effect on Historic Sites, adjacent lands, the character of the Town/Village community, or the ACP.
<b>Costs</b>	The cost of creating a Planning Board would be the time and energy of those involved and any associated state filing fees and/or member salaries.

**Angelica Comprehensive Planning  
Action Plan Sheet  
Welcome Center**

**What** A facility with a public restroom and parking on or near Main Street that can be used by both residents and visitors to educate them as to the history, culture, local products, and businesses available to them. This facility will house information and photos of Angelica and Allegany County. The facility will also house a public restroom which is currently needed DESPERATLY!

**Where**

- 1) The old Village Offices/Barn/Tin Shack on White Street or;
- 2) The Town owned property at the Interstate 86 On/Off ramp.
- 3) The Little Building temporarily.
- 4) The Catholic Church (see separate task sheet)
- 5) The Mabel Morton building on Main Street

**Why** To make residents and visitors feel even more welcome in Angelica and to share in the pride we have in our community. To provide a comprehensive source of information, attractions, and culture of Angelica and Allegany County. To provide a public restroom for both residents and visitors when attending local events and visiting our community – how do we develop a town where we do not provide the most basic facility used in modern day life? The Welcome Center could also be a depository for record storage for the Town and Village.

**How**

- 1) Phase 1: The facility would initially house a public restroom and information/brochures. The White St. location would need to be evaluated for rehabilitation. The I-86 location would need to be evaluated for the cost of new construction. The Little Building as a temporary location would need permission by the Boosters, the septic evaluated for public use, and volunteers or a paid part time person would be needed when the facility was open. The Mabel Morton building would require a rental fee for a portion of the building that would house the Welcome Center.
- 2) Phase 2: The inclusion of an ATM, vending machines, expanded information/brochures, kiosks, historic interpretive site, and local products.

**Who**

- 1) Phase 1 would not require on site staffing. Local organizations/community members could volunteer to insure information/brochures are kept supplied, and a part-time person could be employed to maintain the restroom.
- 2) Phase 2 could retain community volunteers or employ a part-time on site employee for scheduled hours to further enhance the education and information provided to our residents and visitors.

**When** The Development Committee recommends that a Welcome Center should be a HIGH PRIORITY project and should be up and running in 2007.

**Results** Residents will feel more welcome and have more pride in their own community. Generally increased public relations and tourism, and tourists might stay longer if they don't have to leave to find a restroom!

**Costs** Fund raising events, grants, matching funds, Capital Campaign, leftover money from 'Clock', community and county monies.

.

Angelica Comprehensive Planning  
Action Plan Sheet  
Name a Town Historian

- WHAT:** The Town Board should develop basic job descriptions and the Town Supervisor should name a part-time historian.
- WHERE:** This person should have regular office hours at the Town Hall, but can also work from his/her home for the remainder of the established hours per week/month.
- WHY:** To enhance community life; to preserve and interpret the history of “A Town Where History Lives”; to comply with state regulations that all towns have an historian:  
  
<http://www.nysm.nysed.gov/services/winslowdoc.html>
- HOW:** Search the Internet for job descriptions of other historians. Here are two examples:  
  
<http://www.stillwaterny.org/Town/TownOffices/townhistorian.htm>  
<http://www.townofbrighton.org/departments.htm>  
  
Then post it in public places, along with the benefits of holding the office, and ask for volunteers. If none come forth, poll interested parties to create a wish list of persons that might be asked.
- WHO:** This is the responsibility of the Town, but others in the community may be as, if not more, interested, in seeing it come to pass.
- RESULTS:** Re-establishing the office of Town Historian; setting some achievable first-year goals for preservation and interpretive projects.
- COSTS:** None, necessarily, although that may be part of the problem in finding a suitable person to hold this office. Perhaps a monthly stipend, in addition to the donation of office and records storage space, plus the use of a computer, telephone, copier, and reimbursement for travel, postage, etc.

