



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

V-01-ATT-07-25

Review Date

7/10/2025

Municipality

ATTICA, V.

Board Name

VILLAGE BOARD

Applicant's Name

Village of Attica

Referral Type

Comprehensive Plan Update

Variance(s)

Description:

Update to the Village of Attica Comprehensive Plan.

Location

Entire Village of Attica

Zoning District

Entire Village of Attica

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed Comprehensive Plan update should pose no significant county-wide or inter-community impact. The plan is well-written and clearly outlines the next steps forward for the Village while addressing issues such as revitalizing downtown, promoting resilient and sustainable development, and protecting natural resources.

Director

July 10, 2025

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:

GCDP Referral # V-01-ATT-07-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED
Genesee County
Dept. of Planning
6/20/2025

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Attica Village Board
Address 9 Water Street
City, State, Zip Attica, NY 14011
Phone (585) 591 - 898 Ext. 4

2. APPLICANT INFORMATION

Name Village of Attica
Address 9 Water Street
City, State, Zip Attica, NY 14011
Phone (585) 591 - 0898 Ext. 4 Email brenda@attica.org

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Attica

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|---|--------------------------------------|
| ☐ Area Variance | ☐ Zoning Map Change | Subdivision Proposal |
| ☐ Use Variance | ☐ Zoning Text Amendments | ☐ Preliminary |
| ☐ Special Use Permit | ☒ Comprehensive Plan/Update | ☐ Final |
| ☐ Site Plan Review | ☐ Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address _____
B. Nearest intersecting road _____
C. Tax Map Parcel Number _____
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) _____

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
☒ NO ☐ YES If yes, give date and action taken _____
B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Update Comprehensive Plan

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|---|
| ☐ Local application | ☐ Zoning text/map amendments | ☒ New or updated comprehensive plan |
| ☐ Site plan | ☐ Location map or tax maps | ☐ Photos |
| ☐ Subdivision plot plans | ☐ Elevation drawings | ☐ Other: _____ |
| ☒ SEQR forms | ☐ Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Julie Cook Title Deputy Clerk Phone (585) 591 - 0898 Ext. 5
Address, City, State, Zip 9 Water Street Attica, NY 14011 Email julie@attica.org

VILLAGE OF ATTICA

Comprehensive Plan Update

A Great Place to Live!



MARCH 2025

Village of Attica, New York

ACKNOWLEDGMENTS

The Comprehensive Plan Committee and Planning staff would like to thank all of the individuals and organizations who provided their input on the Attica Comprehensive Plan Update. We greatly appreciate everyone who participated in the planning process with their comments and ideas for the Village's future.

STEERING COMMITTEE

Renee Ackert - Business Owner

Dave Ciurzynski - Business Owner

Julie Cook - Village of Attica Deputy Clerk

Jane Curtiss - Village of Attica Court Clerk

Zack Fleiss - Village of Attica Police Department

Gary Guralny - Village of Attica Trustee

Tina Harding - Business Owner

Lauren Heidenreich - Pastor

Missy Howard - Business Owner

Justin Lane - Village of Attica Department of Public Works

Nathan Montford - Village of Attica Mayor

Douglas Post - Former Village of Attica Administrator

Pam Rudolph - Attica Central School District Board Member

John Spink - Vice Principal of Attica Central School District

This document was prepared with funding provided by the New York State Department of State Environmental Protection Fund's Smart Growth Community Planning Program. This plan was developed by the following Consultant Team:



All photos in the document were taken by the consultant team, unless otherwise noted.

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INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a foundational document that guides the long-term development and growth of a community. It serves as a strategic tool to address a variety of topics, including land use, infrastructure, housing, transportation, environmental sustainability, and economic development. Created through a collaborative process involving input from residents, local stakeholders, and public officials, the plan reflects the collective vision for the community's future. It provides a conceptual framework for decision-making and helps align public and private efforts towards common goals.

More than just a static report, a Comprehensive Plan is a dynamic, living document meant to evolve alongside the community. It serves as a benchmark, cataloging the current state of community assets, population trends, and local challenges at the time of its adoption. As the needs and circumstances of the community change, the plan can be revisited and updated to ensure it remains a relevant and useful tool. This adaptability ensures that the Comprehensive Plan continues to guide thoughtful growth and development while preserving the character and quality of life valued by residents. Regular reviews and updates help keep the plan aligned with the community's evolving aspirations and ensure it continues to serve as a reliable guide for the future.

WHY PLAN?

Conducting a Comprehensive Plan is essential for any community as it provides a structured approach to addressing current challenges while preparing for future opportunities. By proactively identifying key community issues and analyzing the relationships between critical components such as housing, land use, transportation, and public spaces, the plan allows for thoughtful, coordinated development. It helps ensure that decisions are guided not only by present conditions but also by long-term community values, demographic trends, and market forces. A Comprehensive Plan offers a flexible framework for decision-makers to respond to unforeseen circumstances, ensuring the community can adapt to future challenges. Regular updates to the plan are important to reflect shifting demographics, evolving priorities, and changing economic conditions, ensuring it remains an effective tool for guiding sustainable growth and maintaining the community's character.

HOW WE GOT HERE

The Village of Attica's decision to update its Comprehensive Plan was driven by significant changes in local demographics and economic trends, as well as the fact that the previous plan was written over 20 years ago. Since then, both the Village of Attica and Wyoming County have experienced population declines, highlighting the need for a fresh approach to planning for the future. In response to these challenges, and to better address the shifting economic and demographic landscape, the Village secured funding through New York State's Smart Growth Community Planning Program. This grant supports land use planning principles that promote the development of livable, sustainable, and equitable communities. By updating the Comprehensive Plan, Attica aims to address current challenges and position itself for sustainable growth and development in the years to come.

THE SMART GROWTH APPROACH

Smart Growth is an approach to community planning and development that integrates what are known as the “3 Es”—Economy, Equity, and Environment, with an emerging fourth E—Energy. Smart Growth promotes several land use planning principles that create livable, sustainable, and equitable communities. In total, there are 15 smart growth principles identified by New York State as part of the State’s Smart Growth Community Planning Program. Each of these 15 principles which are identified below, were utilized throughout the formulation of this Comprehensive Plan and particularly during the formation of the Action Plan.

SMART GROWTH PRINCIPLES



1 Promote mixed land uses in focus areas.



2 Create an adequate range of housing opportunities and choices.



3 Build on traits that make a distinctive and attractive community with a strong sense of place.



4 Promote development and redevelopment where infrastructure is adequate and sustainable.



5 Promote well-planned and well-placed public spaces.



6 Promote sustainable and compact neighborhoods.



7 Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside.



8 Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.



