
COMPREHENSIVE PLAN

TOWN AND VILLAGE OF ALMOND, NEW YORK

PREPARED BY: THE TOWN AND VILLAGE OF ALMOND
COMPREHENSIVE PLAN BOARD

WWW.ALMONDNY.COM

2018

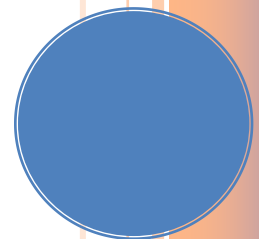


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COMPREHENSIVE PLANNING PROCESS

The Town of Almond made the decision to undertake the creation of a Comprehensive Plan in the latter part of 2011. At the time of undertaking this planning effort, the Town of Almond has an existing zoning law in place and is considering ways in which to improve this rural community. The Village of Almond joined the Town of Almond's effort and has an existing zoning law in place. The Town Board created the Comprehensive Planning Committee and they created a Mission Statement as follows:

TOWN OF ALMOND MISSION STATEMENT

The Town of Almond Comprehensive Plan Committee aspires to set immediate and long-range goals to promote the economy, safety, health, and general welfare of our town.

These goals are to be achieved according to a flexible plan that will allow for change and growth while preserving our history and character.

The overall goal of this Committee is to express the community's desires as a whole in order to create a vision for the Town of Almond in the future.

TOWN & VILLAGE OF ALMOND BACKGROUND

The Village of Almond is a primarily residential area along the eastern County border. The Village of Almond has a small number of family-owned small businesses primarily focused on services. Almond is a village located in the town of Almond in Allegany County, New York, United States. The population was 466 at the 2010 census. Because the village is located on the County line, a small part is in the town of Hornellsville in Steuben County.

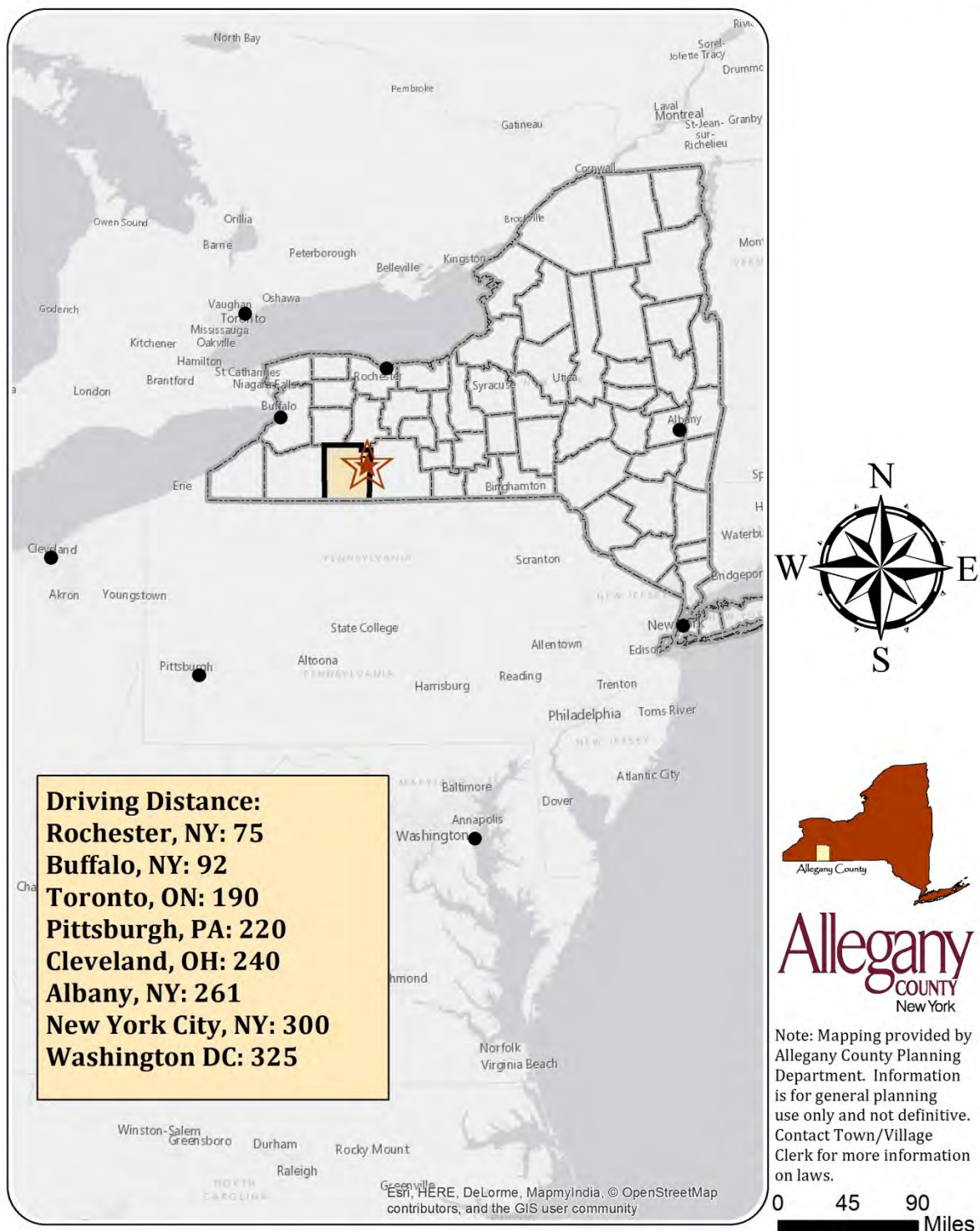


HISTORY OF ALMOND

Counties were established in New York State in 1683, with the present Allegany County as part of Albany County. Albany County was an enormous County, including the northern part of New York State as well as all of the present State of Vermont and extending westward to the Pacific Ocean. This County was reduced in size on July 3, 1766 and then the rest of the counties came into play. Allegany County broke off from Genesee County in 1806. From 1812 to 1816, Cattaraugus County was incorporated into Allegany County. Some of the County records of Cattaraugus County were kept in Belmont. The Town of Almond was originally part of the town of Canisteo in Steuben County. When Allegany County was formed in 1806, it then became a part of Alfred. On March 16, 1821, the Town of Almond was set off from Alfred. Part of the town was set off for Birdsall in 1829 and a part for West Almond in 1833. Almond lies on the east border of the County. The Village of Almond was incorporated in 1921.

Town of Almond

Location in New York State



The first settlement was in Karr Valley in 1796. The first part of the Town of Almond to be settled was near Karrdale in 1796. The first settlers were Andrew Gray, a clergyman, Moses Van Campen, Henry McHenry and Joseph A. Rathbun, from Luzerne County, Pennsylvania. The first child born was William McHenry in 1799. The first marriage was Peter Putnam and Polly Waters in 1804. The first death was Matthew McHenry in 1801. The first school was taught at Karr Valley by Joseph A. Rathbun in Dec. 1802. Benjamin Van Campen kept the first inn at Karr Valley in 1805. Phineas Stevens built the first sawmill in 1806 at the Village of Almond. Asa Clark built the first gristmill in 1818. The first religious meeting was held at Karr Valley by Rev. Andrew Gray (Presbyterian) in his own house on May 1, 1797. The first church was formed the same year by Mr. Gray.

Phineas Stevens arrived in 1803 to become the first settler in what is now Almond Village. His log house is said to have stood across the street from the United States Hotel that occupied the vacant space directly south of Gillette's Garage. Stevens was the first to utilize the waters of the Canacadea when he built the first sawmill in the village in 1806, which, according to old accounts, was "located on the west bank of Canacadea Creek at the right side of the bridge to the depot." Partial remains of the dam that served this mill are still in evidence on the property of Edward Geitner on North Main Street. Phineas also opened a tavern to accommodate the traveling public at the advantageous location he occupied.

Taking advantage of the transportation facilities the Bath and Lake Erie Turnpike provided, Stephen Webb built the first gristmill in the Town of Almond along the Canacadea and adjacent to the road a short distance north of the Stevens sawmill. Part of the dam associated with this enterprise is still in evidence also. This mill remained in operation for 50 years.

David Crandall was the pioneer merchant in the Town of Almond from 1812 to 1816. His store was located in the northern part of the village across the road from the hardware building recently dismantled. The first merchandise for the store was purchased from a firm in Utica and was hauled to Almond by five horse teams, so old accounts tell us. Crandall is thought to have built the United States Hotel in 1815 that served as a landmark for seventy years and was well known to the traveling public. Early Town of Almond meetings were held in this old hotel.

A blacksmith by trade, Asa Clarke settled in the village prior to 1806. Later, about 1818, he built a gristmill in the southern part of the village that was to continue in business the longest of any other enterprise in Town of Almond under several proprietorships. It was last operated by Jacob Braack, an experienced miller. Part of the foundation wall to this old mill is still standing at the site. Clarke also built a distillery nearby and part of the grain brought to the mill was used in the manufacture of whiskey.

Almond continued to grow and by mid-century was a principal trading center and a thriving, prosperous community serving the needs of the agricultural area surrounding it. About this time Almond could boast a population of nearly equal to that of neighboring Hornellsville and the largest population of any town in Allegany County, Angelica excepted.

Along the length of Main Street, there were about a dozen stores in the two business districts that then existed which were dubbed the "Upper Battery" and the "Lower Battery" because of the intense rivalry that was evident. There were several shops, three or four hotels and taverns, three churches, a school and at least three factories, one that manufactured boots and shoes, another mowing machines and another that produced men's clothing. There was also a tannery or two. Other industries were located south of the village in Whitney Valley. These included a sash and blind factory, a woolen mill, a carriage and wagon manufactory and a sawmill.

The coming of the railroad in the 1850's proved to be a mixed blessing for Almond. Almond had hoped to become the division headquarters for the railroad but Hornellsville was chosen. While the railroad provided transportation for goods and produce, it also afforded Almond's industries a strong reason for moving to a fast growing community that held greater promise.

Naming of Almond (1821)

Contrary to the common myth, Almond was not named after the event of a young man selling a tray of various nuts at the first Town of Almond meeting. The almond nut was nowhere near pioneer western New York in 1821. The truth is the first settlers here were Scottish from the Almond River valley just a few miles west of Edinburgh Scotland. The climate and vegetation here is similar to "the old country" and like many other place names in the eastern U.S., their roots are European. Many years ago, "Scotty" MacCrea of Alfred visited this part of Scotland. He confirmed that the Scottish pronunciation is "Ellmund" and definitely not "Ahhmind". This is why locals here today pronounce it "Ellmond." Also in the township, about four miles west on County Road # 2 is a Hamlet of Karrdale. Various Karr families were the first settlers in the valley. In the northeast corner of the Town of Almond is the Hamlet of Bishopville named for an early settler named Bishop. Part of the Pulteney Estate, Almond was taken from Alfred by an act of Legislature March 16, 1821.

Early Education

It is a matter of record that Joseph A. Rathbun was the pioneer teacher in Almond and of Allegany County. The first school that we have any record of being taught in Allegany County was in 1802 in a log schoolhouse about three-quarters of a mile south of Karr Valley in the dense woods. They must have come nearly one and one-half miles through the woods, and bears, panthers and wolves were quite numerous in those days. The children in Karr Valley were also accommodated in that school. I think there is no person who knows today exactly how many terms were taught there, probably several, as we know of several children who attended there who were not of school age in 1802. The teaching was without doubt all done in the summer time, as the distance and other circumstances would seem to preclude a winter term. Mr. Rathbun taught several "winter terms" in Canisteo after settling in Karr Valley. www.alleganyhistory.org

Cemeteries

Cemeteries in the Town of Almond are numerous due to the early time when Almond was first settled. Many of the cemeteries are old private sites. The information below is from the www.alleganyhistory.org website. If no description of the location then there was none provided on the website. There are 13 Cemeteries shown on the map based on information from the Allegany County Historian's office, but four are not identified. The list below notes 15 cemeteries. So an additional two are unknown as to where they exist.

- Bailey Hill Cemetery is located on Bailey Hill Road in a blackberry thicket.
- Bishopville #1 Cemetery - Union is located on a hillside about 1/10 of a mile from the Bishopville Church.
- Bishopville #2 Cemetery Located on the Northeast corner of North Almond Valley Road and Bailey Hill, lot 25 on the 1869 Map of Allegany County.

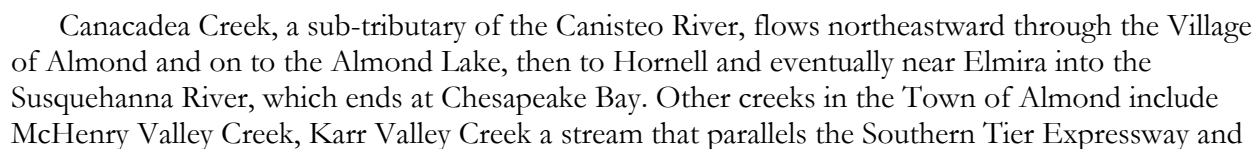
- Cottrell/McHenry/Palmer Cemetery is just off McHenry Valley Road by Rossman property, which is near Gravel Pit located at Rossman Road.
- Fairview Cemetery is located about one mile north of Route I-86 on Karr Valley Road. It is governed by the Fairview Cemetery Association of Almond.
- Gary Foster Farm Cemetery – Location not given
- Joseph Rathbun Cemetery – Location not given
- Lamphere Kaples Cemetery – Location not given
- Lippencott Cemetery – Location not given
- Matthew McHenry/Ferry Cemetery - This is probably the oldest cemetery in the Town of Almond. – Location not given
- Merwin or Mill Street Cemetery - Traveling north on State Route 21 inside Village of Almond, turn right at Mill Street; Mill Street is a dead-end street with cemetery in the back yards of homes on left hand side.
- Stephen Major Cemetery - It is located to the rear and a short distance to the east of the old stone house, which was erected by Stephen Major on Karr Valley Road.
- Stillman Cemetery – Location not given
- Tefft Cemetery - Located on Turnpike Road in Almond, About 1 mile west of McHenry Valley Road. Cemetery has a sign on it that says maintained by Almond Grange.
- Woodlawn Cemetery in Almond is a well cared for cemetery located on Karr Valley Road just north of Route I-86.

GEOGRAPHY



Downtown Village of Almond.

Allegany County is in the southwestern part of New York State, along the Pennsylvania border. The Town of Almond is situated along the eastern border. The highest point in the Village of Almond is approximately 1,430' above sea level and the lowest is about 1,326' above sea level. The highest hills in the Town of Almond are in excess of 2,200 feet in elevation and the lowest in the Valley toward Hornell of about 1,300 feet. The high hills are composed of rocks of Mississippian and Pennsylvanian age, and the lower elevations to the north are of Devonian age. According to the United States Census Bureau, the Town of Almond has a total area of 45.8 square miles (118.7 km²), of which, 45.8 square miles (118.6 km²) of it is land and 0.02% is water. The Town of Almond is the largest in area in Allegany County. The east town line is the border of Steuben County, New York. The northern border is with the Town of Burns. The western border is with the Towns of Birdsall and West Almond. The southern border is with the Town of Alfred.



the Canisteo River, which runs through the North Almond Valley eventually proceeding into the Village of Arkport/Town of Hornellsville.