## Address clutter and visual pollution in Historic District

- WHAT:** Tidy up the historic district to enhance and increase its scenic beauty.
- WHERE:** Park Circle Historic District
- WHY:** Studies have shown that scenic areas and beautiful communities are the places where people most want to live, work, and visit. Getting rid of extraneous clutter will make this area more attractive and support efforts to attract tourists, residents, and new business.
- HOW:** Take a critical look at existing signage, benches, trash receptacles, ornamentation, trees, shrubs, weeds and flowers, sidewalks, store windows, mailboxes, newspaper tubes, second story windows, lighting, etc. Create a proposal (with appropriate incentives) that will encourage the municipality and property owners to address extraneous clutter, giving the Historic District a more pleasing, more cared-for look. Take this proposal to the town and village, if required, to determine if a local law should be enacted (for example: dish antennas would not be allowed on the front of buildings)
- WHO:** Anyone interested in making the Historic District more attractive.
- WHEN:** As soon as possible
- RESULTS:** Removal of debris, weeds, unnecessary signage, trash and other clutter, along with a plan to reassess the state of the district every quarter or six months.
- COSTS:** None.

Angelica Comprehensive Planning  
Action Plan Sheet

## Conduct a Cultural Assets Inventory

- WHAT:** Identify and inventory the structures, people, and places of historic significance to Angelica, including private and public collections, historians, the research of others on the history of Angelica, artifacts, the Roque Court, etc.
- WHERE:** N/A
- WHY:** So that the community can identify those assets that are in need of protection or support, and then take action (in priority order) to preserve or stabilize them; to better share, communicate and value these assets within the community, and to other people interested in our history and culture; and to serve as a basis for marketing the area as a cultural heritage tourism destination.
- HOW:** A brainstorming session to generate the initial list, which can be circulated to solicit additional items that should be added. Then, for each item, what needs to be done to preserve the asset?
- WHO:** Anyone interested in helping to strategically address issues of preservation and interpretation of significant sites and objects.
- WHEN:** Anytime
- RESULTS:** This process could be the genesis of a movement to stabilize, protect, preserve, and market the individual and collective cultural assets that belong to our community.
- COSTS:** None.



## Emphasize the Benefits of the Historic District

**WHAT:** Help residents and visitors understand and appreciate the benefits of having a Historic District in the community.

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

**WHERE:** N/A

**WHY:** To help support future efforts at promoting and potentially expanding the district; to enhance community pride; to capitalize on the curiosity and interest of outsiders in our historic places

**HOW:** A column in the Booster News that, over a period of a year or so, helps explain the value and benefits of the district (and individual properties within it) to the community (economic, cultural, preservation). The community, in turn, can express this information to visitors and guests, as well as by passive interpretive information available to tourists.

**WHO:** This could be done by an individual, an historian, an organization, the Booster Citizens, a new historical or preservation society

**RESULTS:** To support protection, preservation, and restoration of our historic properties. To educate the community about eligibility for public and private support of future preservation efforts.

**COSTS:** TBD

## Learn what protection exists for Historic District properties

- WHAT:** Investigate federal, state, local protections in place for properties within the Park Circle Historic District.
- WHERE:** NA
- WHY:** Educate property owners, other village residents, and general public about some of the benefits of listing in the state and national Registers of Historic Places.
- HOW:** Research National Register & SHPO websites for determination of statutory protections. Investigate local (village) laws/ordinances pertaining to the Historic District.
- WHO:** Local government - Village & Town boards; Booster Citizens; local preservation organization.
- WHEN:** Any time.
- RESULTS:** Greater public awareness of existing benefits and protections. Impetus for development of local preservation guidelines/regulations.
- COSTS:** TBD. Legal fees if village attorney is involved.

## Establish Historical Society / Preservation Organization / Museum

- WHAT:** Establish a new non-profit organization, or join forces with Booster Citizens to enhance activities in the areas of:
- Historical Society: dedicated to collecting, preserving, displaying and interpreting the history of the community
- Preservation Organization: devoted to supporting and encouraging activities related to the preservation of historically and culturally significant structures and sites
- Museum: A place to house and display artifacts and records relating to Angelica's history
- WHERE:** The Society or Museum might need a physical location – perhaps in the Town Hall. A Preservation organization can presumably operate without a dedicated location.
- WHY:** To enhance community life; to preserve and interpret the history of “A Town Where History Lives”; to give residents and visitors a cultural heritage experience; to keep the past alive; to connect people with their ancestors and the old ways; to actively seek to preserve Angelica's older buildings and sites.
- HOW:** Check with Booster Citizens (a 501(c)4 n-f-p) to see if a new set of goals related to these activities is congruent with their own. Perhaps starting a new organization is not required, if by-laws could be amended to add new “mission” components. (Corporate and individual donations to a 501(c)4 are not tax deductible, so obtaining grants would be a challenge). If a new organization is required, a small board can get the process up and running by establishing a mission and by-laws, and incorporating as a 501(c)3.
- WHO:** This is the responsibility of the community members themselves.
- RESULTS:** Greater emphasis and accessibility on the people, places, and stories of Angelica's past.
- COSTS:** TBD