9 Promote walkable/bikeable neighborhood designs.



10 Promote and integrate clean energy resources and related incentives.



11 Improve green infrastructure and resident’s participation in this effort.



12 Increase resiliency to extreme weather events.



13 Encourage social diversity and integration.



14 Expand planning efforts between municipalities, increasing effectiveness, sustainability, and resiliency.



15 Promote community and stakeholder collaboration in planning.

COMMUNITY PROFILE

The following chapter summarizes the existing conditions and current trends in the Village of Attica. This inventory and analysis will provide the community with baseline data on important demographics, economic trends, land uses, municipal facilities, and natural resources in and around the Village of Attica. The knowledge gained from this community profile helped define the priorities and informed the strategies needed to meet the community's goals. This information will also serve as a benchmark that residents can use to measure progress and analyze changes in their community over time.

VILLAGE HISTORY & INTRODUCTION

The land on which the Village of Attica sits was originally the home of the Seneca Nation, a member of the Haudenosaunee Confederacy for hundreds of years. European-American settlers first came to this part of New York in 1802. It was historically known as Phelps' Settlement, in homage to one of the area's first landowners. The settlement continued to grow through the early 1800s as much of the economy was focused on agriculture. Following the start of the War of 1812, Attica's population grew rapidly as residents of Buffalo, then still only a village, arrived after the burning of their community during the war.

By 1837, Attica was granted a charter and incorporated as a village. By the mid-19th century, the village was flourishing as the economy shifted towards industrial operations. Throughout the 1800s, Attica was a frequented destination for runaway slaves as they escaped the south seeking passage into Canada. Most notably, the Attica Station which is about 3.5 miles south of the Village, was regularly utilized by enslaved people seeking freedom. The property of Matthew Eastman provided shelter, food, and clothing as they made their way to Canada. By the second half of the 19th century, rail lines were established between the Village of Attica and the cities of Batavia and Buffalo. This allowed the Village to flourish further as it became a popular shipping and receiving center for farmers in the region.

By 1928, New York State selected Attica to be the new site for what would be the most modern prison of its time, the Attica Correctional Facility. The correctional facility is most notable for the 1971 Attica Prison Uprising in which roughly 1,200 prisoners held 39 prison guards hostage over several days in response to what they considered inhumane treatment. The events of the uprising cast a national spotlight on issues within the American

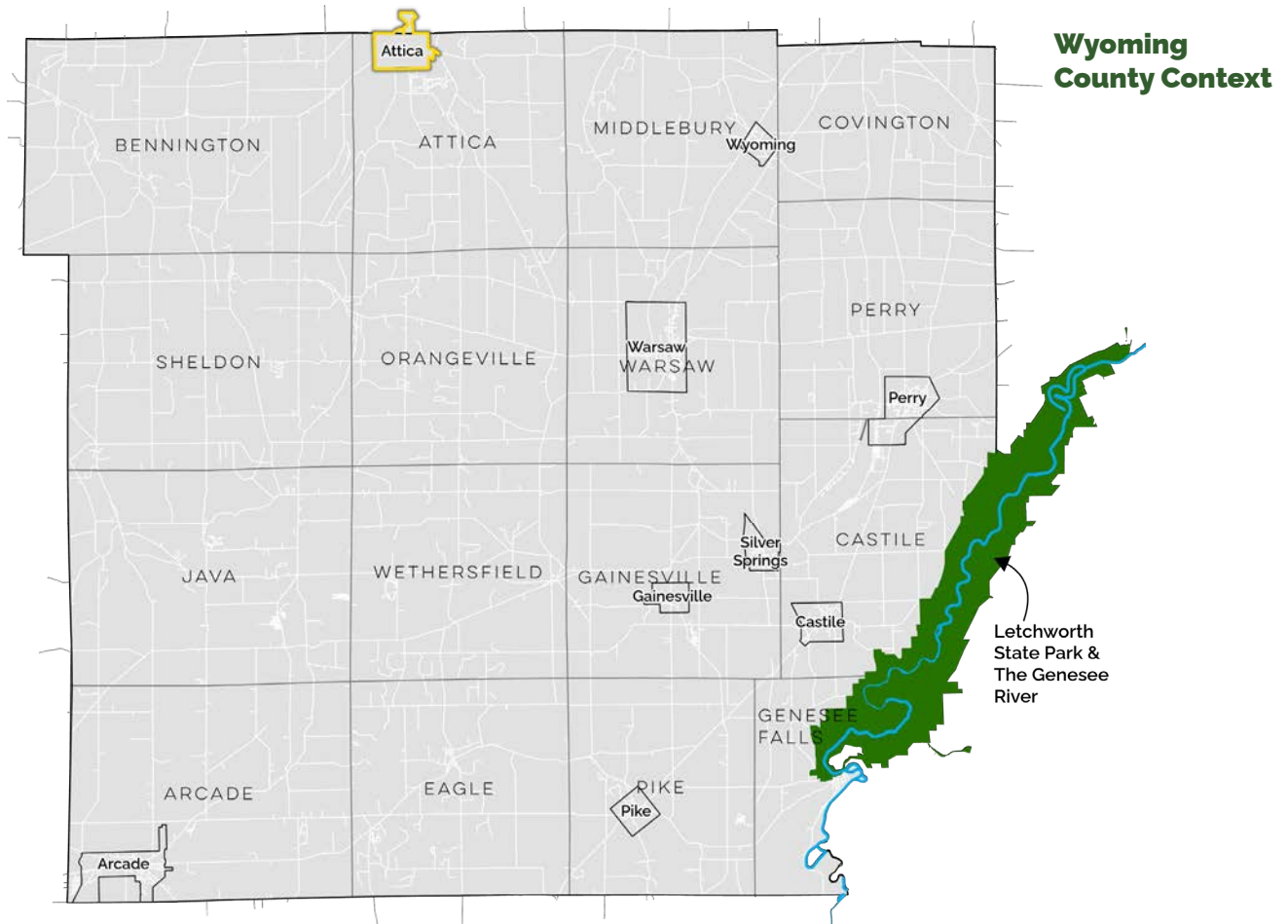
prison system. Today, much of the agricultural and industrial activity within the Village has subsided with the loss of frequent rail service. The Village now is largely considered a bedroom community where residents can enjoy the comforts of a quiet and rural village with jobs conveniently located in larger nearby communities.

Within a regional context, the Village is split between Genesee and Wyoming County. Most of the Village is in the northern reaches of Wyoming County and is within the Town of Attica to the east, south and west. With land later annexed by the Village during its earlier periods of growth, the northernmost portion of the Village is located in southern Genesee County, within the Town of Alexander. Larger municipalities within commuting distance of the Village include the cities of Batavia (11 mi), Buffalo (34 mi), and Rochester (47 mi).