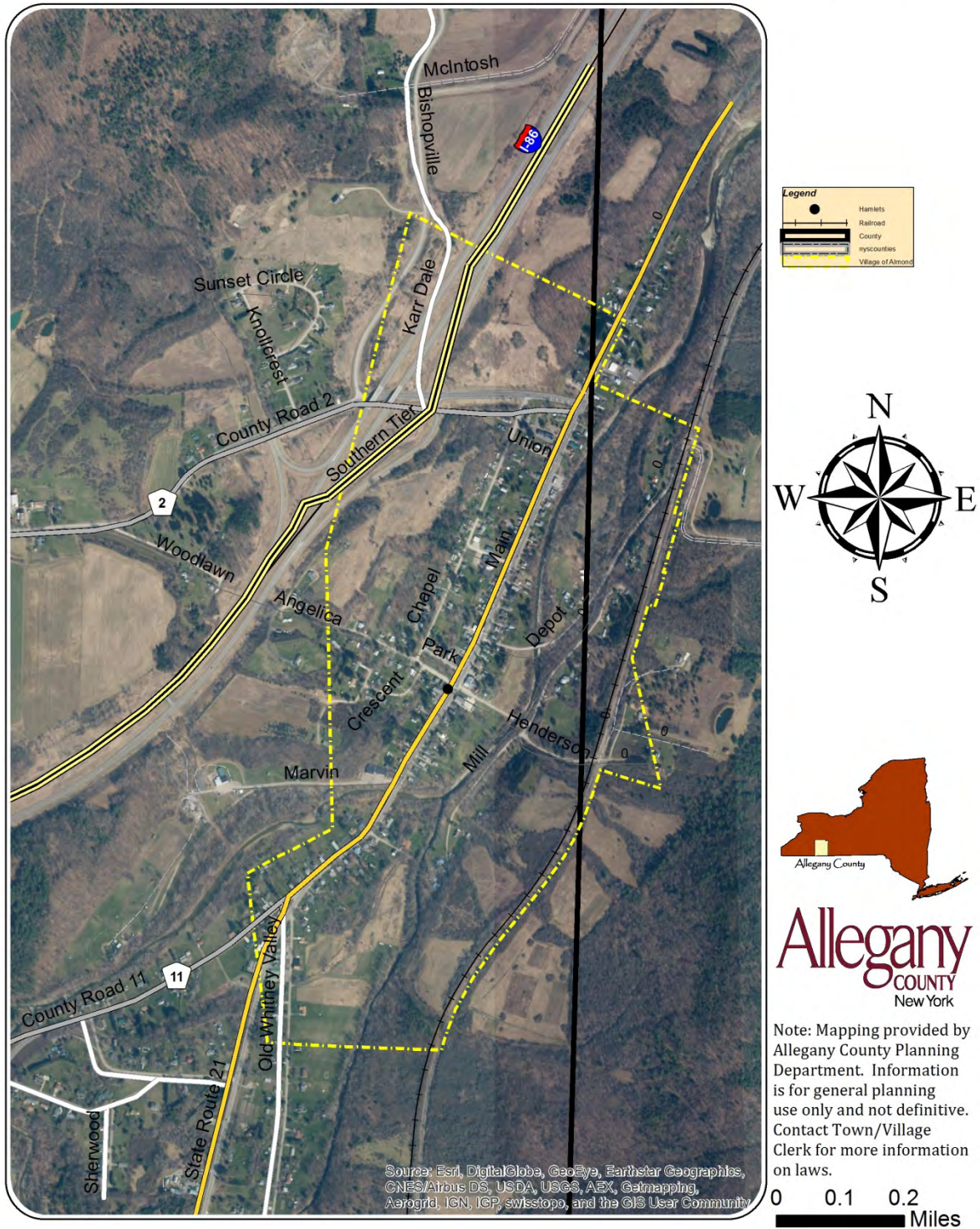
Town of Almond

Aerial Photograph Map



Village of Almond

Aerial Photograph Map



Hamlets and Locations in the Town of Almond:

- Almond – The Village of Almond is at the eastern edge of the Town of Almond and is partly in Steuben County.
- Bishopville – A Hamlet on County Route 32 (Bishopville Road) near the eastern Town of Almond line.
- Karrdale – A Hamlet near the western Town of Almond line on County Route 2 (Karr Valley Road).
- McHenry Valley - A valley extending southwest from the Village of Almond along County Road 11 (McHenry Valley Road) toward Five Corners in the Town of Alfred.
- North Almond – A Hamlet near the north Town of Almond line.
- Sand Hill – A location west of Almond village.
- Turnpike Road - part of the original Turnpike Road that extended from Bath, NY westward in the early 19th century (now essentially a one lane road through State Forests).

STATE OF THE TOWN OF ALMOND

The following sections outline the modern status of the Town and Village of Almond regarding demographics and services available. As with most small rural communities, Almond provides certain basic services and relies on neighboring communities for many of the day-to-day amenities. The Town of Almond is in a good place geographically with close proximity to both Alfred and Hornell. This makes it an attractive community for commuters to these employment centers of the area.

Demographics

The demographics of the area are changing rapidly. Projections by Cornell University for most of upstate New York are not positive. However, due to the large contract secured by Alstom in nearby Hornell, Almond may benefit in an unexpected way by this current growth status. The next Decennial Census is slated for 2020.

The Census Bureau does a Community Survey continuously so projections are based on either the 2010 Census or these Community Survey results. Below is generally from the 2010 Census. The 2016 population estimate for the Town is 1608 including the Village. The Village 2017 population estimate is 442.

Household income

	Almond town, Allegany County, New York	
	Estimate	Margin of Error
Total:	670	+/-54
Less than \$10,000	15	+/-10
\$10,000 to \$14,999	13	+/-9
\$15,000 to \$19,999	28	+/-18
\$20,000 to \$24,999	65	+/-29
\$25,000 to \$29,999	23	+/-13
\$30,000 to \$34,999	26	+/-17
\$35,000 to \$39,999	14	+/-10
\$40,000 to \$44,999	44	+/-20
\$45,000 to \$49,999	37	+/-17
\$50,000 to \$59,999	56	+/-21
\$60,000 to \$74,999	93	+/-22
\$75,000 to \$99,999	112	+/-27
\$100,000 to \$124,999	60	+/-27
\$125,000 to \$149,999	45	+/-21
\$150,000 to \$199,999	31	+/-17
\$200,000 or more	8	+/-6

Population

Between 2000 and 2010 the Town of Almond total population increased by 29, from 1604 to 1633. This is an increase of 1.8% in comparison to the County as a whole that lost about 2% during the same period. Current estimates from the US Census Community survey are not so positive with the Village of Almond dropping from 466 to 451 and the Town of Almond dropping to 1587. Ref. www.census.gov

Subject		Almond town, Allegany County, New York		
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	1,706	+/-153	1,706	(X)
Male	860	+/-95	50.4%	+/-2.9
Female	846	+/-87	49.6%	+/-2.9
Under 5 years	126	+/-40	7.4%	+/-2.2
5 to 9 years	149	+/-41	8.7%	+/-2.2
10 to 14 years	81	+/-23	4.7%	+/-1.3
15 to 19 years	100	+/-32	5.9%	+/-1.7
20 to 24 years	70	+/-30	4.1%	+/-1.6
25 to 34 years	244	+/-61	14.3%	+/-3.2
35 to 44 years	156	+/-39	9.1%	+/-2.3
45 to 54 years	253	+/-62	14.8%	+/-3.4
55 to 59 years	171	+/-34	10.0%	+/-2.0
60 to 64 years	124	+/-31	7.3%	+/-1.8
65 to 74 years	141	+/-33	8.3%	+/-1.8
75 to 84 years	77	+/-23	4.5%	+/-1.3
85 years and over	14	+/-12	0.8%	+/-0.7
Median age (years)	40.1	+/-3.6	(X)	(X)
18 years and over	1,263	+/-106	74.0%	+/-2.9
21 years and over	1,240	+/-107	72.7%	+/-3.0
62 years and over	296	+/-52	17.4%	+/-2.7

65 years and over	232	+/- 46	13.6%	+/- 2.4
18 years and over	1,263	+/- 106	1,263	(X)
Male	621	+/- 56	49.2%	+/- 2.5
Female	642	+/- 67	50.8%	+/- 2.5
65 years and over	232	+/- 46	232	(X)
Male	116	+/- 23	50.0%	+/- 6.7
Female	116	+/- 32	50.0%	+/- 6.7
RACE				
Total population	1,706	+/- 153	1,706	(X)
One race	1,700	+/- 153	99.6%	+/- 0.6
Two or more races	6	+/- 10	0.4%	+/- 0.6
One race	1,700	+/- 153	99.6%	+/- 0.6
White	1,625	+/- 155	95.3%	+/- 2.8
Asian	64	+/- 44	3.8%	+/- 2.5
Asian Indian	45	+/- 41	2.6%	+/- 2.4
Chinese	10	+/- 13	0.6%	+/- 0.8
Japanese	9	+/- 11	0.5%	+/- 0.7
Some other race	11	+/- 14	0.6%	+/- 0.8
Two or more races	6	+/- 10	0.4%	+/- 0.6
White and Black or African American	6	+/- 10	0.4%	+/- 0.6
Race alone or in combination with one or more other races				
Total population	1,706	+/- 153	1,706	(X)
White	1,631	+/- 155	95.6%	+/- 2.7
Black or African	6	+/- 10	0.4%	+/- 0.6

American				
Asian	64	+/-44	3.8%	+/-2.5
Some other race	11	+/-14	0.6%	+/-0.8
HISPANIC OR LATINO AND RACE				
Total population	1,706	+/-153	1,706	(X)
Hispanic or Latino (of any race)	12	+/-12	0.7%	+/-0.7
Mexican	8	+/-10	0.5%	+/-0.6
Puerto Rican	0	+/-11	0.0%	+/-1.7
Cuban	2	+/-4	0.1%	+/-0.3
Other Hispanic or Latino	2	+/-4	0.1%	+/-0.2
Not Hispanic or Latino	1,694	+/-153	99.3%	+/-0.7
White alone	1,615	+/-154	94.7%	+/-2.8
Asian alone	62	+/-44	3.6%	+/-2.5
Some other race alone	11	+/-14	0.6%	+/-0.8
Two or more races	6	+/-10	0.4%	+/-0.6
Two races excluding Some other race, and Three or more races	6	+/-10	0.4%	+/-0.6
Total housing units	809	+/-65	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.++ For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format) While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
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Explanation of Symbols:

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| <ol style="list-style-type: none">1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution. |
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2010 Census Data

Subject	Almond town, Allegany County, New York					
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total population	1,655	+/-137	826	+/-82	829	+/-83
AGE						
Under 5 years	6.0%	+/-2.0	6.3%	+/-2.2	5.8%	+/-2.6
5 to 9 years	8.0%	+/-2.3	9.1%	+/-3.2	7.0%	+/-3.1
10 to 14 years	5.3%	+/-1.7	4.7%	+/-2.0	5.9%	+/-2.6
15 to 19 years	5.6%	+/-1.7	5.4%	+/-2.2	5.8%	+/-2.1
20 to 24 years	3.8%	+/-2.2	3.3%	+/-2.3	4.3%	+/-2.8
25 to 29 years	6.8%	+/-2.8	7.0%	+/-3.0	6.5%	+/-2.8
30 to 34 years	7.7%	+/-2.3	8.2%	+/-3.4	7.2%	+/-2.4
35 to 39 years	4.0%	+/-1.8	6.1%	+/-3.1	2.1%	+/-1.6
40 to 44 years	4.0%	+/-1.4	4.1%	+/-2.1	3.9%	+/-1.6
45 to 49 years	7.2%	+/-2.0	7.3%	+/-2.6	7.1%	+/-2.3
50 to 54 years	10.8%	+/-2.7	9.8%	+/-3.1	11.8%	+/-3.7
55 to 59 years	9.8%	+/-1.9	9.2%	+/-2.5	10.4%	+/-2.7
60 to 64 years	7.1%	+/-2.0	6.8%	+/-2.2	7.5%	+/-2.5
65 to 69 years	4.3%	+/-1.3	3.8%	+/-1.5	4.8%	+/-1.8
70 to 74 years	3.9%	+/-1.4	2.9%	+/-1.6	4.9%	+/-2.1
75 to 79 years	3.7%	+/-1.3	4.2%	+/-2.1	3.1%	+/-1.4
80 to 84 years	1.0%	+/-0.5	1.1%	+/-0.7	0.8%	+/-0.7
85 years and over	0.8%	+/-0.5	0.7%	+/-0.7	1.0%	+/-0.7

Subject	Almond town, Allegany County, New York					
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
SELECTED AGE CATEGORIES						
5 to 14 years	13.4%	+/-3.1	13.8%	+/-3.9	12.9%	+/-3.5
15 to 17 years	4.8%	+/-1.7	4.8%	+/-2.3	4.8%	+/-2.1
18 to 24 years	4.6%	+/-2.3	3.9%	+/-2.4	5.3%	+/-2.9
15 to 44 years	32.0%	+/-3.5	34.1%	+/-4.4	29.8%	+/-3.9
16 years and over	78.4%	+/-3.2	77.5%	+/-5.1	79.3%	+/-3.3
18 years and over	75.8%	+/-3.2	75.1%	+/-5.1	76.5%	+/-3.6
60 years and over	20.8%	+/-3.4	19.5%	+/-4.0	22.2%	+/-3.9
62 years and over	17.3%	+/-3.1	16.2%	+/-3.5	18.3%	+/-3.5
65 years and over	13.7%	+/-2.8	12.7%	+/-3.1	14.7%	+/-3.1
75 years and over	5.5%	+/-1.5	6.1%	+/-2.1	4.9%	+/-1.7
Median age (years)	43.5	+/-5.1	40.0	+/-6.5	48.0	+/-6.5

Housing Data

Housing Units in the Town of Almond, Allegany County, New York Estimate Total 797 Margin of Error +/- 56

	Almond town, Allegany County, New York	
	Estimate	Margin of Error
Total:	670	+/- 54
Family households:	495	+/- 56
2-person household	256	+/- 43
3-person household	62	+/- 23
4-person household	119	+/- 31
5-person household	28	+/- 17
6-person household	15	+/- 10
7-or-more person household	15	+/- 12
Nonfamily households:	175	+/- 43
1-person household	145	+/- 41
2-person household	30	+/- 16
3-person household	0	+/- 12
4-person household	0	+/- 12
5-person household	0	+/- 12
6-person household	0	+/- 12
7-or-more person household	0	+/- 12

Educational Data

	Almond town, Allegany County, New York	
	Estimate	Margin of Error
Total:	1,178	+/-94
No schooling completed	1	+/-4
Nursery school	0	+/-12
Kindergarten	0	+/-12
1st grade	0	+/-12
2nd grade	0	+/-12
3rd grade	2	+/-3
4th grade	0	+/-12
5th grade	0	+/-12
6th grade	0	+/-12
7th grade	2	+/-3
8th grade	6	+/-6
9th grade	15	+/-17
10th grade	3	+/-6
11th grade	40	+/-25
12th grade, no diploma	1	+/-2
Regular high school diploma	386	+/-58
GED or alternative credential	34	+/-17
Some college, less than 1 year	83	+/-31
Some college, 1 or more years, no degree	129	+/-33
Associate's degree	140	+/-38
Bachelor's degree	131	+/-35

	Almond town, Allegany County, New York	
	Estimate	Margin of Error
Master's degree	166	+/- 39
Professional school degree	28	+/- 20
Doctorate degree	11	+/- 9

Employment Data

Subject	Almond town, Allegany County, New York											
	Total		Employee of private company workers		Self-employed in own incorporated business workers		Private not-for-profit wage and salary workers		Local, state, and federal government workers		Self-employed in own not incorporated business workers and unpaid family workers	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Civilian employed population 16 years and over	810	+/-80	51.4%	+/-5.7	1.7%	+/-1.3	10.9%	+/-3.6	25.2%	+/-4.6	10.9%	+/-4.1
Management, business, science, and arts occupations	318	+/-54	33.6%	+/-6.8	2.8%	+/-2.3	15.7%	+/-7.2	37.7%	+/-7.5	10.1%	+/-6.1
Service occupations	108	+/-34	43.5%	+/-16.4	0.0%	+/-25.5	3.7%	+/-4.8	40.7%	+/-18.0	12.0%	+/-8.9
Sales and office occupations	152	+/-38	61.8%	+/-12.2	3.3%	+/-4.0	14.5%	+/-7.3	11.8%	+/-7.3	8.6%	+/-7.0
Natural resources, construction, and maintenance occupations	128	+/-42	62.5%	+/-14.6	0.0%	+/-22.2	9.4%	+/-12.6	9.4%	+/-7.6	18.8%	+/-13.0
Production, transportation, and material moving occupations	104	+/-43	84.6%	+/-11.7	0.0%	+/-26.3	0.0%	+/-26.3	9.6%	+/-11.1	5.8%	+/-6.0

Industry

Subject	Almond town, Allegany County, New York *Data from www.census.gov											
	Total		Management, business, science, and arts occupations		Service occupations		Sales and office occupations		Natural resources, construction, and maintenance occupations		Production, transportation, and material moving occupations	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Civilian employed population 16 years and over	810	+/-80	39.3%	+/-5.7	13.3%	+/-3.9	18.8%	+/-4.5	15.8%	+/-4.9	12.8%	+/-5.1
Agriculture, forestry, fishing and hunting, and mining	41	+/-25	19.5%	+/-21.2	0.0%	+/-46.3	0.0%	+/-46.3	80.5%	+/-21.2	0.0%	+/-46.3
Construction	54	+/-27	11.1%	+/-12.5	0.0%	+/-40.4	0.0%	+/-40.4	88.9%	+/-12.5	0.0%	+/-40.4
Manufacturing	115	+/-40	20.9%	+/-11.3	0.0%	+/-24.3	0.0%	+/-24.3	6.1%	+/-6.5	73.0%	+/-12.9
Wholesale trade	12	+/-8	0.0%	+/-85.6	33.3%	+/-34.9	50.0%	+/-39.5	0.0%	+/-85.6	16.7%	+/-21.0
Retail trade	61	+/-20	4.9%	+/-6.6	1.6%	+/-3.4	80.3%	+/-14.0	8.2%	+/-10.7	4.9%	+/-7.8
Transportation and warehousing, and utilities	41	+/-25	4.9%	+/-7.3	22.0%	+/-32.7	36.6%	+/-33.3	14.6%	+/-19.1	22.0%	+/-25.8
Information	2	+/-3	100.0%	+/-100.0	0.0%	+/-100.0	0.0%	+/-100.0	0.0%	+/-100.0	0.0%	+/-100.0
Finance and insurance, and real estate and rental and leasing	24	+/-19	0.0%	+/-60.5	16.7%	+/-21.9	83.3%	+/-21.9	0.0%	+/-60.5	0.0%	+/-60.5
Professional, scientific, and management, and administrative and waste management services	46	+/-21	67.4%	+/-25.1	13.0%	+/-18.0	13.0%	+/-13.9	0.0%	+/-43.7	6.5%	+/-9.7
Educational services, and health care and social assistance	298	+/-46	62.4%	+/-9.3	15.1%	+/-6.8	16.1%	+/-6.2	5.4%	+/-5.7	1.0%	+/-1.5
Arts, entertainment, and recreation, and accommodation and food services	34	+/-18	29.4%	+/-23.4	50.0%	+/-24.0	20.6%	+/-24.3	0.0%	+/-50.9	0.0%	+/-50.9
Other services, except public administration	29	+/-16	41.4%	+/-28.7	34.5%	+/-23.1	0.0%	+/-55.1	24.1%	+/-19.6	0.0%	+/-55.1
Public administration	53	+/-20	64.2%	+/-15.4	22.6%	+/-14.8	1.9%	+/-4.7	11.3%	+/-12.0	0.0%	+/-40.7

Almond Services

The subsections below include a list of the various services provide within the Town and Village of Almond.