## Market Angelica as a Cultural Heritage Tourism Destination

- WHAT:** Create a marketing plan that can be carried out over a period of years to attract increasing numbers of tourists to Angelica based upon its heritage and cultural assets.
- WHERE:** NA
- WHY:** The National Trust for Historic Preservation defines cultural heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.” Cultural tourism is a genre of special interest tourism based on the search for and participation in new and deep cultural experiences, whether aesthetic, intellectual, emotional, or physical. An effective cultural heritage tourism program, then, positively exploits a community’s sense of place to make its history come alive, enabling visitors and residents to experience life as it used to be.
- National research suggests that tourists who include heritage sites in their travel stay an average of a half-day longer and spend an average of \$62 more than other travelers. Cultural heritage tourism seeks to develop those historic and cultural sites that have the greatest potential to increase economic impact. Economic benefits to a community may include an expanded tax base; increased tax revenues; increased production and sale of goods and services; better property values; and new jobs, which all lead to improved quality of life.
- HOW:** Convene a Heritage Tourism committee, chartered either by the government or the Booster Citizens. Provide the committee with (or charge them with creating the) Cultural Assets Inventory (see related Task Sheet.) Using this as a resource, create a proposed Marketing Plan for a three-year period. Encourage the Town, Village, and Booster Citizens to establish line item in their respective budgets to partially support the initiatives outlined in the 3-year plan.
- WHO:** A consortium of interested parties from the business community and those interested in history and historic preservation.
- RESULTS:** Measurable increases in economic activity, increased tourist activity, increased sales of food & lodging, increased hits to the Angelica web sites, etc.
- COSTS:** None to prepare the plans. The plans will have to include anticipated costs of implementation, which could be paid for in part through Town, Village, Booster Citizens, County and NYS tourism, IDA, grants, etc.

## Tax Incentives for Restoration/Beautification of Historic Properties

- WHAT:** To provide property tax incentives for restoration and/or beautification projects designed to maintain the integrity, intent, and spirit of the Historic District.
- WHERE:** Historic District
- WHY:** To encourage residents and property owners to restore, repair, and maintain buildings and properties within the Historic District.
- HOW:** A process of application to, and approval by, a management board comprised of the Town Historian and several property owners/residents of the Historic District. The tax incentive itself could be structured to decrease by an established percentage over a defined time period.
- WHO:** Any/all property owners/residents within the Historic District.
- RESULTS:** To support protection, preservation, and restoration of our historic properties. To educate the community about eligibility for public and private support of future preservation efforts.
- COSTS:** None, but would have a potential negative impact on T/V tax bases.

## Enhance passive interpretation with signage and markers

- WHAT:** To replace or improve existing signs and markers, or to create new ones that serve as passive interpretive materials in the Town and Village.
- WHERE:** (a) anywhere interpretive materials currently exist  
(b) at the entrances to the Park Circle National Historic District  
(c) at sites of significance along roadways and sidewalks  
(d) in the park, cemetery, or other public places  
(e) on the front, or lobby walls, of public buildings
- WHY:** To enhance community life; to preserve and interpret the history of “A Town Where History Lives”; to give residents and visitors a cultural heritage experience that they can enjoy without a guide or guidebook; to keep the past alive; to celebrate.
- HOW:** Determine the locations of all existing signs and markers; inventory them. Make an improvement plan, seek appropriate permissions and public support, find money.
- WHO:** This could be done by Booster Citizens or a new Historical Society.
- RESULTS:** Increased accessibility to key facts about the people, places, and stories of Angelica’s past.
- COSTS:** TBD