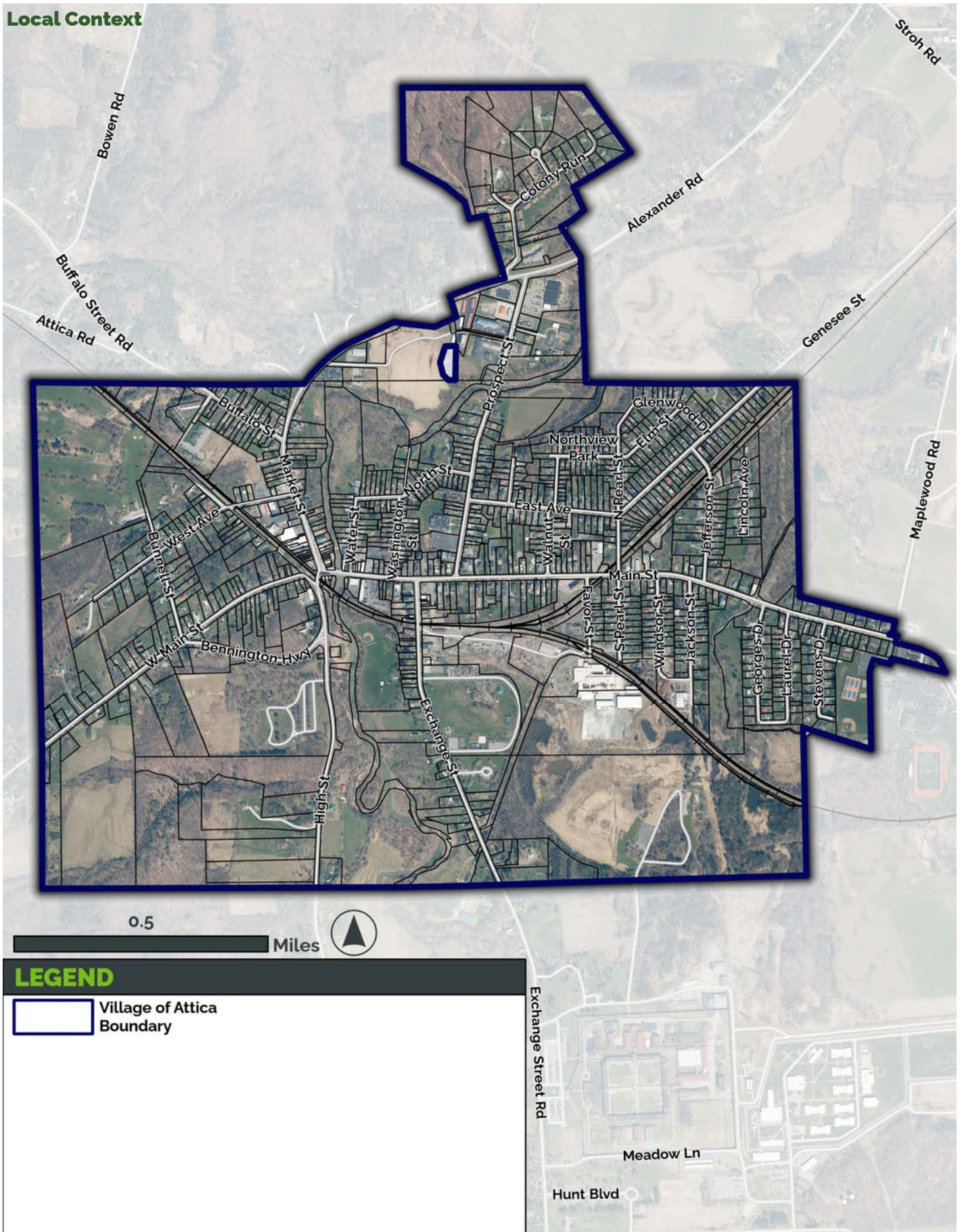


CONTEXT MAPS

Regional Context



Local Context



PREVIOUS PLANNING INITIATIVES

The Village of Attica's land use and development patterns are influenced and informed by strategic local and regional planning initiatives they have conducted or participated in over the past several decades. Summaries of these local and regional plans relevant to this Comprehensive Plan Update are reviewed on the following pages.

2003 Village of Attica Comprehensive Plan

The Village of Attica's previous plan was written over 20 years ago. At this time, the Village of Attica was a largely built out community, with limited areas of remaining vacant land available for development. However, the Village's downtown contained vacant buildings, many of which were formerly used commercially, which ultimately sparked the desire to conduct this plan. Since then, both the Village of Attica and Wyoming County have experienced population decline and commercial vacancy rates have persisted, highlighting the need for a fresh approach to planning for the future.

In the 2003 Plan, several goals were identified for each of the various topics the plan covered. Many of these goals are still relevant today. These include:

Land Use

- Goal 1: Revitalize the Central Business District (CBD)
- Goal 2: Minimize conflicts between competing land uses in the Village
- Goal 3: Encourage land use patterns that protect and enhance the unique character of the Village
- Goal 4: Encourage appropriate development of land outside CBD that enhances tax base & creates Employment
- Goal 5: Maintain up-to-date planning and land use development process

Economic

- Goal 1: Improve the economic vitality of the downtown area.
- Goal 2: Preserve and strengthen a diversified economy for the Village of Attica.
- Goal 3: Enhance the economy and tax base of the Village by promoting light industrial and commercial development on key sites outside the downtown.



Housing

- Goal 1: Promote housing opportunities for all residents that is of quality construction, variety, and affordable

Community Facilities and Service

- Goal 1: Improve recreational facilities and ensure they are accessible and meet all resident needs
- Goal 2: Preserve and enhance permanent open space
- Goal 3: Provide adequate community services and facilities that meet all needs and are cost-effective

Cultural

- Goal 1: Promote historic and cultural heritage by preserving historic structures
- Goal 2: Increase amount and types of cultural activities

Visual Character

- Goal 1: Maintain and enhance rural character
- Environmental
- Goal 2: Preserve and enhance water quality and habitat value along Tonawanda Creek
- Goal 3: Remediate environmentally contaminated sites
- Goal 4: Improve safety in the floodplain

Public Infrastructure

- Goal 1: Promote maintenance and development that meet all needs and is cost-effective

Transportation

- Goal 1: Maintain and enhance existing roadway and improve traffic flow
- Goal 2: Provide pedestrian friendly environment in Village
- Goal 3: Enhance roadway appearance
- Goal 4: Ensure adequate parking

Other Planning Initiatives

Prior to and since the adoption of the Village's last comprehensive plan in 2003, a multitude of other planning projects and initiatives have taken place both at the local, county, and regional level. These previous plans were taken into consideration and helped inform the development of this comprehensive plan update.