Emergency Services

Almond Fire Department and Ambulance Corps

Allegany County Sheriff's Dept.

NYS Police

911 Call Centers in Belmont, NY

Healthcare Services

St. James Hospital (Hornell, NY)

St. James Mercy Center for Express Care (Hornell, NY)

UR/Jones Memorial Hospital (Wellsville, NY)

UR/Noyes Hospital (Dansville, NY)

Doctor's Offices located in Alfred, Hornell, Wellsville, Belmont and Dansville.

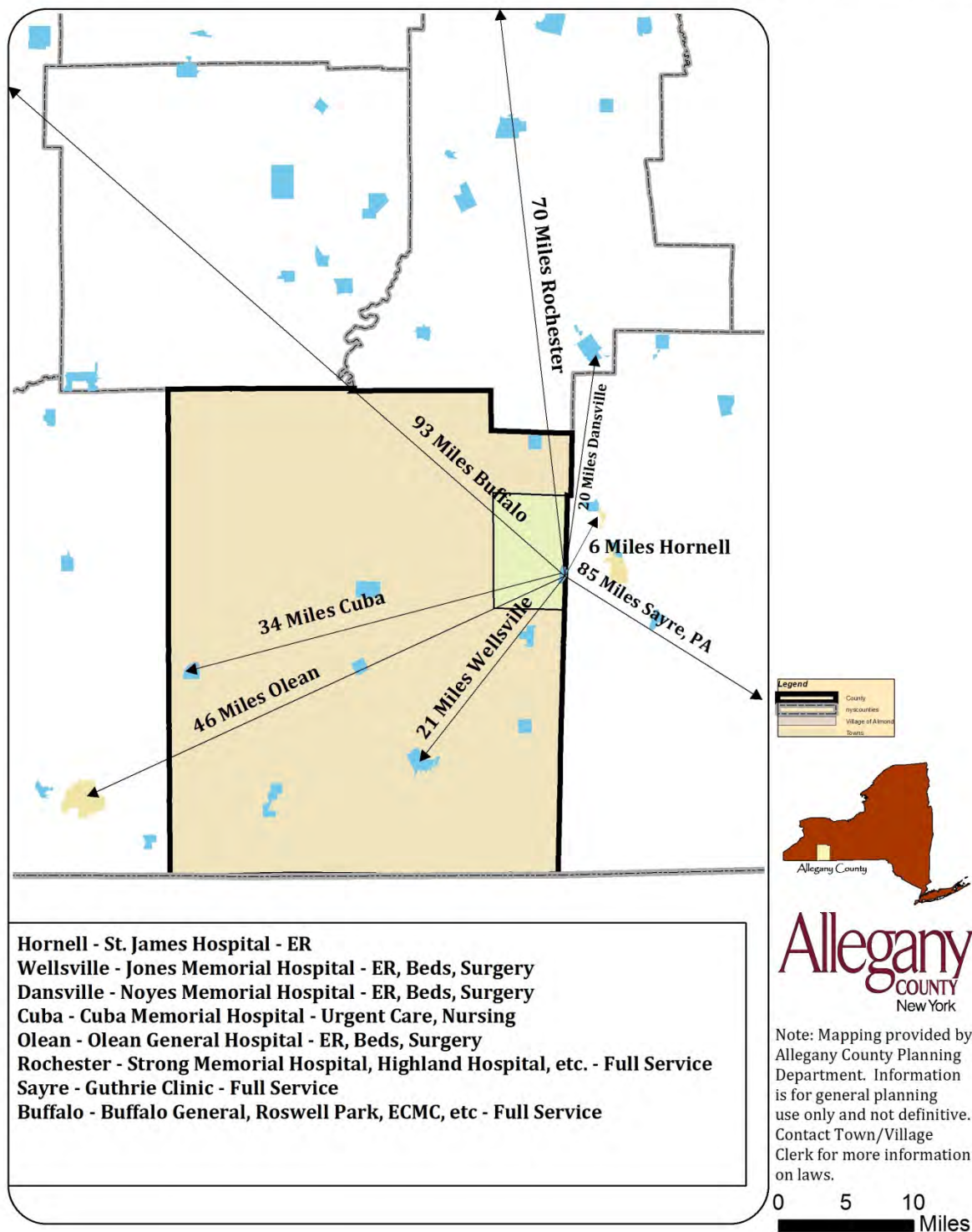
Dentist Offices located in Alfred, Hornell, Wellsville and Cuba.

Acupuncture located in Alfred Station

Chiropractic located in Alfred, Hornell and Wellsville.

Town of Almond

Hospital Proximity



Education

Alfred-Almond Central School District (Almond, NY)



Alfred-Almond Central School is generally regarded as the best school in Allegany County and is often highly ranked in the western part of New York State. The school was ranked 86 in all of New York State by US News and World Report out of 886 schools. The school is Pre-K to 12 and offers AP classes with approximately 700 students.

Additional educational opportunities in the area include the Alfred Montessori School (Alfred, NY), St. Ann's Academy (Hornell, NY) and the Wildwood BOCES Center in Hornell, NY.

Nearby higher education opportunities Alfred University (Alfred, NY), New York State College of Ceramics at Alfred University – SUNY (Alfred, NY), Alfred State SUNY College of Technology (Alfred and Wellsville, NY), Houghton College (Houghton, NY), State University of New York at Geneseo (Geneseo, NY), Nearest Community Colleges: Genesee (Dansville), Corning (Corning), Jamestown (Olean)

Nearby libraries Almond 20th Century Club Library (Almond, NY), Alfred Box of Books (Alfred, NY), Hornell Library, David A. Howe Library, (Wellsville, NY). All libraries are part of the Southern Tier Library System.

Utilities

Power:	New York State Electric & Gas (NYSEG)
Telephone:	Frontier; Spectrum
Water:	Almond Municipal Water system and Private wells
Sewer:	No public service within the Town or Village of Almond (all are Private septic)
Natural gas:	National Fuel gas available
Other Heating:	Propane, Fuel Oil and wood burning are common
Internet:	High speed internet available from Spectrum near the Village of Almond and Frontier service areas, or satellite service available town wide. Allegany County completed a new wireless based system in late 2017, which brings some service to remote parts of the Town of Almond. Armstrong Communications is building out a fiber optic network in some parts of the area in the coming years.
Solid Waste:	Allegany County Department of Public Works Solid Waste & Recycling Center - Almond facility on Satterlee Hill Road; Private curbside refuse pickup available for fee

Highway services

Town of Almond Highway Department – Also maintains Village of Almond Streets (Almond, NY)

Allegany County Department of Public Works (Belmont, NY)

NYS Department of Transportation (Hornell, NY)

Postal Services

U.S. Postal Service Office (Almond, NY 14804)

Veterinary Services

Almond Veterinary Hospital

THE PLAN

The remainder of this document outlines the overview of the status and concerns for each topic and then states the Goals, Objectives, and Strategies for the future of the Town and Village of Almond.

PLANNING ENHANCEMENTS

The Town of Almond is a rural community in the northeast corner of Allegany County. As such, the predominant land use is mostly a variety of forests, active farming, and fields that are slowly returning to a wild state. The Town of Almond once had extensive agriculture, but as dairy farming has decreased in the County, much has been returned to open scrub fields or forestlands. Portions of the Klipnocks State Forest, Turnpike State Forest are in the Town of Almond and Canacadea State Forest, which is on the hill directly adjacent to the Town/Village of Almond and continues into the adjacent County of Steuben. The Town of Almond itself is very rural with about 1,633 people estimated in 2010 Census living here. This equates to about 35 people per square mile in this town. The Town of Almond instituted a zoning law in the early 1970's. The Village of Almond also instituted a zoning law at about the same time. These laws need updating to take into account the changes since the 1970's. The area directly around the Village of Almond is the Business District and the remainder of the Town of Almond is considered Agriculture. This prevents possible future growth and the addition of new development in these prime areas. The Town of Almond Planning Board has started the update to the zoning law in 2018.

Agriculture and a few small-scale businesses are the main components of the Town of Almond's economy. This Comprehensive Plan envisions strengthening the local economy by diversifying business activity in the Town of Almond. This would be done by concentrating those activities in and around the Village of Almond and along the major roadway NYS Route 21 and the connector area to Interstate 86. Guiding new development to these locations will also protect the Town of Almond's rural character.

The Planning Board must immediately begin a zoning reclassification project to update the current zoning strategy.

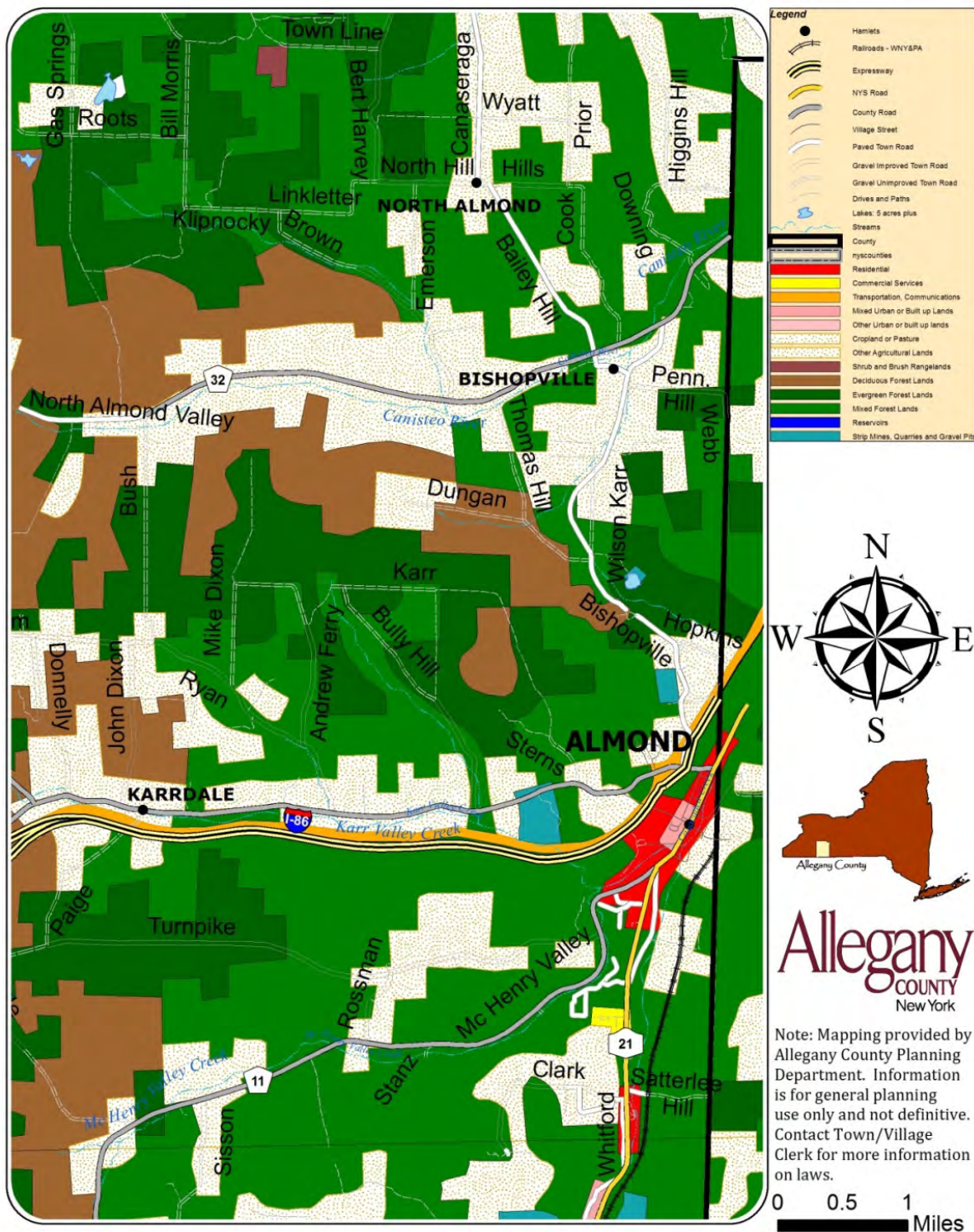
Small-scale retail stores and services that meet the day-to day needs of residents and the traveling public are recommended for the Village of Almond center. These are referred to as Village of Almond Commercial uses and may include day-care centers, small food stores, bakeries, coffee shops, restaurants, hair salons and business services. Medium scale highway commercial uses such as grocery stores, general merchandise stores and light manufacturing should be located along NYS Route 21.

Directing medium scale commercial enterprises into this area will reinforce the village and NYS Route 21 as an activity center for the Town of Almond and will be compatible with the recommended nearby land uses.

The Town and Village of Almond boards have approved complete streets plans within the last five years and support the improvement of travel for pedestrian, bicycle, and automobiles.

