

Section 2
Alfred Comprehensive Plan
Summary of 1970 Report: *A Comprehensive Master Plan, Town and Village of Alfred, Allegany County, New York*

Regional Development Plan

Goals

1. Exercise proper restraint and guidance in future development to ensure that the area becomes one of the more dynamic centers in Southern New York State.
2. Develop plans and pursue strategies to strengthen the growth of the region.

Objectives

1. Initiate action for a continuing planning process at the regional level.
2. Urge local governmental units to work “with” rather than “around” regional plans.
3. Maintain a good social and political climate for regional action.

Recommendations

1. Communities that do not have subdivision regulations should adopt them.
2. Communities should adopt up-to-date comprehensive zoning ordinances.
3. Communities should establish building inspection and code enforcement programs.

Comprehensive Plan for the Town and Village of Alfred

General Goals

1. The Town and Village of Alfred should develop in a manner that will integrate the community into a meaningful pattern of regional development with the other communities involved in the Alfred-Almond-Hornellsville region.
2. The Town and Village of Alfred should develop in a manner that will permit Village and Town residents to achieve their full potential toward social, cultural and economic well-being.
3. The Town and Village of Alfred should develop in a manner that will create a community which provides a high standard of living, an amenable atmosphere for urban development, and an active and viable economy, capable of supporting all the civic, commercial and educational institutions that combine to create the full environment.

Specific Goals

1. Future physical growth shall be orderly, planned and efficient; necessary municipal and educational resources should be provided in locations that will benefit present residents and encourage additional sound development.
 - New development should be guided into locations compatible with existing and proposed uses, facilities and services.
 - Strip development and disorganized and congested commercial uses must not be permitted to continue or develop along major traffic arteries.
 - Planning for municipal facilities and services, both existing and proposed, as well as private plans, should be regarded as development-shaping opportunities which can, with proper zoning and land subdivision regulations, encourage the type of development desired within both the Town and Village.
2. Residents of Alfred should have ready access to the greatest possible variety of goods, services and facilities.
3. The Town and Village should encourage an increasingly higher variety, amount and quality of housing for all its residents, both present and potential.
 - Encouragement to builders and developers to try new housing types, methods and materials, continued updating of development and construction codes and control of housing quality through code enforcement and selective remedial procedures should all be used to preserve and enhance the supply of quality housing.
 - The preservation of older residential areas should be actively encouraged to maintain an attractive and healthy environment.
 - Municipal or neighborhood self-help clean-up programs, coordinated with the availability of municipal equipment, should be encouraged.
 - Neighborhood improvement associations are recommended as a means to initiate voluntary neighborhood revitalization.
4. Provision should be made for the safe and efficient movement of traffic in both the Town and Village.
5. Both the Town and Village should be concerned with the provision of adequate and functionally efficient governmental operations.
 - Such facilities should be designed to meet both present and future needs of municipal administration and the public it serves.
6. The Village of Alfred should institute a strong effort toward the renovation and revitalization of the Central Business District to assure its future in an advantageous competitive business race against proliferating area-wide shopping centers.
7. The Town and Village should actively encourage desirable expansion and improvement of existing businesses, as well as attempt to attract new and diverse commercial and industrial uses into the area to provide local opportunities for an expanding residential population.
 - Planned and properly regulated industrial development should be encouraged to create and maintain an attractive and harmonious, as well as economically vigorous, environment.
 - Because of the proximity of the educational institutions, primary efforts should be aimed at the attraction of research and development uses, which could best utilize the talents and resources found in Alfred.

8. Both communities should continue with their efforts to coordinate development in the Alfred-Almond-Hornellsville region.
 - Regional transportation facilities should be coordinated with larger political units.
 - In areas of economic development, the pooling of governmental resources and the consolidation of municipal services should be considered whenever a substantial benefit would accrue.
 - Active participation and leadership to achieve many of these ends should originate at the local level.

I. Land Use Plan

Goals/objectives

1. Encourage new development to locate within, and contiguous to, existing development, creating a compact area of development that will allow the logical and most economical extension and expansion of community services, streets, and utilities.
2. Discourage the growth of unsightly and unsafe strip commercial development along major traffic arteries but permit the development of businesses oriented to motor transportation in limited locations along regional routes, providing adequate standards for access control to properties, off-street parking, and the limitation of advertising signs.
3. Maintain desirable residential characteristics of both Village and Town through the application of appropriate density regulations.
4. Conserve and protect residential neighborhoods, because the revitalization of deteriorated and dilapidated neighborhoods will return a greater share of revenue to the community and bring about important social benefits as well. (Housing for the elderly should also be considered.)
5. Formulate land development policies that require new development to bear its fair share of the costs for necessary increases of public improvements.
6. Protect natural drainageways in order to minimize the cost of public improvements made necessary by new development.
7. Restrict development in areas where the structural and drainage capabilities of the soil are poor.
8. Encourage the retention of large areas of woodlands in their natural state as a legacy to future generations and as a natural watershed.
9. Seek to improve the physical and functional relationships within and between business and industrial, institutional, and civic areas, to maximize their effectiveness and increase their service to its citizens.

Recommendations

General Recommendations

1. Adopt subdivision regulations.
2. Adopt up-to-date comprehensive zoning ordinances.
3. Establish housing codes and building inspection and code enforcement programs.