Finger Lakes Workforce Development Strategy

Developed in recognition of the challenges facing businesses across the state, Empire State Development helped craft regionally tailored road maps to address those challenges. The biggest challenges identified for the Finger Lakes region with regard to attracting and retaining its workforce were (1) transportation, (2) childcare, and (3) equity. The plan recommends the region focus on agribusiness sector opportunities, especially for jobs related to manufacturing, engineering, and packaging within the sector.

1999

Village of Attica Downtown Revitalization Strategy

This plan identified various strategies that could be implemented in the Village to help provide a clean, safe, aesthetically pleasing, and well-organized community for the people of Attica. Additionally, the strategy developed master plans for three capital projects: (1) Main St Enhancements, (2) Tonawanda Creek Waterfront, and (3) Exchange St Enhancements.

2006

Gap Analysis of Local and State Stormwater Management Requirements for Selected Municipalities in Wyoming County

The report was prepared for the Wyoming County Soil and Water Conservation District in an effort to identify ways local laws can be changed to meet water quality needs. The report found gaps in Village local laws that do not meet the equivalency of the NYS Sample Stormwater Management and Erosion and Sediment Control Local Law. The report highly recommended that the Village adopt the NYS Sample Local Law.

2008

Attica Downtown Business Inventory

An inventory of all 53 existing commercial businesses in the Village at the time. The inventory gathered 12 different types of information on each business.

2021

Wyoming County Hazard Mitigation Plan - Village of Attica

A review of all hazards that pose a threat to municipalities in Wyoming County and recommended actions that can be implemented to reduce and eliminate damages to people and property. Five recommendations were identified to help mitigate hazards in the Village of Attica.

2022

Roaming Wyoming: Planning for Tourism and Recreation in Wyoming County

This report inventoried the County's rich natural features, historical locations, and unique attractions to develop recommended actions each community could take to improve their tourism sector. Three recommendations were made for Attica: (1) redevelop the Williams Opera House, (2) reuse abandoned rail lines for trails, and (3) develop a multi-use trail to connect to the Village of Warsaw.

2025

Village of Attica Comprehensive Plan Update

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DEMOGRAPHIC TRENDS

The following section is an overview of demographic trends in the Village of Attica and surrounding areas. To assist in the evaluation and the understanding of current issues, comparisons in demographics were made using data from 2000 to 2020. This data was gathered from various sources including the U.S. Census Bureau's Decennial Census, American Community Survey (ACS), and On-The-Map tool; the New York State Education Department, Cornell University County Projections Explorer, and the Envision Tomorrow Housing Model.

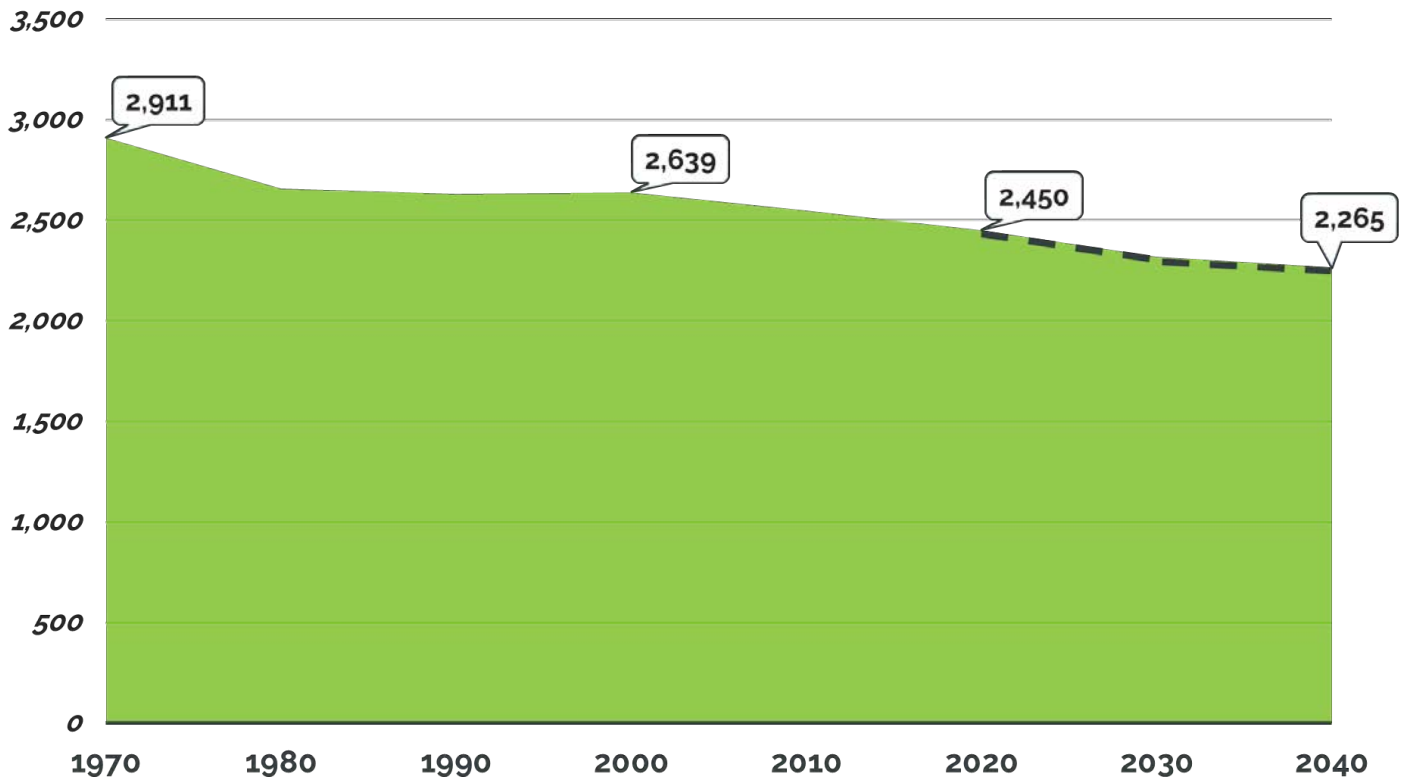
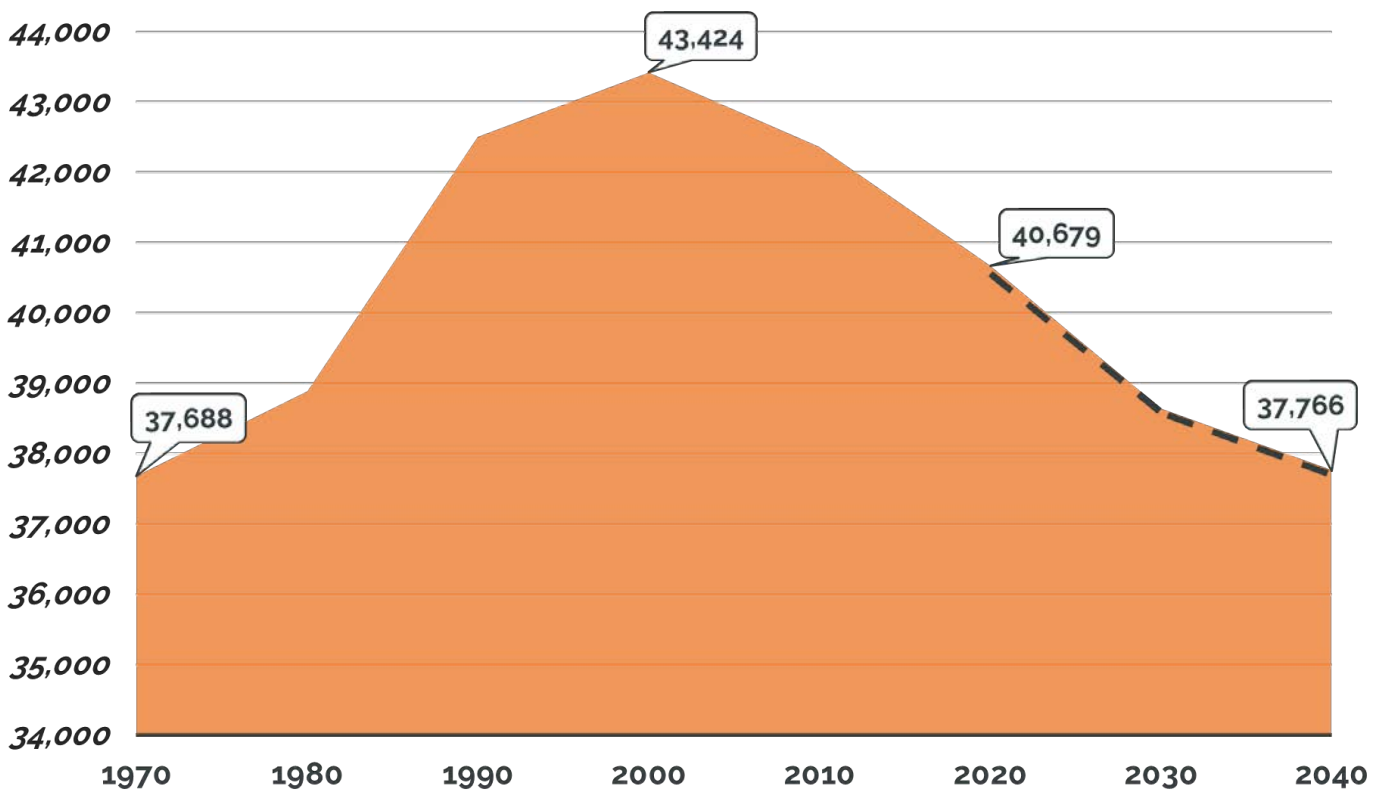
POPULATION TRENDS