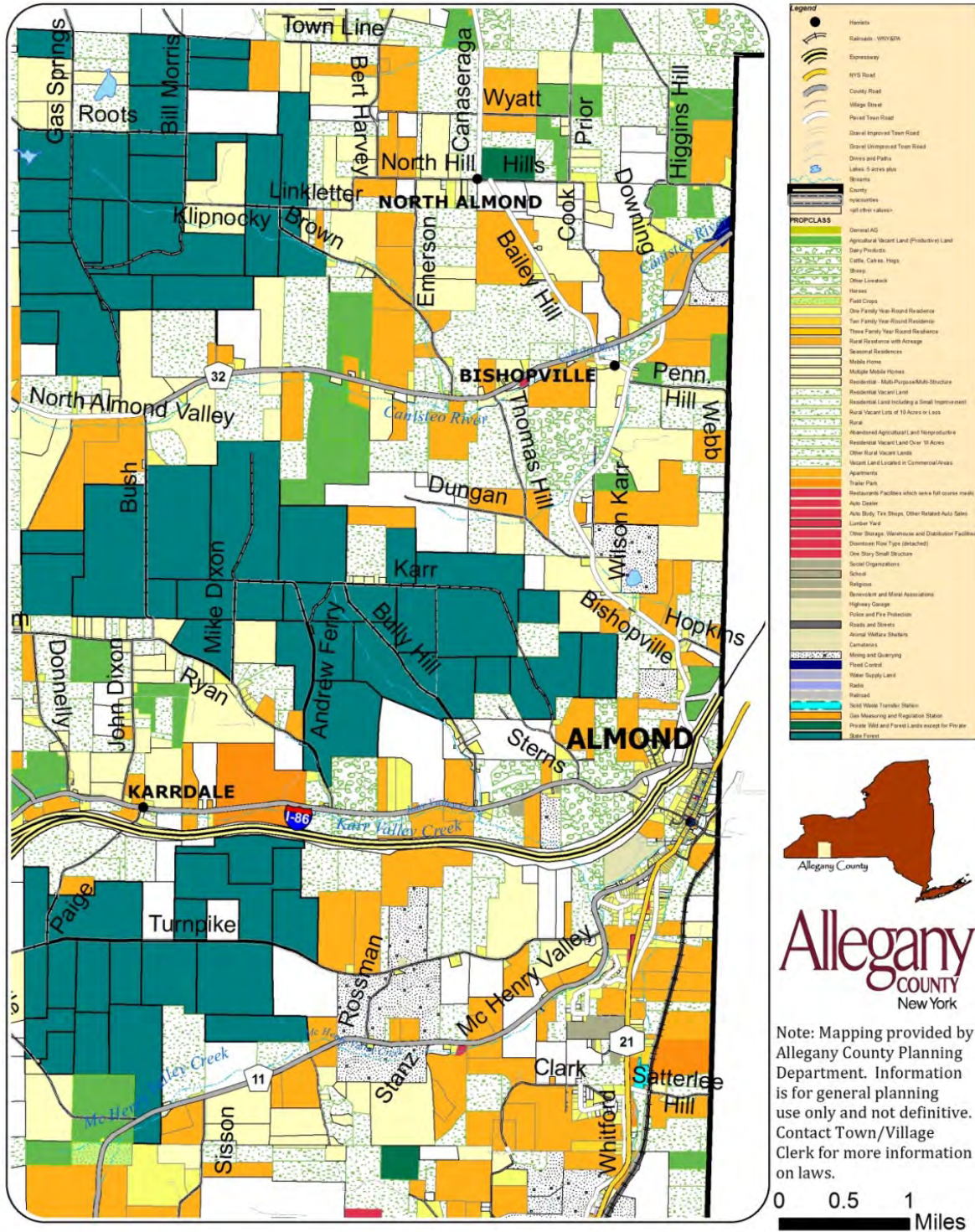
The two maps below show different ways of identifying the land use in the Town of Almond. The first is the Land Cover Map based on satellite photographs of the cover. The second is the Property Class map based on what the Town Assessor has indicated that the property is being utilized for. You can see a significant difference in these two but they do give one a strong sense of the rural character of the Town of Almond.

Land Cover Map



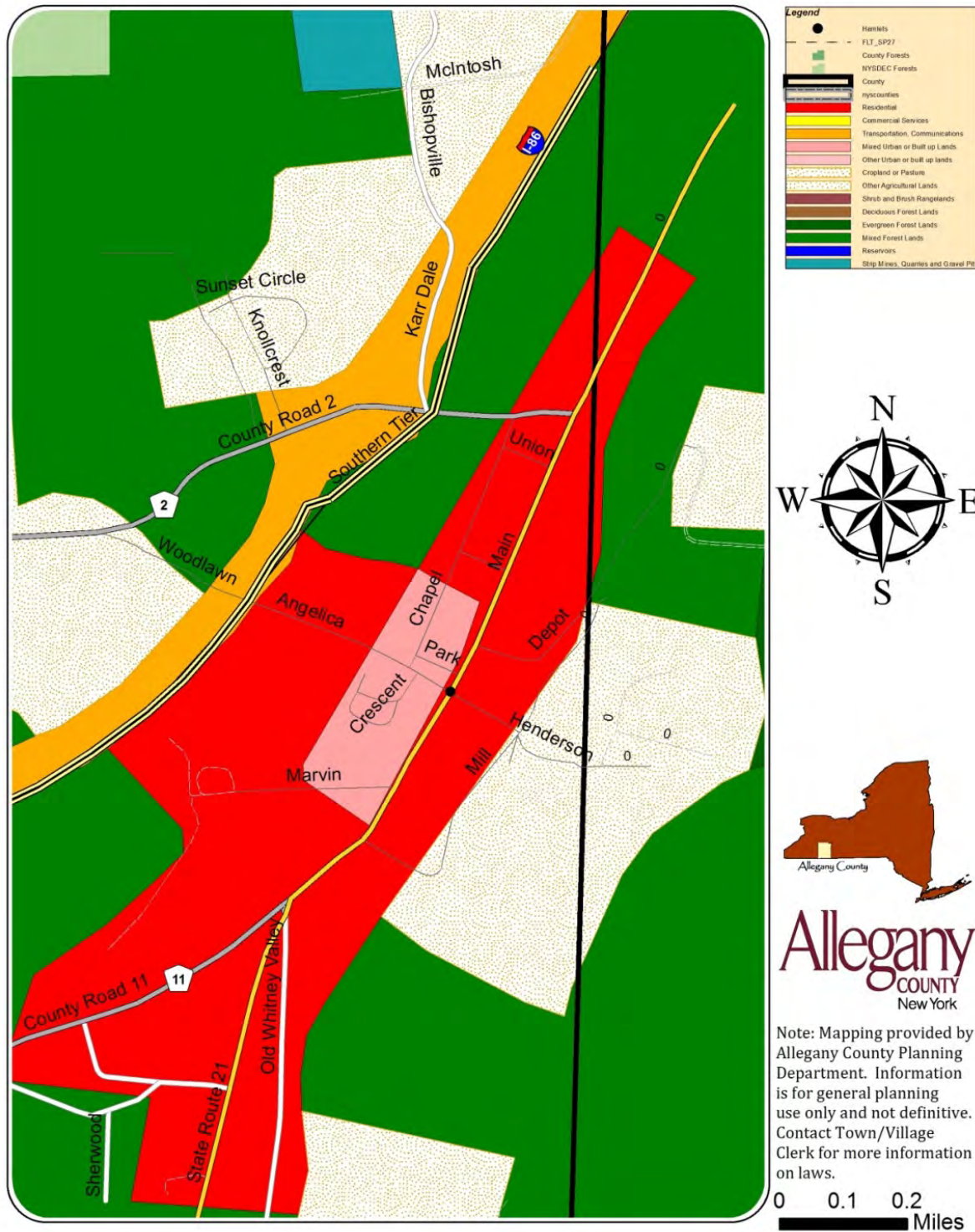
Town of Almond

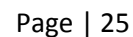
Assessor Property Class Map



Village of Almond

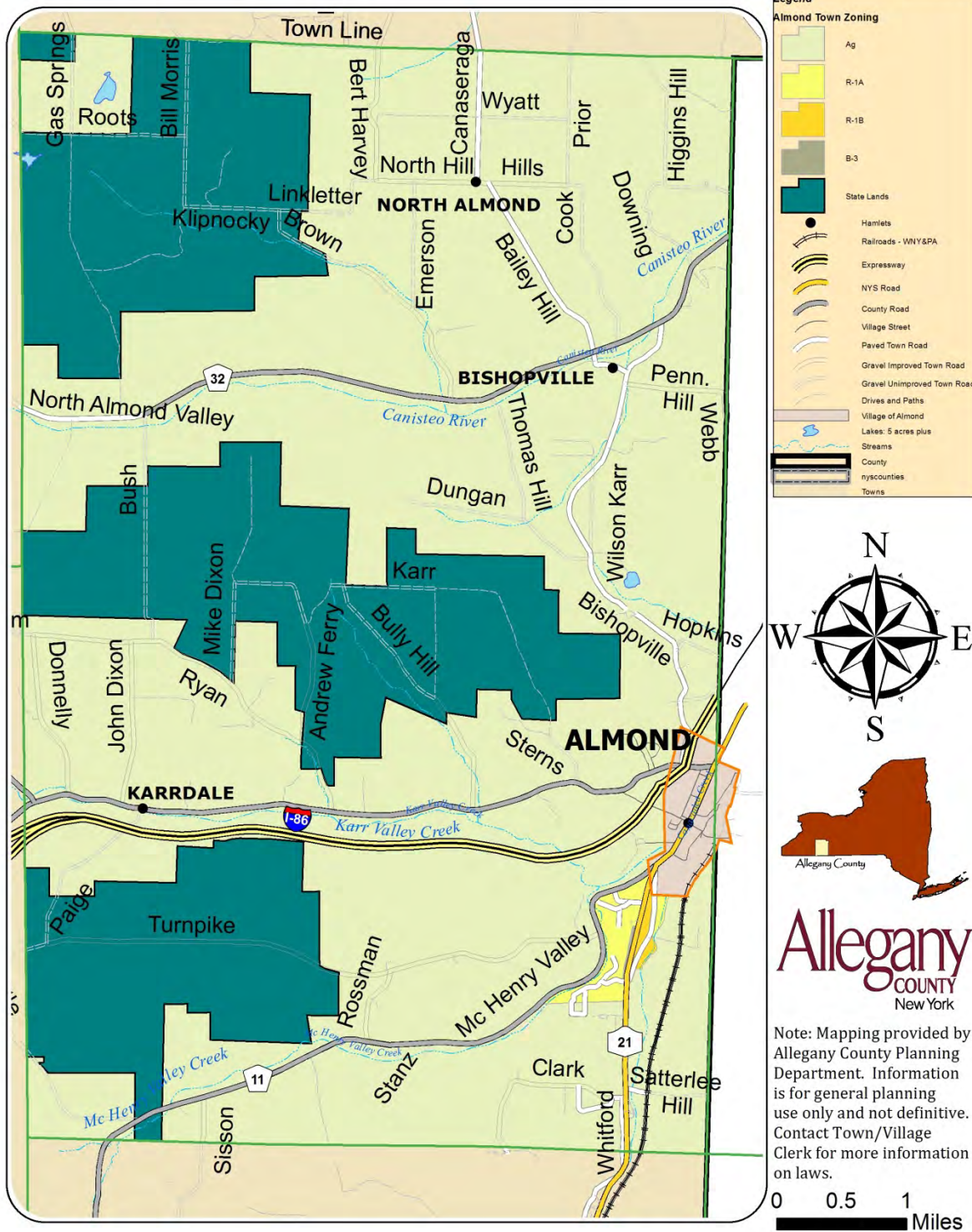
Land Cover Map





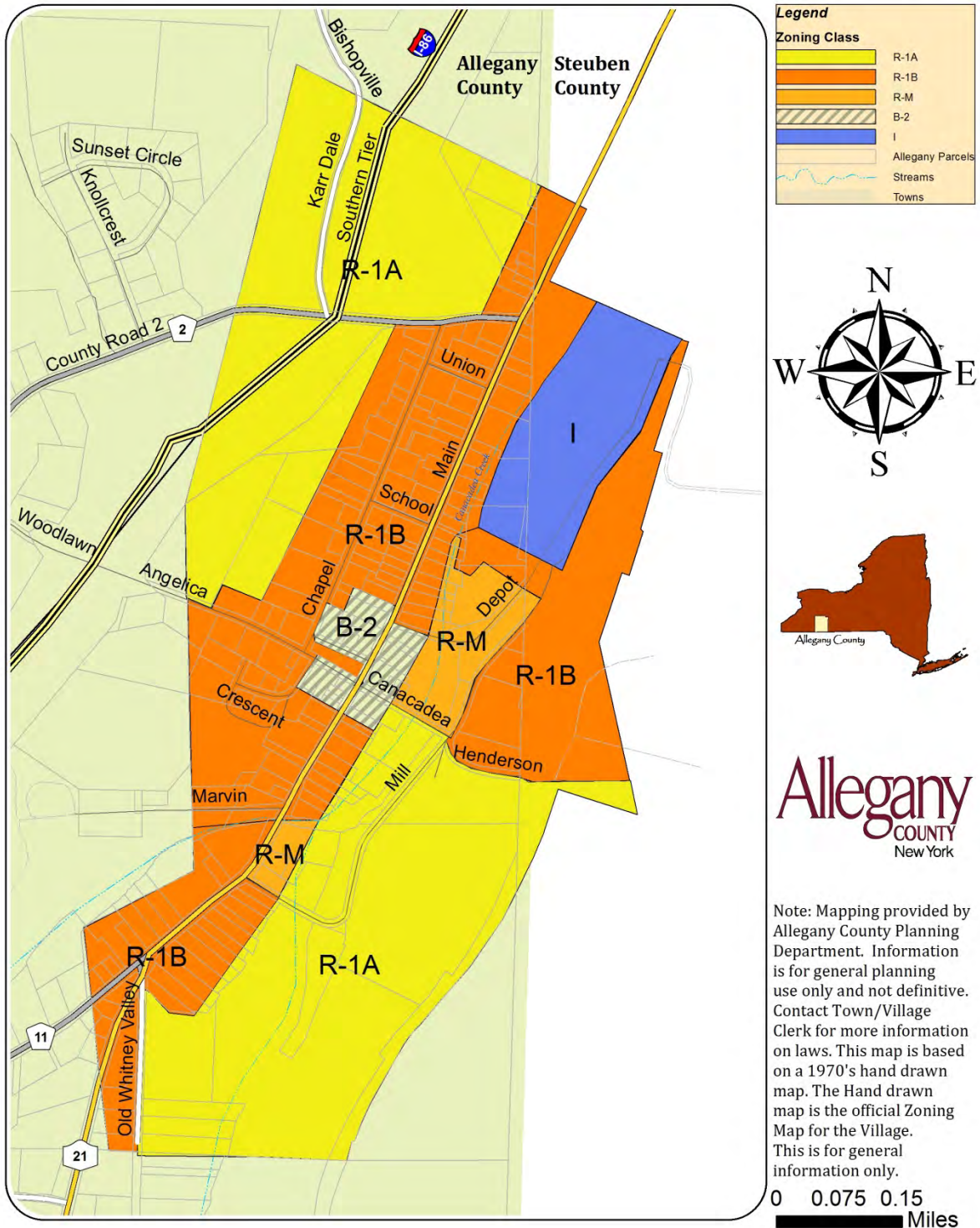
Town of Almond

Town Zoning Map



Village of Almond

Zoning Class Map



Proposed Land Use

The Planning Board should begin meeting after this Comprehensive Plan is approved with the specific goal of reviewing the existing laws and considering such possible new ways to protect and encourage proper growth within the community such as Site Plan Review, Subdivision Law and similar concepts.

Land Uses should include expanded clarification of residential uses, organic farming, hydroponic farming, industrial park lands, expanded commercial areas along NYS Route 21 and the adjacent lands. Encourage the development of additional commercial activities in the area of the interstate exit.

Agriculture and a few small-scale businesses are the main components of the Town of Almond's economy. The Plan envisions strengthening the local economy by diversifying business activity in the Town of Almond by concentrating these activities in and around the Village of Almond and along the major roadways (e.g. NYS Routes 21 and Karrdale - CR 2). Guiding new development to these locations will also protect the Town of Almond's rural character.

The Town of Almond should consider developing tools to ensure that new land use maintains or enhanced the character of the Town of Almond. The list of compatible types of new development should also be further refined.

Small-scale retail stores and services that meet the day-to-day needs of residents are recommended for the village center. These are referred to as village commercial uses and may include day-care centers, small food stores, bakeries, card shops, hair salons and photocopy services. Medium-scaled highway commercial uses such as grocery stores or general merchandise stores should be located along NYS Route 21.

Directing medium-scale commercial enterprises into this area will reinforce the village and Route 21 as an activity center for the Town of Almond and will be compatible with the recommended nearby land uses.

Small-scale businesses that provide places for visitors to spend money in Town of Almond are also envisioned. Within the Town of Almond tourism, commercial uses should be focused on. Potential Town of Almond tourism businesses includes bed and breakfasts, cafes, restaurants, antique shops, retreat centers and the like. These businesses fit the character of the Town of Almond. They can also serve the recreational needs of local residents, provide local employment and increase the tax base.

Other recommended types of Town of Almond development include cottage industries, community services (e.g. churches, college satellite campus and recreational facility) and light industrial facilities. Light industries are those that generally will not be objectionable because they do not generate excessive noise, truck traffic, fumes and other nuisances. They should have minimal negative impact on any neighbors or on the natural environment. Some examples of light industries include professional offices and small manufacturing firms. Particular thought should be given to adopting local land-use tools such as special use permit provisions that will protect natural resources from potential impacts by such facilities.