Specific Recommendations

Residential

1. Anticipate low-density development along Randolph and Elm Valley Rds., along Moland Rd., and along Rt. 244 between Palmiter and Sherman Rds.
2. Consider annexation of the Randolph/Elm Valley and Moland areas to the Village.
3. Control and limit density of development in growing neighborhoods.
4. Promote low density, 1 and 2-family housing for the major portion of the non-educational area of the Village.
5. Promote multi-family dwellings along the west side of North Main St. between Church St. and Pine St., along the west side of South Main St. between Terrace St. and West University St., and along the north side of Church St. and west of Elm St.
6. Permit cluster development in the Town.

Commercial

1. Continue commercial development in its current location: Rt. 244 north of the Village and Rt. 21 at Rt. 244 in Alfred Station.
2. Renovate and rehabilitate existing buildings in the commercial zone of Alfred Station.
3. Revitalize the Village business district, addressing parking, lack of commercial space, and aging buildings.
4. Allow for grouping of commercial buildings.
5. Require landscaping and sidewalks around commercial buildings.

Industrial

1. Locate and promote manufacturing and research/development along Rt. 21 at Alfred Station.
2. Locate heavy industry at the gravel quarries.
3. Enact strict zoning regulations to locate and guide industrial development.
4. Require off-street parking, buffer areas between different uses, landscaping, and loading areas for industrial development.

II. Circulation Plan

Goal

1. Improve the Village's and Town's circulation system to help the community grow in a more orderly and efficient way in future years.

Objectives

1. Provide an efficient intra- and inter-regional transportation system, which will connect the Town and Village with other nearby communities and to regional centers throughout the State.

2. Provide convenient accessibility from outlying areas of the Town and surrounding towns to the business and educational areas of the Village.
3. Maximize the efficiency of existing highways by separating through and local traffic routes, requiring adequate off-street parking in all new development, eliminating poorly designed intersections and removing all traffic hazards inherent in severe horizontal and vertical road curvature.
4. Provide a functional street classification system where different streets serve different functions; thus, the right-of-way and pavement widths can be varied to suit the purposes for which the different streets in the system are intended.
5. Create an intra-municipal system of collector streets to allow the free movement of local traffic without conflicting with regional traffic, and also to create greater community cohesiveness.
6. Coordinate efforts with surrounding communities to establish an organized inter-municipal road system beneficial to all municipalities.

Recommendations

1. Classify streets as arterial highways, collector roads and local roads, each with its own right-of-way and development standards.
2. Widen Moland Rd.
3. Pave Kenyon Rd.
4. Maintain Town roads.
5. Extend High St. to West University St. at Water Wells Rd. to provide for residential development and a Village-center bypass.
6. Construct a new connector from Rt. 244 at Glen St. to ASC.
7. Construct a new two-lane connector from Rt. 244 near Sherman Rd. to the AU street system.
8. Extend Pine Hill Dr. to South Main St.
9. Extend Lower Campus Rd. to create loop at ASC.
10. Construct new connector between Rt. 21 and Elm Valley Rd. north of Kenyon Rd.
11. Control development along arterial frontage to provide for safe and efficient movement of traffic; require setbacks, off-street parking, and controlled entrances and exits.
12. Exercise strict control over the commercial strip development along Rt. 244 north of the Village to protect the long-range goals of the Town and Village.
13. Realign Rt. 244 near Alfred Station and improve the section to the Village boundary.
14. Add two lanes on Rt. 21 between Almond and Rt. 244 at Alfred Station.
15. Eliminate the five-way intersection at McHenry Valley and Hanneman Rds.
16. Connect Sayles St. and Saxon Dr.
17. Realign intersection of Shaw Rd. and Rt. 244.
18. Eliminate severe curves on Green Rd.
19. Construct new road near Lusk Rd.

III. Community Facilities Plan

Goal

1. Provide the citizens of Alfred with as full a range of community facilities and services as possible.

Objectives

1. Reserve land for future public uses in both Town and Village.
 - Wherever possible, these sites should be acquired before they are actually needed and in advance of development.
2. Utilize standards that would encourage new developments to provide land for the creation of neighborhood recreation facilities.
3. Set aside marginal lands and drainageways as areas of permanent open space and passive recreation.

Recommendations

Town

1. Construct municipal building, to include administrative facility, meeting room, police station and firehouse and used by both Town and Village.
2. Acquire and develop 200-acre Pine Hill site for park to serve Town and Village.
3. Expand Village water supply to new developments in the Town adjacent to the Village.
4. Expand storm sewers into new developments.

Village

1. Acquire 5-acre site for Village park adjacent to municipal complex, between So. Main St. and W. University St.
2. Acquire and develop site for new water well.
3. Maintain Village streets.
4. Acquire land for neighborhood parks.
5. Replace police department vehicles.
6. Expand water treatment capacity.

Town and Village

1. Participate in regional landfill operation.
2. Participate in regional sewer system.
3. Replace highway maintenance equipment.
4. Construct new highway garage.
5. Anticipate expansion of AACS facilities at the present site.
6. Require developers to dedicate a portion of land in subdivisions as public open space.

IV. Financial Plan

Goal

1. Obtain all the community facilities and services which will be necessary to the well being of the citizens of the Town and Village without imposing undue financial hardship.

Recommendation

1. Set priorities and identify funding sources.

V. Capital Improvement Program

Recommendation

1. Initiate a yearly capital improvement program