As of 2020, the total population for the Village of Attica is 2,450, making it the third most populous municipality in Wyoming County, only behind the Villages of Perry and Warsaw. Since 2000, the Village has seen a population decline of 7.7% (189 residents). The entirety of Wyoming County, with a population of 40,679, experienced a 6.7% (2,745 residents) population decline during that same time-period. Since 1970, the Village has seen a population decrease of 15.8% while the County has seen an increase of 7.9%.

Projections from the Cornell Program on Applied Demographics anticipate a continued population decline across Wyoming County over the next 20 years. By the year 2040, Wyoming County is expected to lose an additional 2,913 residents, which is a 7.2% decline from their current population total. The Village of Attica is expected to lose an additional 185 residents (7.5%) by 2040.

Like other rural counties in New York State, Wyoming County has seen a steadily declining population over the past several decades, largely in part to a lack of sufficient jobs and affordable housing opportunities in these rural municipalities. Attracting new residents to the Village of Attica will be essential to stemming the loss of population and local tax base. While adding new jobs and homes to the Village will be key in reversing these population losses, the Village must also address livability. By promoting walkable neighborhoods, allowing a mix of land uses, and creating attractive public spaces, the Village can once again become an alluring community for both young families and recent retirees.



Figure 1 - Village of Attica Population, 1970 - 2040**Figure 2 - Wyoming County Population, 1970 - 2040**

AGE DISTRIBUTION

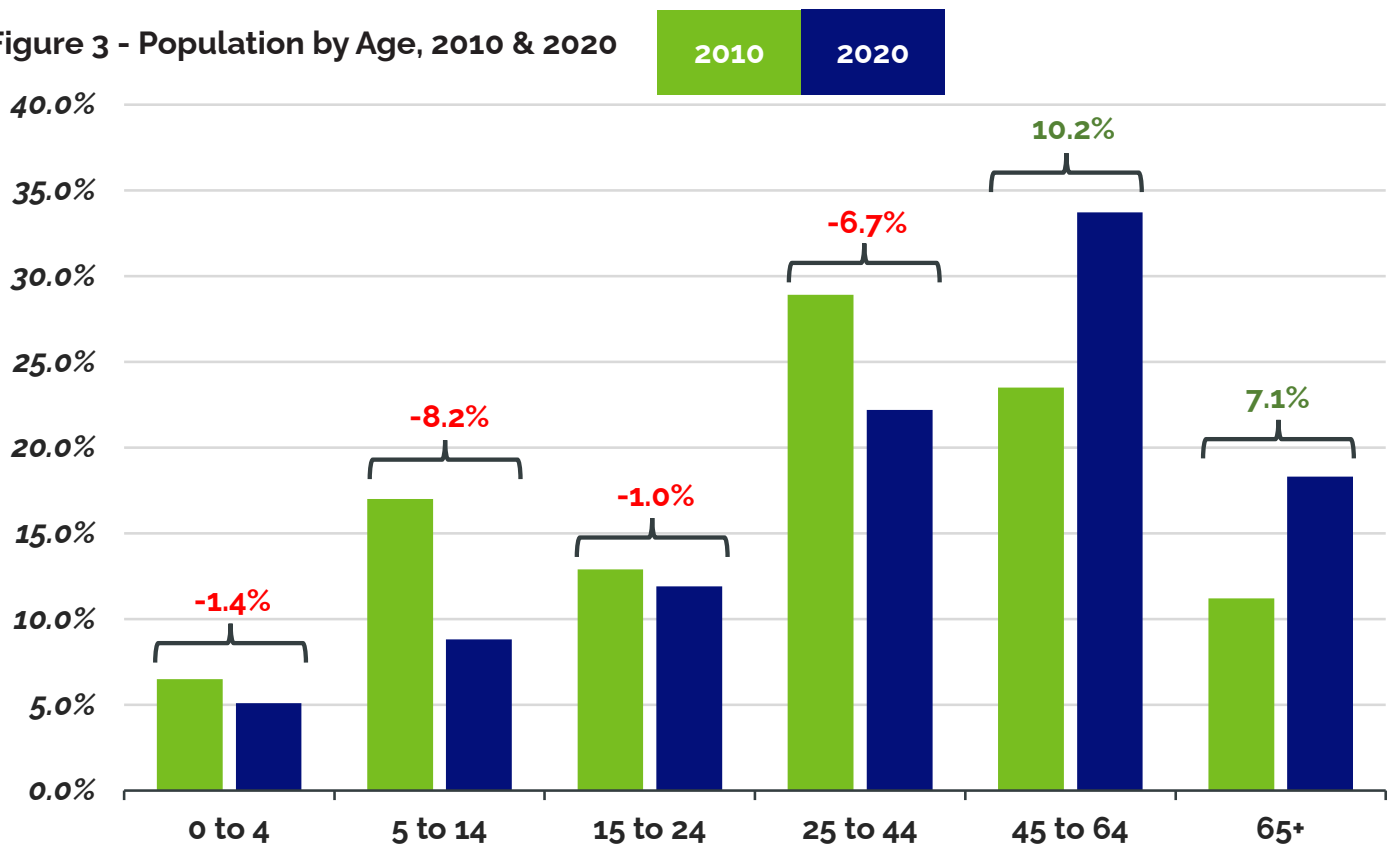
The median age of the residents in the Village of Attica is 47.5, which is five years older than that for the population of Wyoming County (42.6). Examining age trends, the median age in Attica has increased by 24.5% since 2000, while Wyoming County has seen a 13.9% increase. By 2040, the median age in Wyoming County is projected to reach 45.6. These trends indicate that both the Village of Attica and Wyoming County are experiencing an aging population, with Attica aging more rapidly. This suggests a growing need for services and infrastructure to support older residents, such as healthcare, housing, and community services.