Small service industries, such as machine shop or equipment re-shop are a recommended type of development. This area is also recommended for medium density residence. Particular attention should be given by the Town of Almond to adopt local land use tools that protect this residential character.

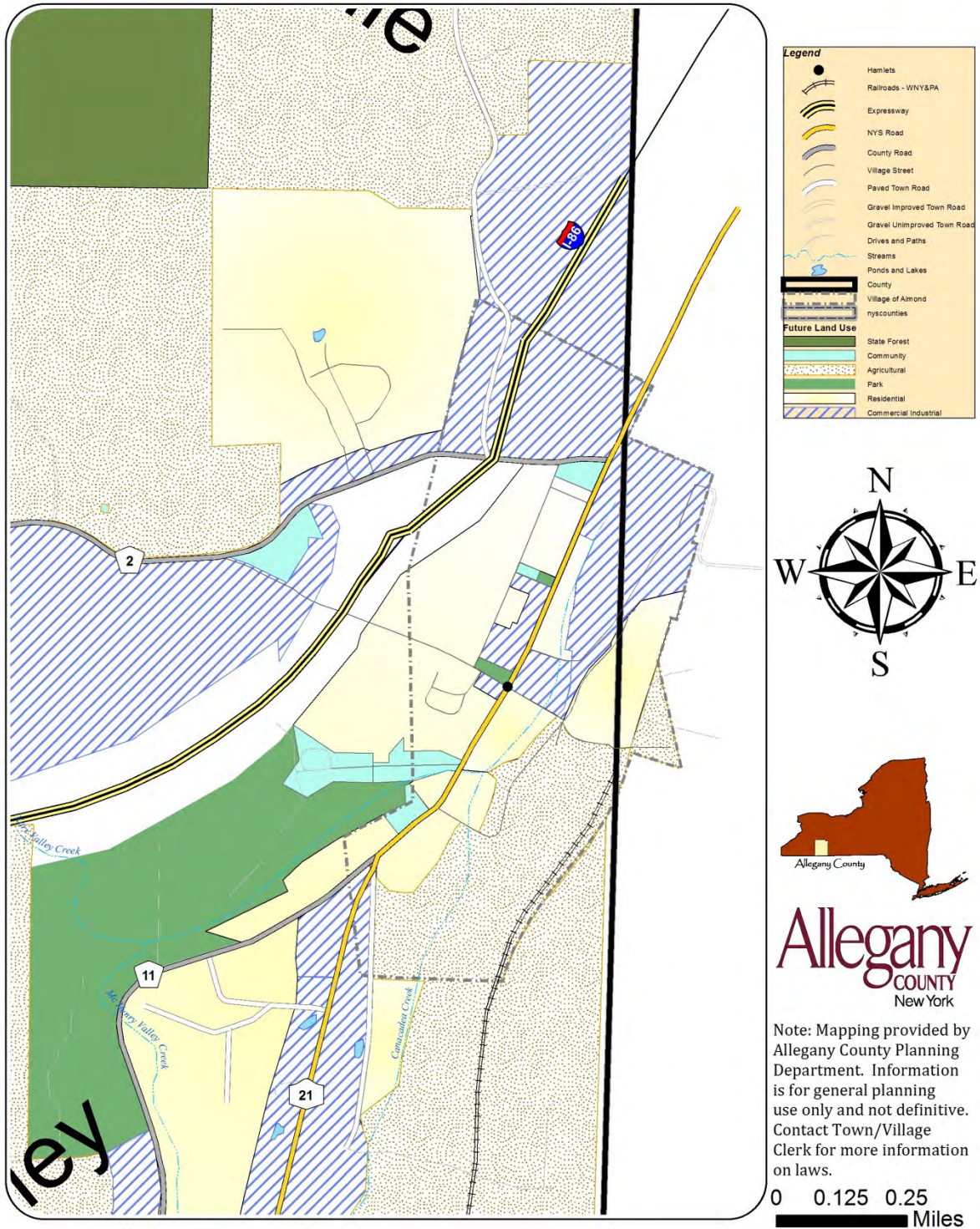
Town of Almond

Future Land Use Map



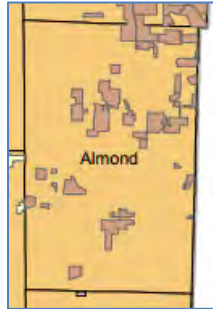
Village of Almond

Future Land Use Map



Consideration Of Agricultural Uses

A very small part of an Allegany County Agriculture District exists within the Town of Almond. With this in mind, it is important to keep a positive direction for agriculture within the Town of Almond as well as have the right to farm as a centerpiece to the future growth plans for the Town of Almond. As this is an area that tends to have visitors for skiing and camping activities, newcomers who purchase property need to keep in mind that they are buying property in a rural community that enjoys being rural. Farming, dirt roads and hunting are all common things that visitors and new landowners may find challenging at first to get used to. The Town of Almond will consider the Allegany County Farmland Protection Plan as the primary planning document for agriculture. This document is considered part of this plan and will be attached to the official Town of Almond copy of the plan. The Town of Almond website [www.almondny.com] will have a link to the plan for others to review the Farmland Protection Plan.



Agricultural District in Town

TRANSPORTATION

Highways

The Highways and roads within the Town of Almond are maintained by three organizations: The NYS Department of Transportation (Hornell, NY); Allegany County Department of Public Works (Belmont, NY); and the Town of Almond Highway Dept. (Almond, NY). NYS DOT maintains Interstate 86, NYS Route 21, Allegany County DPW maintains Routes 2. The Town of Almond Highway Department maintains the streets within the Village of Almond limits as well as the remaining roads within the Town of Almond.

Presently, there are approximately 76 miles of highways within the boundaries of the Town of Almond. Responsibility for their maintenance is allocated between the State of New York, Allegany County, and the Town of Almond as follows:

5± miles of Interstate are maintained by NYSDOT

3± miles of paved 2 lane highways are maintained by the NYSDOT

15± miles of paved highways are maintained by Allegany County

57± miles of gravel and paved roads are maintained by the Town of Almond

There are 30 bridges in the Town of Almond with one maintained by NYSDOT, 11 by the County and 18 by the Town of Almond.

Interstate 86 crosses the Town of Almond with Exit 33 at approximately mile marker 123. This Interstate connects with I-390, I-99, I-81 and eventually near New York City I-87.

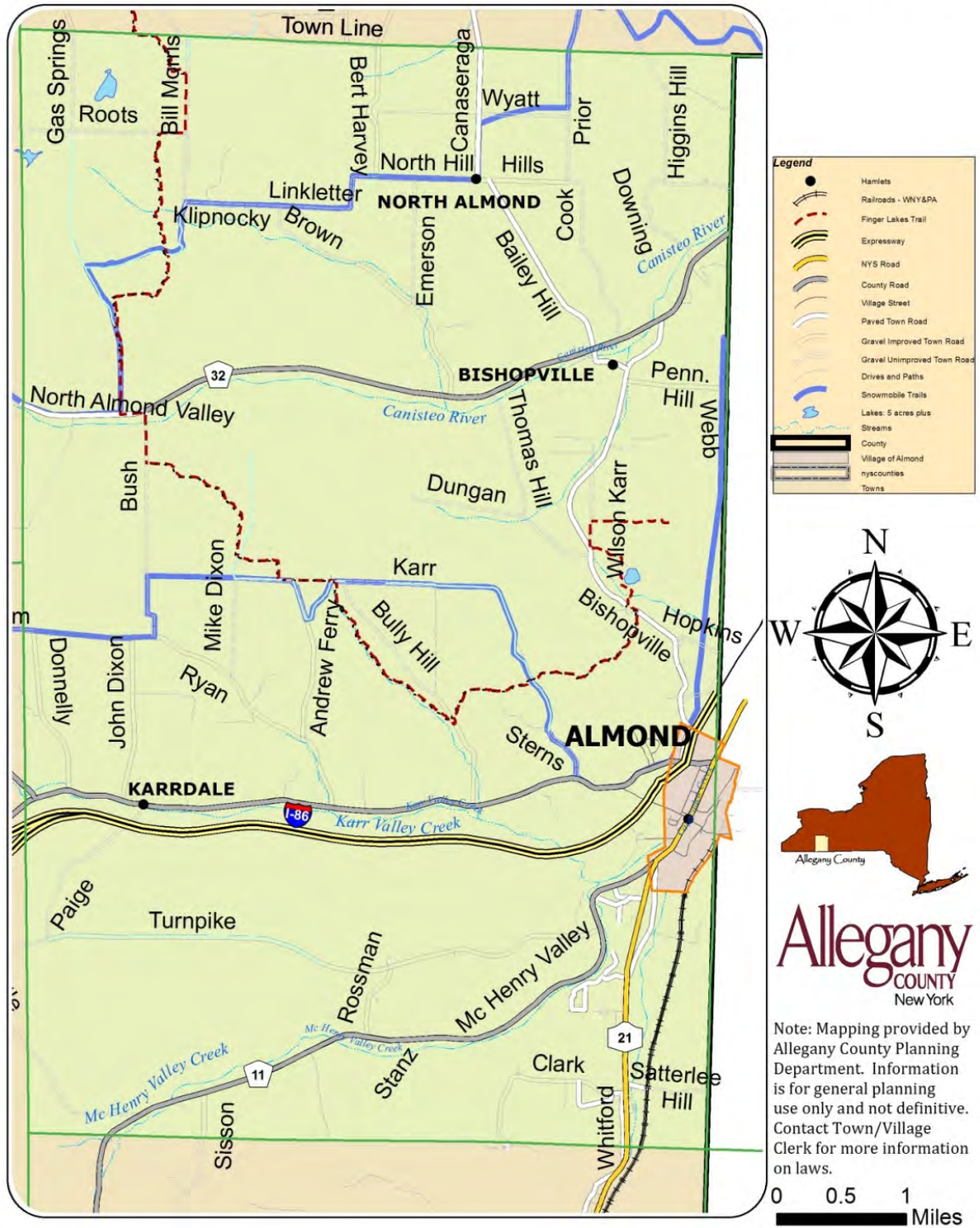
The Town of Almond Highway Department maintains five plow routes with four 10-wheel dump trucks. One one-ton vehicle maintains the village streets in winter. The Town of Almond crew plows 17± miles of County –owned roads (All of CR 11, CR 2 from the village to CR 2, and all of CR 32).

A full-time 5-man crew has access to the following equipment:

- 4 10 wheeler dumps
- 1 one-ton dump
- 1 pickup
- 1 loader
- 1 excavator
- 1 mowing tractor
- 1 grader
- 1 roller
- 1 screen plant

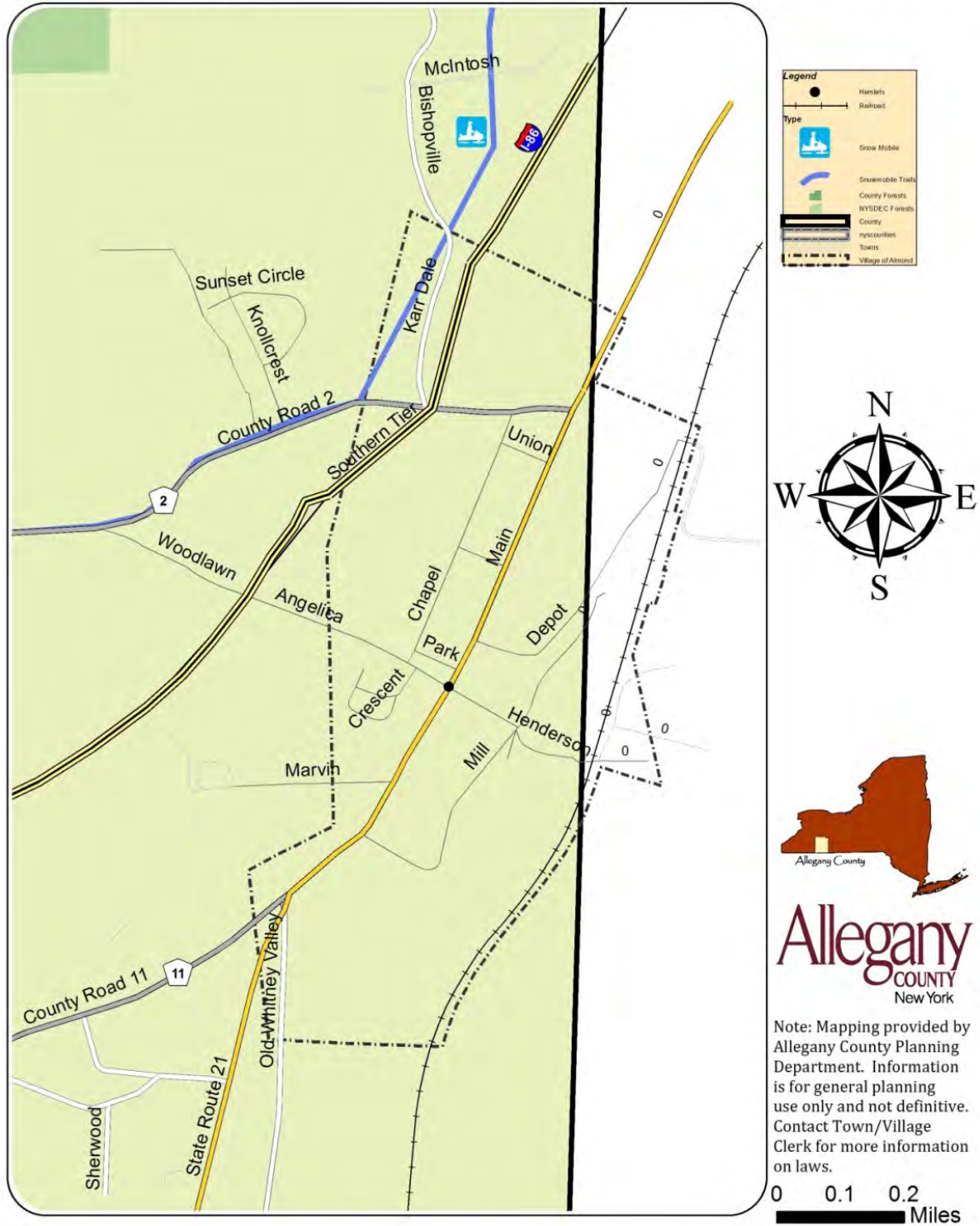
Town of Almond

Transportation Map



Village of Almond

Transportation Map



Railroad

The Western New York and Pennsylvania Railroad passes from north to south along the eastern part of the Town of Almond. A small siding is available in the Village of Almond. This Railroad is operated from offices in Olean, NY. The line runs from the yards in Hornell westerly to Wellsville, Cuba, Olean, Salamanca and then southwesterly into Pennsylvania eventually to Meadville, PA. Connections for freight are available along this route to major centers to the eastern United States and the mid-west.



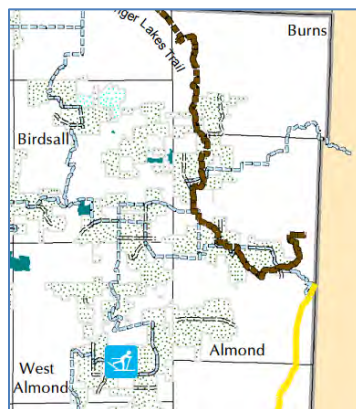
Airports

Commercial air services are located within about 1 hour at both Rochester International and Corning-Elmira. Buffalo-Niagara International is less than two hours from Almond. There are smaller municipal Airports close to Almond with the Hornell Airport less than five miles and the Wellsville Airport about 15 miles. These airports offer charter flights, flying lessons, fuel and maintenance for aircrafts.

Trails

Almond has miles of walking and hiking trails as the Finger Lakes Trail, a part of the North Country Trail system, crosses the Town of Almond. The North Country Trail extends from eastern New York State west to North Dakota. In addition, there are miles of hiking trails in the New York State Forests at Bully Hill, Klipnocky, and Turnpike. Turnpike State Forest is connected to the Palmer's Pond trail system that includes both equestrian and cross-country skiing trails. The Lions Park located on Marvin Lane also has two short hiking trails located in it. Snowmobile Trails are marked every winter and extend across the Town of Almond in all directions. A popular stop is in the Park in the Village of Almond across from Muhleisen's Restaurant. Swain Ski Center is within 20 minutes of the Town of Almond and offers downhill skiing, snowboarding, Terrain Park, Tubing Park and mountain biking trails.

Alfred University and Alfred State College, only 7 miles away, offer hiking trails and fitness courses on their campuses.



Bus Service

The Hornell Area Transit system provides service running through the Village of Almond with a stop near the Postal Service office. This system provides access to shopping, doctors and other services in Hornell and Alfred. The Hornell connection provides links to Dansville, Wayland and Bath. The Alfred stop connects with the Access Allegany Bus service that provides coverage to most locations in Allegany County such as Wellsville, Belmont, Cuba, and Houghton. The service also goes westward to Olean NY to Wal-Mart and the bus system in Olean. The Shortline Bus service has a stop in Alfred with connection east to Corning, Elmira, Binghamton, and New York City. Trailways and Greyhound provide service through connections in Hornell.



Transportation Goal

To enhance the safety and welfare of the residents of the Town of Almond as well as promote travel within the Town of Almond on improved roadways and trail system.

Transportation Objectives

- Replace current street signs in the Town of Almond; improving their appearance and legibility for travelers throughout the Town of Almond.
- Have the Town of Almond Highway Dept. implement and publish an estimated five-year repair/work schedule for roadways for the purpose of keeping the Town of Almond's taxpayers informed on tax dollar expenditures.

Transportation Strategies

- Replace out of date signs with metal, reflective signs that allow emergency vehicles and unfamiliar travelers to locate residences, businesses, and properties with ease according to modern state and federal codes.
- Publicize the repair/work schedule so that all residents are aware of its existence. There is no harm in repetitive publishing of such a schedule. A futuristic schedule would aid in the Town of Almond's annual forecasting and budget preparation.
- Update, expand and maintain the trail system at Lions Park.
- Improve and increase the number of official crosswalks in the Village of Almond with better striping and sign posts.
- Consider the installation of lighted push button crosswalk signs to alert the drivers of

pedestrians near the Park Square, Postal Service office and Greg Norton Memorial Park at School Street.

- Evaluate, gain funding and install new street lighting in the Village of Almond that is both energy efficient and esthetically pleasing. The lights should look similar to the ones in the Park Square.



Park Square Light

- Implement the Complete Streets program based on the plan that was prepared and accepted by the municipalities in approximately 2014.



Typical Crosswalk in 2018

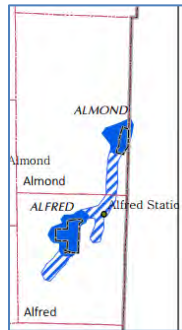


Almond Post Office

INFRASTRUCTURE

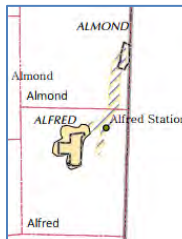
Water

Water Infrastructure within the Town of Almond is limited to water service in the area of the Village of Almond. There are two wells located near the Town Garage on Marvin Lane. One of these wells has been impacted by the salt storage pile that the Town of Almond maintains there but has not covered. The Town of Almond is actively pursuing a remedy to the salt storage issue and the impact to the Village of Almond water system. The Town of Almond has been notified that they will receive funding for a salt storage facility. The Village of Almond maintains a 350,000-gallon water tank on Sand Hill [Karr Valley Rd]. This tank is likely to need replacement within 10 years. The system currently services 238 Customers with 56 located outside the Village of Almond. [Customers are a household or business]. A new water main was installed in the late 1990's along Main Street. Much of the remainder of the water distribution system is very old and the Village of Almond and Town are actively working on analyzing the extent of the updates needed. The daily capacity is about 180,000 gallons with a usage of about 60,000 gallons. Typical average quarterly usage is about 2.75 million gallons. The Town of Almond needs to form water districts to oversee the customers outside of the Village of Almond. The residences and businesses outside of the Village of Almond must maintain their own water wells. The water system needs to be expanded to service the more densely populated areas of the Town of Almond and along the NYS 21 corridor. Alfred-Almond Central School maintains its own wells and would benefit from a municipal system. The Village of Alfred municipal wells are located just south of the Town of Almond lines and may be an alternative to providing water to the Town and Village of Almond in the future. They have significant capacity and better quality than the current Almond municipal well system. They have significant capacity and better quality than the current Almond municipal well system.



Sewer

At this time, there are not any public municipal sewers systems available in the Town or Village of Almond. All residences and businesses are utilizing on-site septic systems. Alfred-Almond Central School must maintain a very large septic system at their site due to the lack of municipal sewer service. The Village of Alfred has capacity in their sewer plant and if the infrastructure was installed the current plant would be capable of processing all the effluent from the Village of Almond and the entire corridor along NYS 21 and NYS 244. This option should be reviewed for costs and effectiveness. The City of Hornell also has a significant sewer plant that may be capable of taking all the effluent from the Town and Village of Almond if the system was extended to that location.

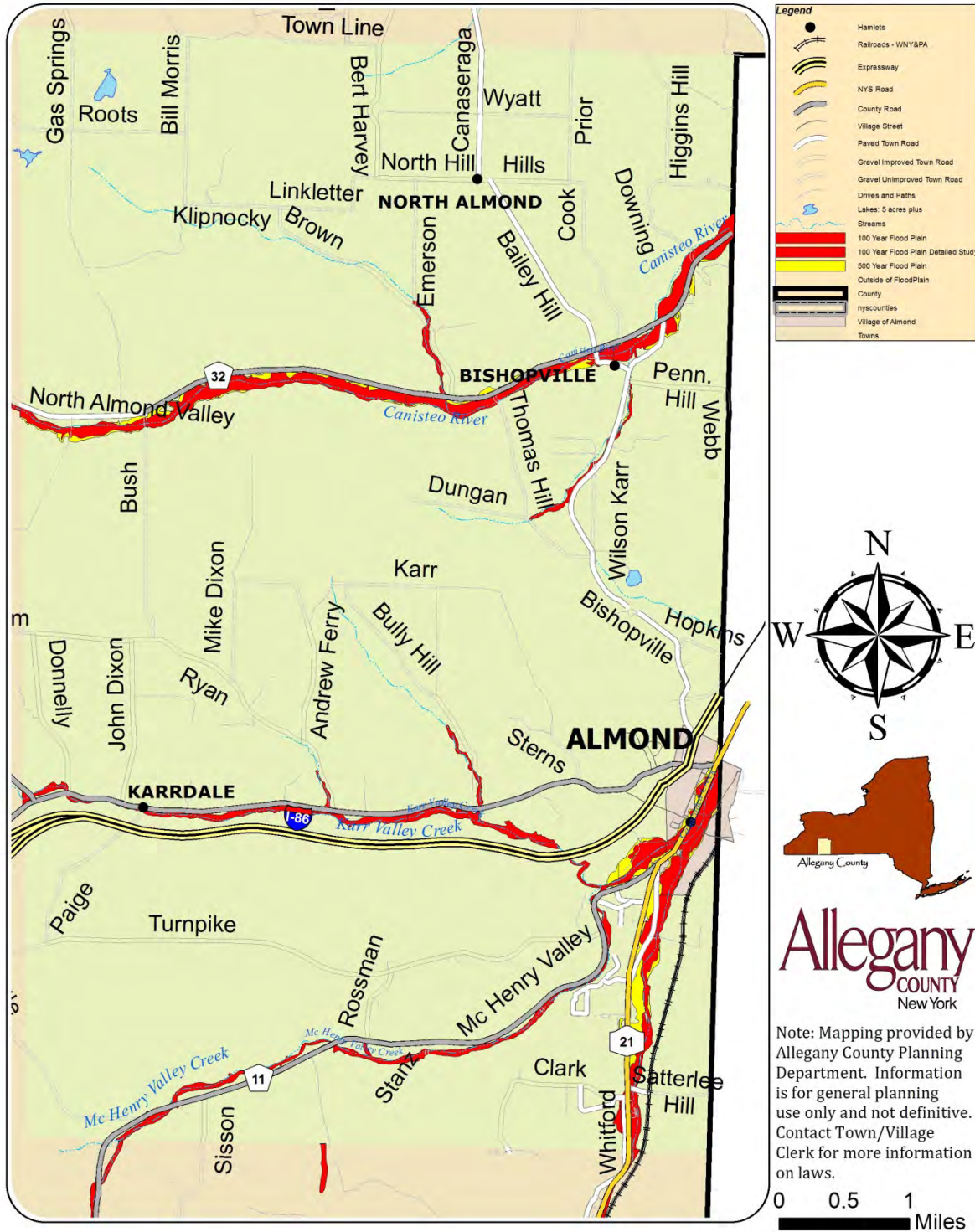


Stormwater

The only part of the Town of Almond that has a Stormwater collection system is located in the Village of Almond. This system discharges to the Canacadea Creek. Much of the downtown of the Village of Almond is located in the 100-year floodplains. Just north of the Village of Almond is located Almond Lake created as a flood control project in the 1950's.

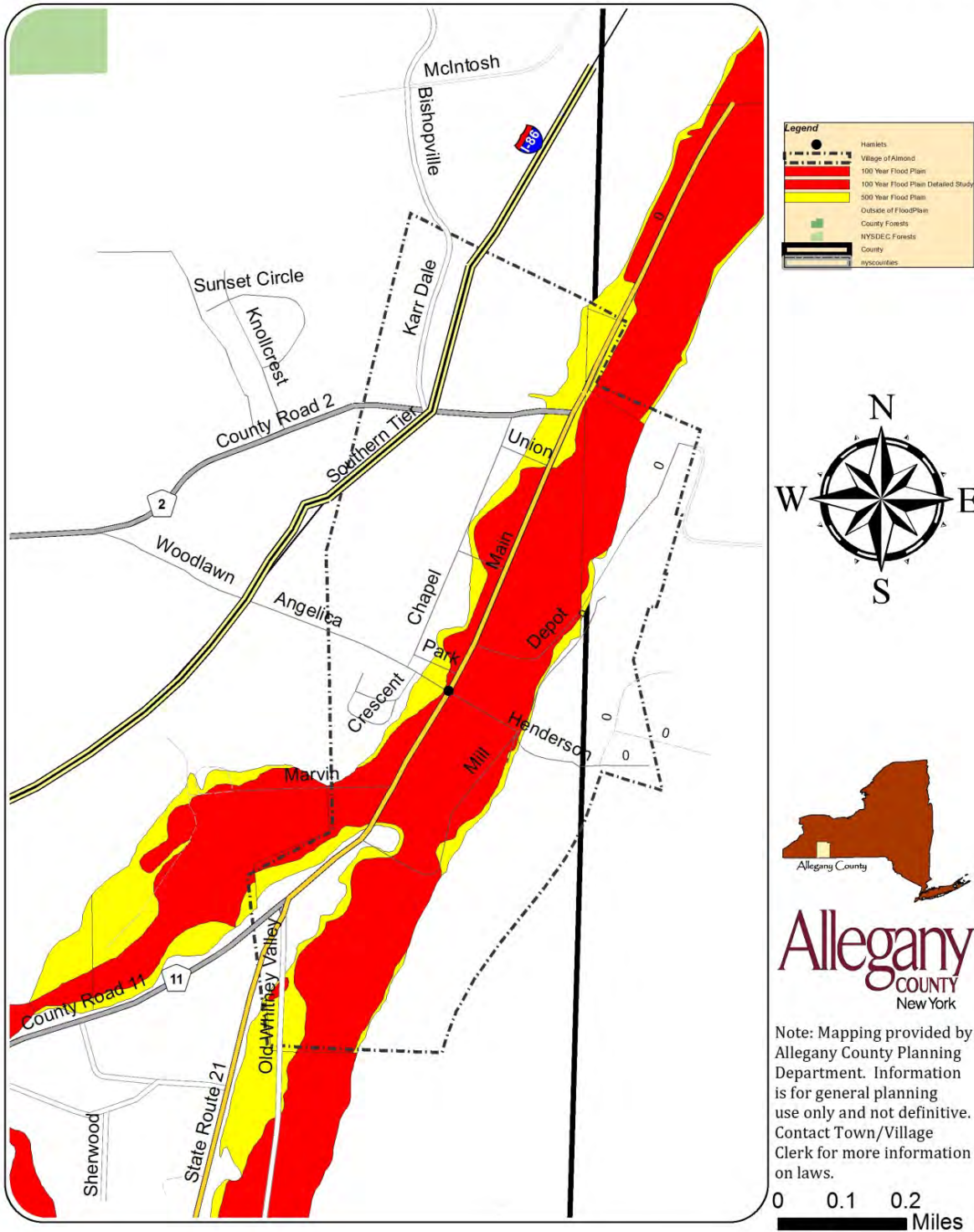
Town of Almond

Flood Plain Map



Village of Almond

Flood Plain Map



Utilities

Electric is provided by New York State Electric & Gas (NYSEG).

Telephone service is provided by Verizon, Spectrum and Frontier. Cell Service is good in the areas of the Village of Almond and along I-86 and NYS 21. Some areas are very remote and topography challenges the provision of service such as in the areas of McHenry Valley, Turnpike Road, and in the North Almond valley.

Natural gas: Some areas of Almond are serviced by Natural gas through National Fuel and for the remainder Propane is available.

Broadband: In the Village of Almond and along NYS 21 Time Warner provides cable internet; Frontier provides DSL service though much of the rest of the Town of Almond. Internet via satellite services such as Hughesnet is available nearly everywhere throughout the Town of Almond.

Solid Waste: Refuse disposal is provided through the Allegany Co. DPW Solid Waste & Recycling Center [transfer station] on Satterlee Hill Road in the Town of Almond. Private curbside refuse pickup is available for fee through private contractors such as Casella, LaForge, Gaynor and Lippencotts.

Infrastructure Goal

To improve the quality of life of the residents of the Town of Almond and to attract newcomers to the Town of Almond by providing better utilities for residents within the Town of Almond and expand utilities to areas that could be developed residentially or commercially.

Infrastructure Objectives

- Cell phone service needs to be improved in the area of McHenry Valley
- Cable service in the Town of Almond beyond the Village of Almond
- High speed internet in the remaining parts of the Town of Almond not presently serviced
- Public sewer within the Village of Almond and along Route 21

Infrastructure Strategies

- Research additional companies that could provide high speed internet in a rural service area. Parts of the community are expected to receive fiber optic cable installation through a grant from New York State in about 2019.
- Find a service provider that can provide wireless internet service or service via the phone lines without having to purchase an additional satellite dish
- Feasibility study needs to be performed for sewer service; many questions as to usage, need, pricing, design, etc.

NATURAL, HISTORICAL & CULTURAL RESOURCES

Natural, Historical & Cultural Resources Overview

The Town of Almond has at least three sand and gravel mine areas. These are the remnants of the glacial moraine material that was left here during the last ice age. There are also likely natural gas and oil reserves under the Town of Almond including Marcellus and Utica shales. Almond has never been the prime location of petroleum extraction like the southern part of the County. Agriculture has a long term standing in the Town of Almond generally in the valley floors. Milk farmers continue to utilize the land in the Town of Almond. Forest reserves are massive and numerous. Both state and private forestlands cover a majority of the lands. The scenic value of the large glacial valleys is truly stunning from the tops of the hills with drops from top to bottom up to 600’.

Almond has a rich history, as it was the first part of Allegany County to be settled. The Hagadorn House is the historical center for the community and it has a large collection of records and artifacts. Currently the cultural resources in the Town of Almond are centered at the Library and at the Alfred-Almond Central School. The Library has programs for residents to take advantage of especially for young children. The Summer Program keeps citizens of all ages busy during the summer. Nearby Alfred provides a wide variety of cultural resources during the college school year with museums, art galleries, theater and music options. Hornell and Wellsville provide additional resources to the community with larger libraries, movies, museums and arts centers.

Natural, Historical & Cultural Resources Goals

Enhance, preserve and promote the resources of the Town of Almond. Refurbish existing structures within the Town of Almond and convert them into points of interests for visitors and residents. Promote history, tourism and the arts within the Town of Almond.

Natural, Historical & Cultural Resources Objectives

- Enhance and utilize fishing areas along Canacadea Creek.
- Establish an area farm as a Farm of Distinction that will provide farm tours.
- Promote Bully Hill, Turnpike, and Klipnocks State Forests within the guidelines and policies of the Department of Environmental Conservation.
- Design, manufacture and install historic plaques throughout the Village of Almond.
- Develop and map out the Almond Historic Walking Trail. This can include historic buildings and architecture descriptions: Hagadorn House, Coslos, Library, etc.
- Working with other local towns and villages, develop and map out an Abolition Trail.