Examining the distribution of ages in the Village, all age groups decreased in size from 2010 to 2020 aside from the age groups 45 - 64 and 65+. The 45 - 64 age group is the most populous group in the

Village, representing 33.7% of all Village residents. The 0 - 4 age group is the smallest age group in the Village, representing just 5.1% of all Village residents. The small size of the youngest age cohort suggests potential future challenges in maintaining population growth and supporting local schools and youth services.

Increases in median age and older age groups within the Village are likely correlated with the Village's decreasing population. As residents of the Village's younger age groups seek to move out of their parent's homes and/or start a family of their own, these residents may feel pressured to move to other municipalities in search of better job opportunities and housing. In turn, this leaves the Village's aging population as the dominant age group.

Figure 3 - Population by Age, 2010 & 2020



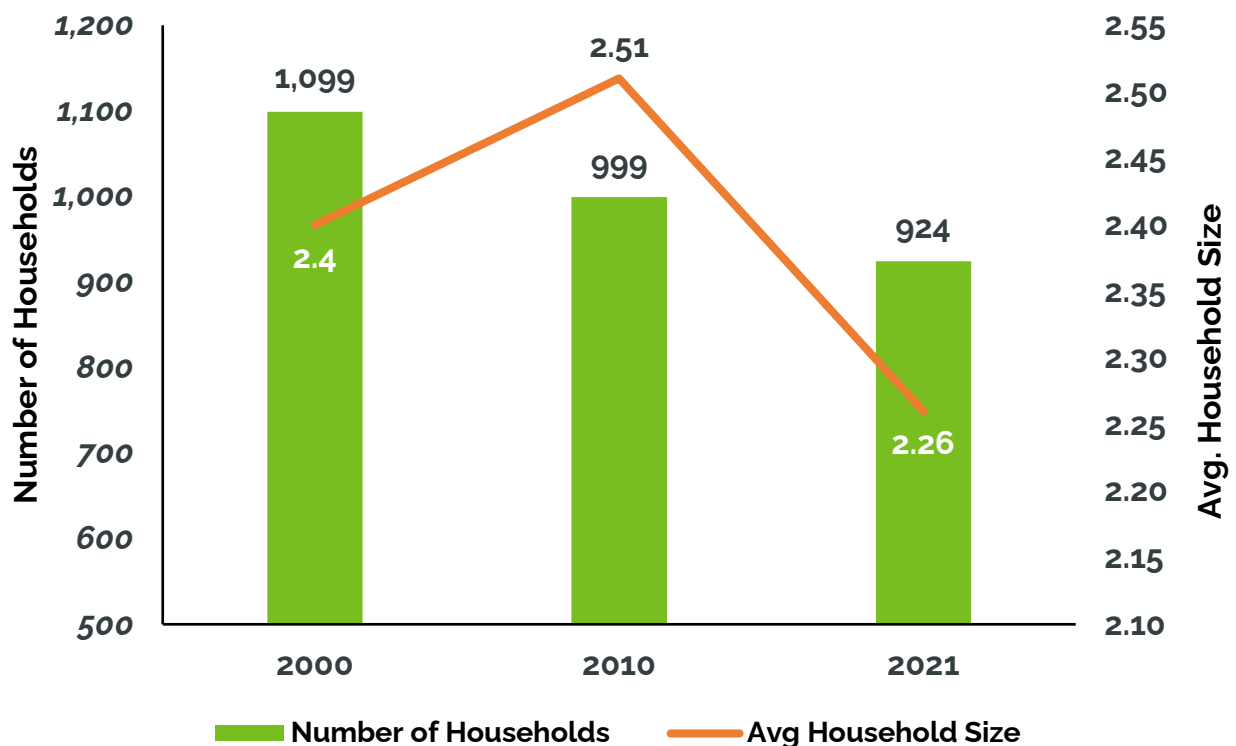
HOUSEHOLD COMPOSITION

There are an estimated 924 households in the Village of Attica with an average household size of 2.26. Married couples make up the largest proportion of household types, representing 48.8% (450) of all households; 143 married couple households have children that are 18 years or younger. The second largest household type in the Village are single householders, which represent 43.8% (404) of all households. Of these single householder types, 87 of them have children that are under the age of 18; 278 single householders live alone. The smallest household type in Attica is cohabiting couples which make up 7.5% (69) of all households. Five co-habiting couple households have children younger than 18 years old.

Examining household size trends, the number of households in the Village has decreased by ~10% during each of the last two decades while the average household size has seen increases and decreases of 5 - 10% during each of the last two decades. Fewer households could impact the overall population stability and economic vitality of the Village.

Single householders make up a significant proportion of Attica's population. Small households such as these often prefer smaller living accommodations which are more manageable for their household size. By creating a diversified range of housing types, Attica can more effectively meet the needs of its population.