The Historic Hagadorn House – home to the historical society

Natural, Historical & Cultural Resources Strategies

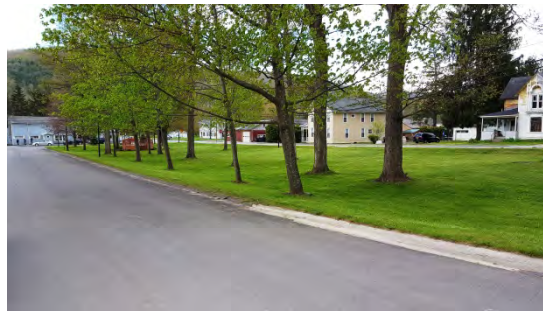
- The Town of Almond should develop a strategy for managing the development and use of clean energy sources within the Town of Almond borders.
- Encourage organic farms and coops.
- Research to see what types of fish are caught at each location in the Town of Almond. Determine if DEC has any restrictions for any of these areas. Determine if access to these sites is over public or private land then obtain access if necessary. Canacadea Creek location needs to have better parking allocated to it. Possibilities of additional parking are on old railroad access or at the end of Mill Street on Swain Resort property by the pump house. Designate fishing areas with signs. Secure funding for the placement and maintenance of the signs.
- Encourage and promote a local farm of distinctions. Explore the possibility of agritourism.
- Develop waypoints to plot out fall foliage viewing and for viewing the valley in which the Town of Almond is located. Obtain permission to promote this scenic resource on the I Love New York tourism website, the Allegany County tourism website, the DEC website and the Town of Almond website. Work with private landowners to develop locations. Also, obtain permission to designate these areas with signage. Secure funding for the installation and maintenance of the signage. Also, check with property owners to see if parking lot could be utilized by horse trailers and other vehicles that may want to participate in horseback riding, mountain biking, hiking and bird watching as well as enjoying the scenic views.
- Finalize list of points of interest for plaques. Choose design and verbiage for each plaque. Look for sponsorship or other funding for each plaque to fund cost of design, installation and maintenance.
- Plot out a walking trail past specific historical and other noteworthy points of interest within the Town of Almond. Research great possibility of tying trail into the Finger Lakes Trail. Look into possibility of clearing of brush, etc. along walking trail as a Boy Scout/Girl Scout/Eagle Scout project.

RECREATION

The Town of Almond, NY is uniquely situated at the crossroads of New York's Finger Lakes Region, Genesee Valley Region, and Allegany Region. Each of these geographic areas feature spectacular natural and manmade attractions and recreation opportunities, all focused on active outdoor lifestyles. The Town of Almond is a community that is widely known as a foliage viewer's dream in autumn, a hunter's paradise in the late fall, a nature lover's sanctuary in spring and a welcome cool escape in summer for many retirees. From trail hiking and camping to horseback riding, hunting, and fishing, The Town of Almond is a center for snowmobilers, outdoor enthusiasts, sportsmen and sportswomen, and nature lovers everywhere. The Steuben County Canacadea Park is located at Almond Lake just north of the County line with Lake, picnic, playgrounds, and camping facilities. This is not actually in the Town of Almond but residents utilize it regularly.

Park Square

Located on Main Street at the intersections of Angelica Street, Park Avenue and Chapel Street. This centrally located park has basic amenities such as a gazebo, benches, flag, informational board, trash receptacles and is lit at night. It is the location for the Annual Community Day [Almond Day] in September when about fifty vendors set up along with music and food options.



Park Square

Greg Norton Park at School Street

The park is located at Main Street and School Street. This park gets a lot of use as it has a basketball court. Also located here are older swing set and monkey bars, wood tables. This park has been the subject of discussion for a major refurbishment. This is a high impact park with many kids using the basketball court.

Lions Park

This is the main park in the community and serves not only Almond but also Alfred youth activities. On-site amenities include soccer fields, baseball and softball fields, two pavilions, playground equipment, restrooms, concession stands and two hiking trails. A 501C3 not for profit organization has been developed to manage Lions Park. This group sought for and gained the responsibility for development of Greg Norton Park as well. Fundraising for improvement of both parks is in the planning stages. Encourage the development of a non-sports festival to increase usage and raise supporting revenue.

Alfred-Almond Central School

AACS is the location for all school related sports facilities as well as there being playgrounds on-site. The School has a full complement of facilities for soccer, baseball, softball, track, and tennis courts. Inside the school have two gymnasiums, swimming pool and exercise/weight rooms. Within the school, a modern fitness center is open to the community members for a small fee of approximately \$20 per year as of 2017.

Hiking, Camping, Hunting and Fishing

The Finger Lakes Trail is a 562+-mile system of trunks and spurs that connect the Catskill Mountains in the East with the Allegheny Mountains in the west while passing through the Finger Lakes Region. The FLT is part of the 4,600-mile long North Country Trail that extends all the way west to North Dakota. Approximately 10.5 miles of the Finger Lakes Trail can be hiked inside the Town of Almond and accessed from public parking at sites on Dungan Rd, Karr Rd, Bush Rd, Gas Springs Rd and Klipnocker Rd. The trail route crosses through the Town of Almond and passes north into the Town of Burns.

<http://www.fingerlakestrail.org>



State Forests in the Town of Almond are upland tracts managed by the NYS DEC for the development and preservation of native species.

Bully Hill State Forest is located on 3,513-acres and provides opportunities for hiking, snowmobiling, camping, bird watching, nature photography and hunting.

Klipnocker State Forest covers 2,634 acres and borders both Slader Creek State Forest and Gas Springs State Forest. The origin of the name "Klipnocker" is uncertain. Local folklore includes stories about a race of Bigfoot-like creatures known as "The Hairy Women of Klipnocker". What is certain is that Klipnocker State Forest occupies some extremely rocky and remote country. Several old stone quarries can be found on the area. The most recent quarrying was during the construction of the Almond Dam in the 1940s. Several of the old quarries have been converted to wildlife ponds.

Turnpike State Forest, also known as Allegany #2, totals 4,744 acres. The state forest is located in Allegany County in the Towns of Almond and West Almond and borders Interstate 86. This area provides opportunities for outdoor recreational activities such as cross-country skiing, snowshoeing, hiking, mountain biking, horseback riding, snowmobiling, camping, bird watching, nature photography, and hunting. The forest provides habitat for wildlife species such as deer, rabbit, grouse and turkey. It is also a source of raw material for New York's forest products industry, which provides employment and income for many New Yorkers.

Canacadea State Forest is not located in the Town of Almond but is directly adjacent to the Village of Almond and Town. The main access is from the downtown of the Village of Almond. The 1,623-acre Canacadea State Forest has a limited amount of development. At the end of the left/north branch of the Department of Environmental Conservation road is a maintained scenic vista, easily accessed in good weather. The multiple use trail is an unpaved public access road that is not plowed in the winter. There are also unmarked, unmaintained deer paths, old skid roads and old farm lanes are available for exploring.

Karr Creek is a gem near to its confluence with McHenry Valley Creek as it progresses under I-86 down through a deep cut known as the Ledges.

Canacadea Creek is the primary stream through the Village of Almond. It leads to the US Army Corps Lake designated as Almond Lake in the Town of Hornellsville.

Recreation Goal

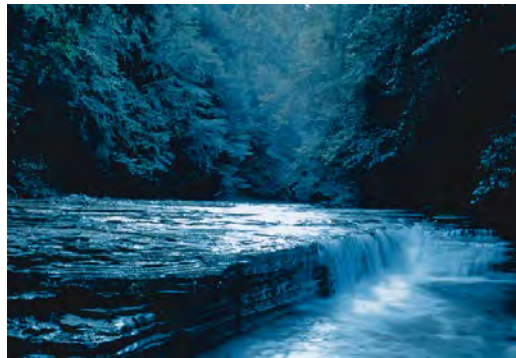
The goal for recreation in the Town of Almond is to position the Town of Almond as a center for recreation in Western New York.

Recreation Objectives

- Increase access, availability, and awareness of in-town recreation options.
- Develop and expand upon the current options within the Town of Almond and promote nearby facilities so that once these choices are combined, a wide array of fun-filled activities and attractions will be available to townspeople and visitors alike.
- Host an event monthly that is a driver of community spirit and an option for recreational fun.

Recreation Strategies

- Create public parking areas for vehicles, as well as horse trailers, for fishing access, hiking and historic trail access, and other recreation venues. Package in-town and nearby options as single offerings to create a critical mass of activities for tourist attraction.
- Work with landowners to assure that the Ledges is preserved for eternity and if possible is available to the public for enjoyment.



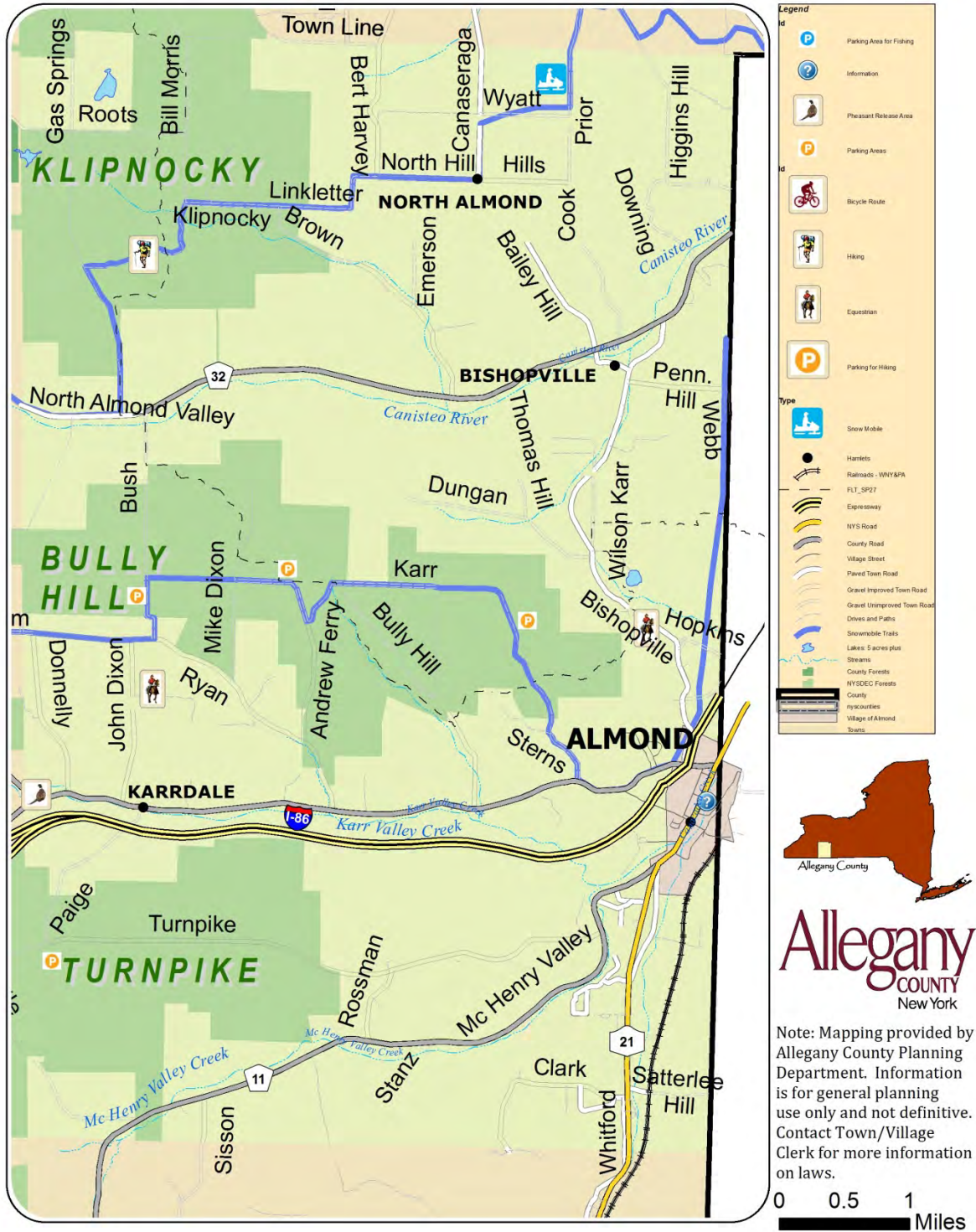
The Ledges

- Update the Greg Norton park with a significant renovation
- Update the Lions Park
 - A. Bury the electric services.
 - B. Field #4 needs to be resurfaced
 - C. Acquire and install new softball fencing
 - D. Acquire and install new baseball fencing

- E. Development of a new Park entrance fence and gate.
 - F. Create a portable toilet concrete pad for larger events.
 - G. Develop an addition to the concession stand and have a trophy Case
 - H. Repair the existing toilet room wet wall reconstruction and fixture maintenance/replacement
 - I. Acquire new signage (parking and HC parking))
 - J. Acquire and install new soccer fields corner markers(piped corners at all fields)
 - K. Undertake trail system maintenance
 - L. Create trail heads (bulletin board/park map and info)
 - M. Develop, acquire funds and build a commercial grade playground
 - N. Purchase and install bicycle racks.
 - O. Possibly construct a new bathroom/ concession area all in one
- Improve the Park Square with four new picnic tables, three additional park benches, maintenance, bicycle racks and updates to the gazebo.
 - Schedule more events at the parks.

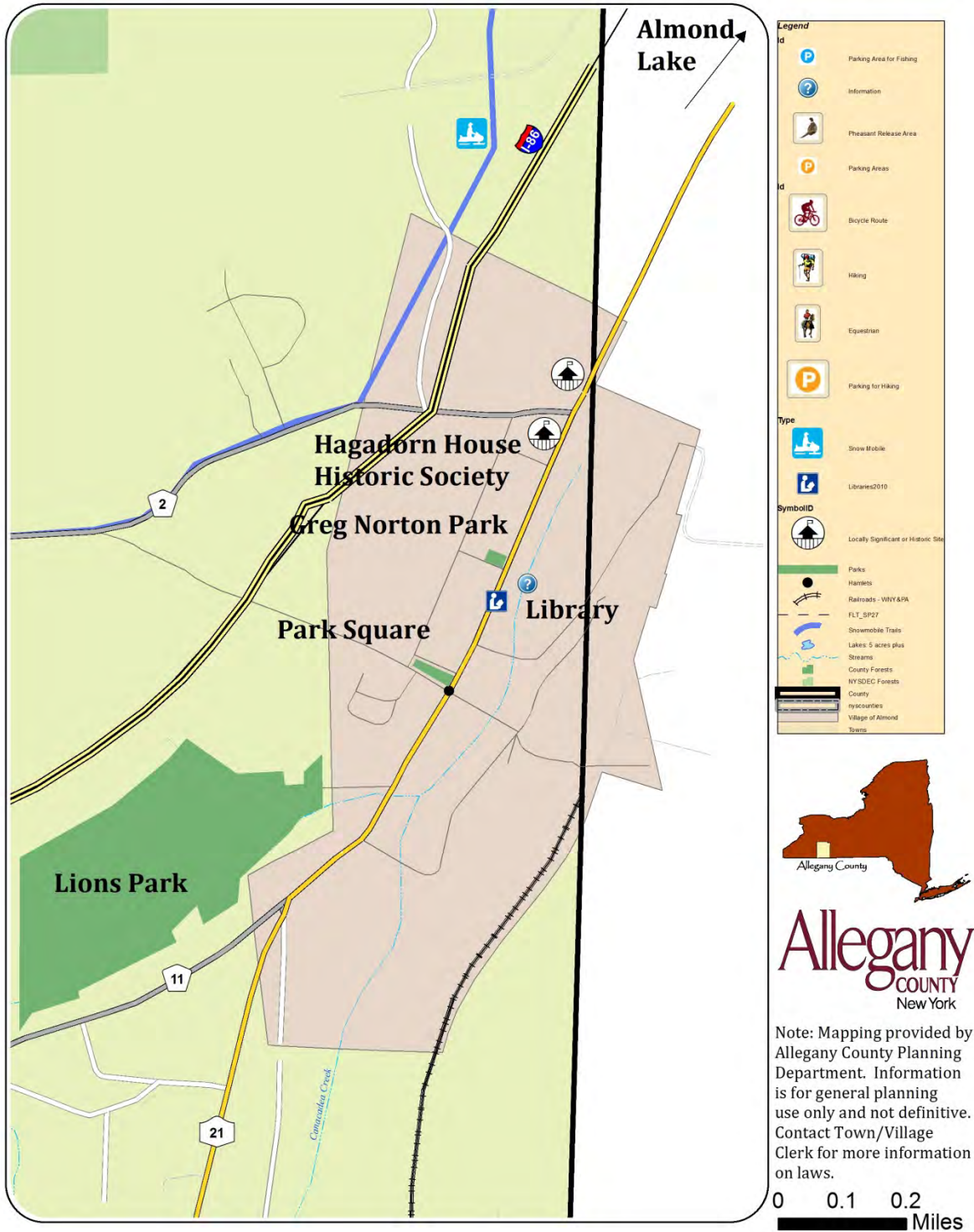
Town of Almond

Recreation Map



Village of Almond

Recreation Map



DEVELOPMENT

The Town and Village of Almond is well suited for future growth. It has excellent access to the Interstate with exit 33 located at mile 123 of I-86. Near to the exit are locations that could be developed in the future for hotel, restaurants, and other travel related functions. NYS Route 21, a north-south route, is one of the heaviest traveled roads in the County. With revised Zoning laws along NYS Route 21 and near the exit, the community could likely see improved growth in the future decade. There are certain properties that have historically been used for gravel mining that should be reutilized for light industrial development.

Development Goal

To be able to provide a better quality of life for the Town of Almond's residents and taxpayers by encouraging new business growth, and improved housing while retaining the rural character and "hometown" feeling of the area.

Development Objectives

- To entice new service businesses to locate within the Town of Almond, as well as enabling the development of new and expansion of existing businesses currently located within the Town of Almond.
- To promote the Town of Almond's friendly nature and small town atmosphere for having either more homes built, purchasing of available properties and rehabilitation and/or elimination of subpar housing stock.
- To have cell phone and high speed internet services available town-wide.
- To increase tourism and recreation in our town.

Development Strategies

- Develop and capitalize on Almond's "brand" as the "Gateway to Allegany County".
- Research small business prospects that would profit from locating within the Town of Almond; possibly within the Village of Almond. Bed and breakfasts, small retail shops such as a convenience store or gift shops would be welcome additions to the community; as would a hotel or additional condominium units within the Village of Almond. Zoning laws may need to be updated to ensure that development would retain the small town setting of the area.
- Encourage "Research and Development Industries" that are tied to the local colleges to locate in the Town of Almond. Adjust the zoning law to assist rather than restrict these endeavors.
- Consider zoning and creating a section of the Town of Almond for an Industrial Park in the area of the former Emerson Farm on Clark Road.
- Encourage the reuse of areas that have been mined for gravel for industrial park and commercial use such as the site at Rossman Road as well as the Clark Road site.
- Encourage the development of light industry and commercial operations within the Town of Almond.
- Encourage the expansion of municipal water, sewer and broadband infrastructure along the NYS 21 Corridor.

- Consider designating an area near the I-86 Exit 33 for development of lodging, food and retail opportunities.
- Research and develop a Main Street Revitalization Program for businesses and housing. Getting money into the former Coslos building and assisting other businesses such as the Post Office building, Perk's Auto and Mulheisen's Restaurant would be positive.
- Consider development at additional locations in the area from School Street to Park Avenue. Currently there are two empty lots that could be developed into storefronts and apartments.
- Research possible grants and homebuyer incentive options that could be marketed to individuals who are interested in relocating to the Town of Almond. Reach out to surrounding urban areas for individuals interested in raising a family or retiring in the quiet and relaxed atmosphere that Almond has to offer. Gather information and publicize such on monies available for upgrading and improving the appearance and energy efficiency of the current residences in the Town of Almond.
- Continue to work with Verizon, Armstrong or other telecommunications companies to make cell and high-speed internet service available to the entire Town of Almond. Appeal to local government representatives for assistance in making these fundamentals of today's society available to our residents, businesses, and visitors.
- Work with Allegany County tourism personnel, as well as the State of New York and the local businesses to promote the Town of Almond's scenic atmosphere and natural resources to bring more visitors, seasonal residents, and sportspersons to the area. Market hiking, fishing, skiing and snow sports, and biking using the Town of Almond's website and local and area print media. Other possible activities may include community events, a farmer's market, occasional concert events, triathlons, etc.



Muhleisen's Restaurant in the 1970's

COMMUNITY PRIDE

Community Pride Goal

The goal for Community Pride is to enhance the townspeople's personal pride in their Town of Almond by rejuvenating the area's assets. Residents, taxpayers, and visitors alike will benefit from the attainment of these objectives.

Community Pride Objectives

- Enhance the rural character of the Town of Almond, while at the same time, preserving its aesthetic values and scenic views. Actions include preserving the small-town atmosphere and adherence to zoning regulations pertaining to new and existing structures. Improving the overall visual appearance of the town will make it more desirable to potential businesses and residents.
- Improved awareness of the Town of Almond. Actions include recognition of the area through the media and the Town of Almond website.
- General upgrading and overall improvements to the Town of Almond's public space. Actions include installation of new street signs throughout the Town of Almond, purchasing new "welcome" banners for Main Street in the Village of Almond, and installation of sidewalks for safer foot traffic throughout the business/light district in the Village of Almond.

Community Pride Strategies

- Work with the Allegany County Land Bank to manage dilapidated buildings and improve the appearance, safety and overall appeal of the Town of Almond/Village of Almond in order to attract more residence, improve business appearance and increase the tax base.
- Encourage the continuation and expansion of Almond Community Day events.
- Encourage the increase in local events with a target of adding three new major events per year.
- Continue to support the Almond Library and increase the use of this facility with positive fund-raising efforts and projects.
- Support the installation of new lighting along the Village of Almond street systems with modern LED lights that look like the lights in the Park Square.
- Support the maintenance of the Town of Almond cemeteries and do a major effort to provide the dead with good places for their eternal rest.
- Continue to support the updating of the Municipal Building with new modern energy efficient windows, HVAC, records storage, offices, boardrooms, fire facilities, and court facilities.
- Work to improve and/or get rid of unsightly properties throughout the Town of Almond, particularly on main thoroughfares. Increase code enforcement of junk and unregistered automobiles, trucks etc. that can no longer be repaired. Utilize the Allegany County Land Bank to assist with this effort.

- Enhancing the rural character of the Town of Almond, while at the same time, preserving its aesthetic values and scenic views. Review the current zoning regulations to determine whether they need to be amended to more specifically address property maintenance and beautification guidelines and revise current code enforcement stipulations to include structured penalties for non-compliance.
- Upgrade the municipal building air handling system to attract more activities and events to the Town of Almond
- Organization of a property owner association and implementation of an annual Town of Almond cleanup day would both be beneficial in maintaining focus on the town's aesthetic value.
- Improved awareness (based on consistent messaging about Almond's advantages) and overall enhancement of the town's image. Periodic publications in local media, and maintaining and updating the website for the Town of Almond would provide desired attention to the area. General information would then be readily available to potential residents and/or business owners. Make all information available on the web. Develop messaging about why Almond is the best destination for families and the kinds of business that we want to attract.
- General upgrading and overall improvements to the Town of Almond's public space, including Greg Norton Memorial Park, Lion's Park and the public square.
- Research and gather information on the feasibility of replacing the Town of Almond's antiquated road signs with newer ones for increased visibility at night, as well as having a nicer, more uniform appearance. Grant monies may be an option for covering the cost of the road sign project since it would improve response times for emergency vehicles.
- Research and gather information on installing modern sidewalks throughout the Main Street Business district in the Village of Almond can be done to improve both the appearance of the area and the safety of the pedestrians while travelling between homes, rental properties and businesses. These sidewalks should meet ADA requirements. Grant monies for improving safety and transportation in small towns may be a way to cover the cost of the sidewalk project with actual labor to be done by the Town of Almond highway department.
- Buy new "welcome" and "holiday" banners for the Village of Almond's light poles. Create a community-based project based on the successful model used to purchase Veteran's flags in spring 2016.



Almond Library

HEALTH AND PUBLIC SAFETY

Health and Public Safety Goals

To enhance the safety and welfare of the residents and visitors within the Town of Almond as well as provide faster medical/rescue services within the Town of Almond. To enhance our municipal court system and allow for better enforcement of the Town of Almond codes, ordinances and laws.

Health and Public Safety Objectives

- Clean up of debris from properties.
- Ambulance and fire protection concerns include:
 - Work with emergency services to ensure that there is a safe landing zone for Mercy Flights inside the Town of Almond.
 - Improve Cell phone service into areas that are currently not well served such as McHenry Valley Road.
 - Update street signs to modern standards.
- Update and replace signs at Town of Almond borders and at the Village of Almond Border.

Health and Public Safety Strategies

- Update/Install sidewalks within the Village of Almond that are up to modern standards for handicapped accessibility and correct width, and flatness.
- Acquire and install proper numbering for each dwelling with the Town of Almond to display fire number and 911 numbers for each property in the Town of Almond.
- Check into highway right of ways to see if there is room for sidewalks to be installed along Main Street and Mill Street. Do a study of same as to cost, design, details, time, etc.
- Research to see which dwellings do not display or accurately display its fire number. Follow up with a letter from the Town Board asking that numbers be affixed conspicuously to the dwelling. Research as to cost of 911 number signs, where to purchase, and where to place in front of a property. These numbers are to be provided on vacant parcels as well. Installation to possibly be provided by Town of Almond Highway Department.
- Put into effect a one day per year that for a nominal fee the Town of Almond will come and pick up certain items targeted for disposal. Look into cost of such plan and its feasibility.
- Research information as to replacement of or installation of signs on each access road into the Town of Almond regardless if on a seasonal use or year round highway or road.



IMPLEMENTATION PLAN

The main goal of this committee is to implement the Town of Almond/Village of Almond Comprehensive Plan. It is the responsibility of the Planning Board to periodically review and update the Comprehensive Plan and to facilitate the goals set forth in the plan. It is our intention for the Comprehensive Plan to be utilized in the day-to-day operations of the Town of Almond/Village of Almond. It is our hope that Town of Almond officials, business owners, residents and leaders work together to promote the growth of our area.

Town and Village of Almond Implementation Plan

GOAL	SECTION	OBJECTIVE	TIME FRAME
Small business Development	Development	Research prospects and funding ; work with other government agencies to encourage growth along Main Street and NYS Rt 21 south of the Village of Almond	On-going, continuous
Municipal Building: Village of Almond/Town Hall, Courts, Fire, Elections	Community Pride	Continue to improve the facilities at the Municipal Building including Fire Hall improvements, Air and Heating updates to the Board and Justice Court rooms, records management facilities and kitchen as needed.	Mid term
Street Signs	Community Pride, Health and Public Safety	Purchase of and installation of new, high visibility signs, install new fire numbers	Short Term
Historic Walking Trail	Natural, Cultural, Historic Scenic Resources	Map out the trail, obtain funding for signage along trail promote trail, develop additional trails	On-going, continuous
Cell phone service, high speed internet	Infrastructure, Development, Health and Public Safety	Support the expansion of broadband capacity to all parts of the Town of Almond. Consider providing a local WI-FI	Short to mid-term, ongoing/continuous

		in the Village of Almond. Continue with research into service providers and funding. Continuously monitor technology improvements for upgrades.	
Sidewalks	Health and Public Safety	Research installation and funding to increase walkability and access to the school	Long-term
Water	Infrastructure	Research prospects for funding and installation modernization and development	Long-term
Sewer	Infrastructure	Research prospects for funding and installation	Long-term
Water Tank	Infrastructure	A new tank is estimated to be needed by 2025.	Long term
Update Village of Almond zoning law and map	Land Use	To get more business and economic development, update zoning laws to represent current state of Village of Almond potential and growth opportunities. Make the Zoning Map more accurate.	Immediate
Update Town of Almond zoning law and map	Land Use	To get more business and economic development, update zoning laws to represent current state of Town of Almond potential and growth opportunities. Make the Zoning Map more accurate.	Immediate

APPENDICES

- A. Project Participants
- B. Almond Area Businesses
- C. Maps
- D. Demographic Data

Appendix A

The following people and organizations assisted in the development of this plan. At this time, we would like to thank all of these people for their help in creating the first Comprehensive Plan for the Town of Almond. If anyone is not listed we are thankful to you as well, it was unintentional that you were left off the list. Thank you all.

Thank you to the following individuals that aided in the completion of this project.

Planning Board:

Long-standing members who persisted in making this happen ~

William Ells

Dennis Stachowski

Keith Stanley

Newer members of the board who learned as they assisted ~

Sandra Dennison

Tammy Kokot

Town Supervisor:

Dawn Wildrick-Cole

Superintendent of Highways:

Jamie Mansfield

Zoning Board of Appeals:

Donald Weiman

Village of Almond Mayor:

John Meehan

Fire Chief:

Andrew Hurlburt

A special "Thank you" to Allegany County Planning Director, Kier Dirlam, who without his assistance, this would still be a "work in progress".

Special thanks to the Town and Village of Almond for providing meeting space throughout this process.

Appendix B

Almond Area Businesses

Not Considered Exhaustive

ALMOND BUSINESSES:

Auto: *Perk's Auto Center* – (607) 276-5485
Auto: *Two Guys Auto Repair* – (607) 276-2292
Auto: *Alfred Almond Auto* – (607) 276-2238
Concrete: *Hanson Aggregates* – (607) 276-5881
Contractor: *Stevens Contracting* - (607) 382-8137
Contractor: *Four Season Builders* – LC & Shawn Clark – (607) 276-6418
Contractor – Electric/Plumbing: *Snyder Electric Services* – (607) 276-5311
Convenient Store & Gas Station: *7- Eleven*
Daycare: *Color Our World* – (607) 542-5587
Detailing Service: *Dylan's Detailing* – (607) 281-5231
Drywall: *KP* – (585) 506-7471
Excavating: *D & G* - (607) 276-6416
Flooring: *Mullen Factory Direct Carpet* - (607) 276-5200
Garage Doors: *Overhead Door* - (607) 276-6773
German Shepherd Breeder: *Hazzard County Kennelz* - (607) 661-0887
Ice Cream & Weekend BBQ: *Dick & Cheryl's Big Dipper* - (seasonal)
Metal Work: *Sundance Forge with Bill Banker* - (607) 276-6956
Plants: *Comes Greenhouse* – seasonal - (607) 276-6178
Real Estate Auctions: *Summit Auction and Realty* – (607) 382-7387
Restaurant & Bar: *Muhleisen's* - (607) 276-8811
Sand & Gravel: *Almond Aggregates* - (607) 276-6864
Satellite Systems: *True Blue* - (607) 276-2817
Storage Units: *Oyer Self Storage* - (607) 276-6774
Storage Units: *Dean's Mini Storage* - (607) 324-7073
Surveying: *Ryan Marble Land Surveying* – (585) 245-1496
Trucking: *KLG Trucking and Recovery* - (607) 276-2605
Veterinarian: *Almond Veterinary Hospital* - (607) 276-2400
Web Design & Organic SEO: *David Williams* - (607) 276-2223
Website Design: *ACDEP Services* – 585-307-0890
Well Drilling: *Root Water Well Specialist* – (585) 593-4304

Appendix C

Maps

1. Location in New York State
2. Cemetery Map
3. Topographic Relief Map
4. Elevations Map - Village
5. Aerial Photograph - Town
6. Aerial Photograph - Village
7. Hospital Proximity Map
8. Land Cover - Town
9. Assessor Property Class Map - Town
10. Land Cover - Village
11. Assessor Property Class Map - Village
12. Current Zoning Town of Almond
13. Current Zoning Village of Almond
14. Future Land Use Plan - Town
15. Future Land Use Plan - Village
16. Transportation Map - Town
17. Transportation Map - Village
18. Flood Plains - Town
19. Flood Plains - Village
20. Recreation Plan - Town
21. Recreation Plan - Village

Appendix D - DEMOGRAPHIC DATA

American Community Survey Data

You can find all of the following types of information by following these links: Household data, Sex and Age, Educational Attainment, Commuting to Work, Occupation, Income, Year Structure Built, Rooms, House Heating Fuel and more.

The Town of Almond:

<https://factfinder.census.gov/bkmk/cf/1.0/en/place/Almond town, Allegany County, New York/POPULATION/DECENNIAL CNT>

The Village of Almond:

<https://factfinder.census.gov/bkmk/cf/1.0/en/place/Almond village, New York/POPULATION/DECENNIAL CNT>