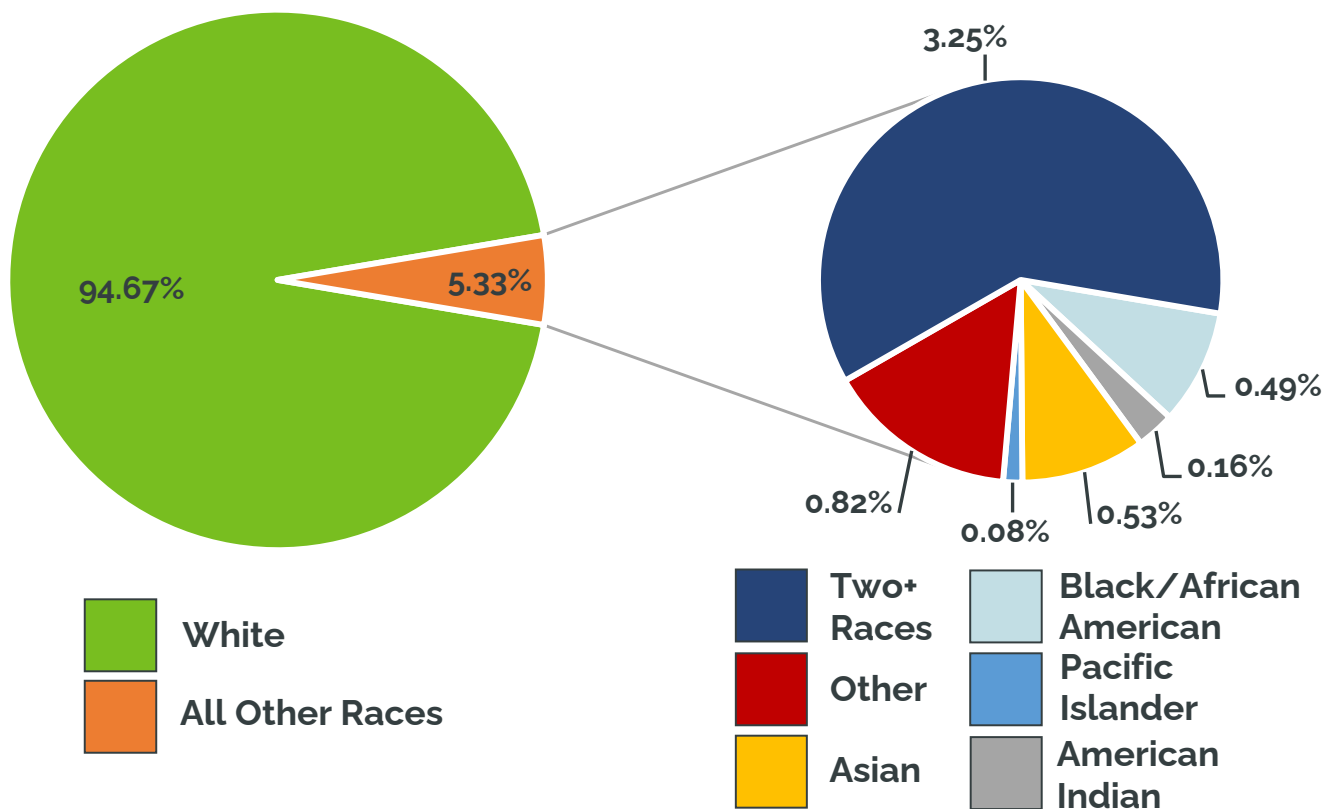
Figure 4 - Household Trends, 2000 - 2020



RACE

Racially, 94.67% of the Village population identifies as White. Combined, only 2.08% of the population identifies as Black/African American, Asian, American Indian, Pacific Islander, or other. The remaining 3.25% of the population identify as two or more races. The racial diversity of the Village has remained effectively the same since 2010.

Figure 5 - Racial Composition, 2020

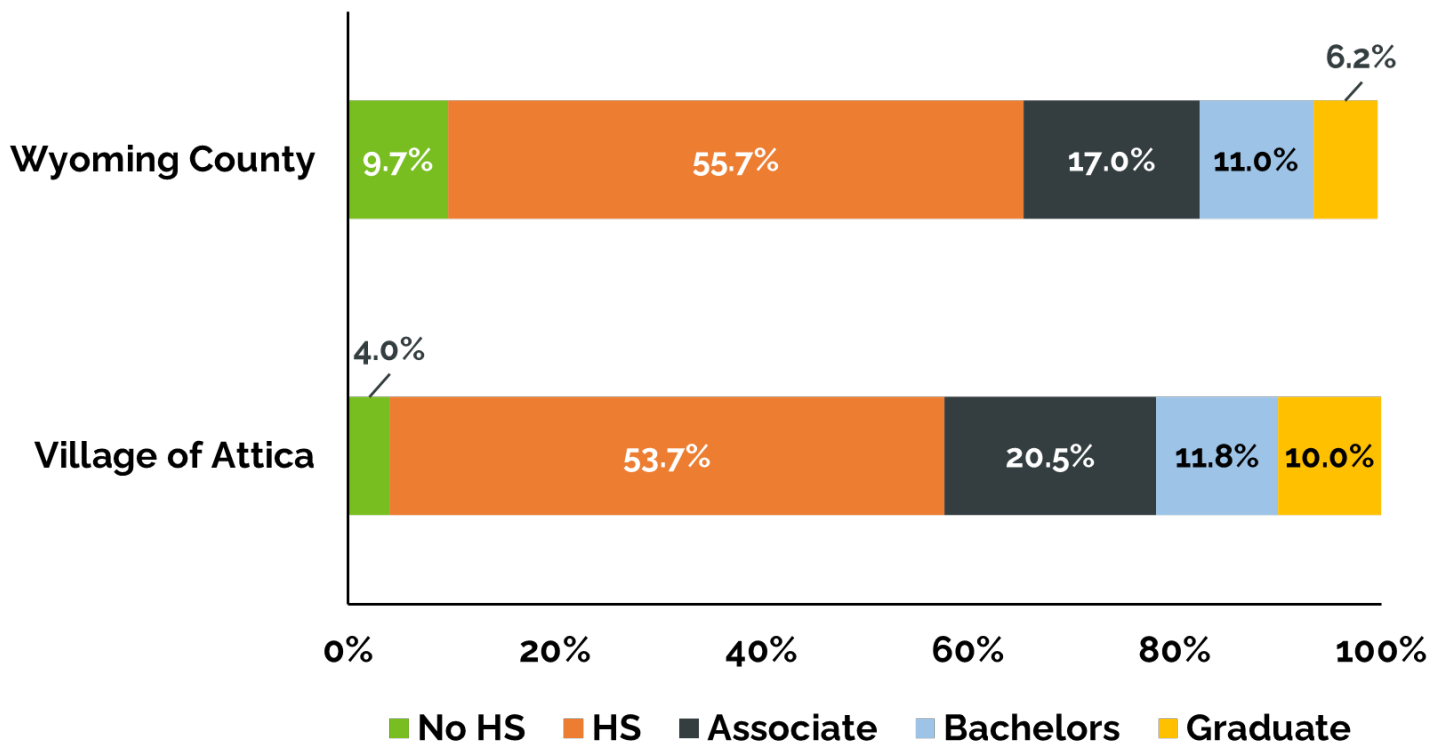


EDUCATIONAL ATTAINMENT

The Village of Attica is well-educated when compared to Wyoming County as a whole. In the Village, only 4% of the population aged 18 and older do not have a high school diploma, whereas at the county level, 9.7% of the population over 18 have not obtained a high school diploma.

Regarding higher education rates, 42.3% of adults in the Village of Attica have an associate degree or higher, with 10% holding graduate or professional degrees. At the county level, only 34.2% of the adult population has an associate degree or higher.

Figure 6 - Educational Attainment, 2020



INCOME AND POVERTY

The median household income (MHI) for the Village of Attica has historically been slightly greater than that of Wyoming County. As of 2020, the MHI for Attica is \$64,483, while county-wide, the MHI is \$60,013. Observing MHI trends, the median household income for the Village of Attica, when adjusted for inflation, has increased by 37.7% since 2000. Similarly, the median household income throughout the County has increased by 33.6%. Despite these significant increases in MHI over the past two decades, these rates are still significantly less than the MHI for all of New York State (\$71,117).

Figure 7 - Median Household Income, 2000 - 2020

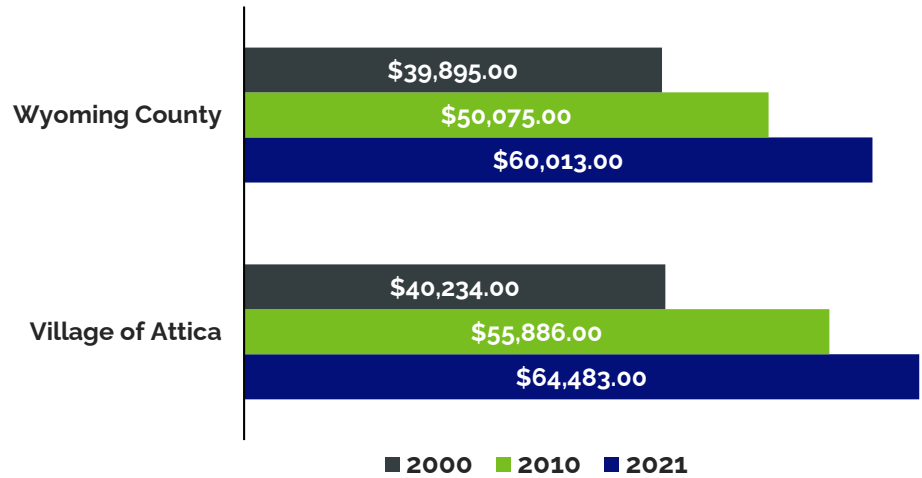
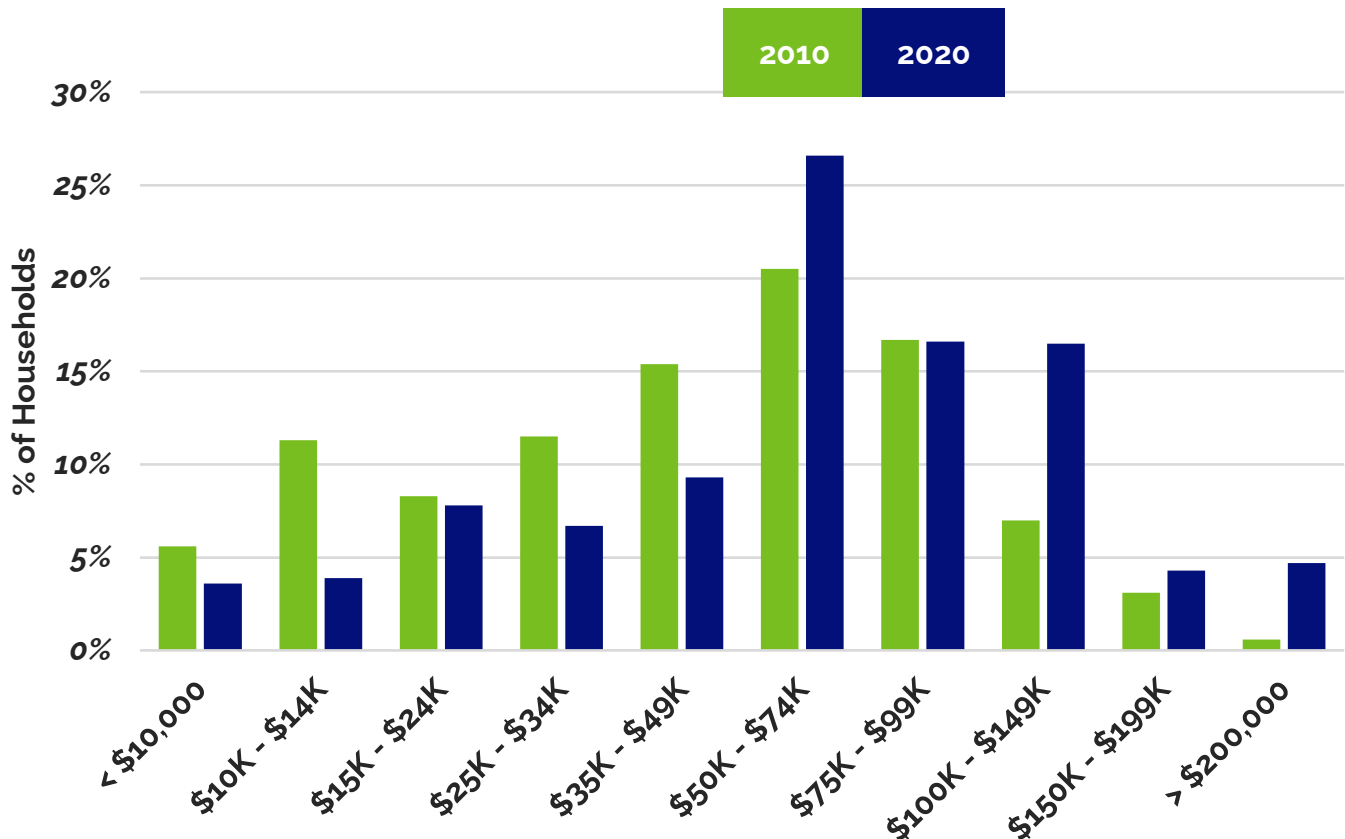
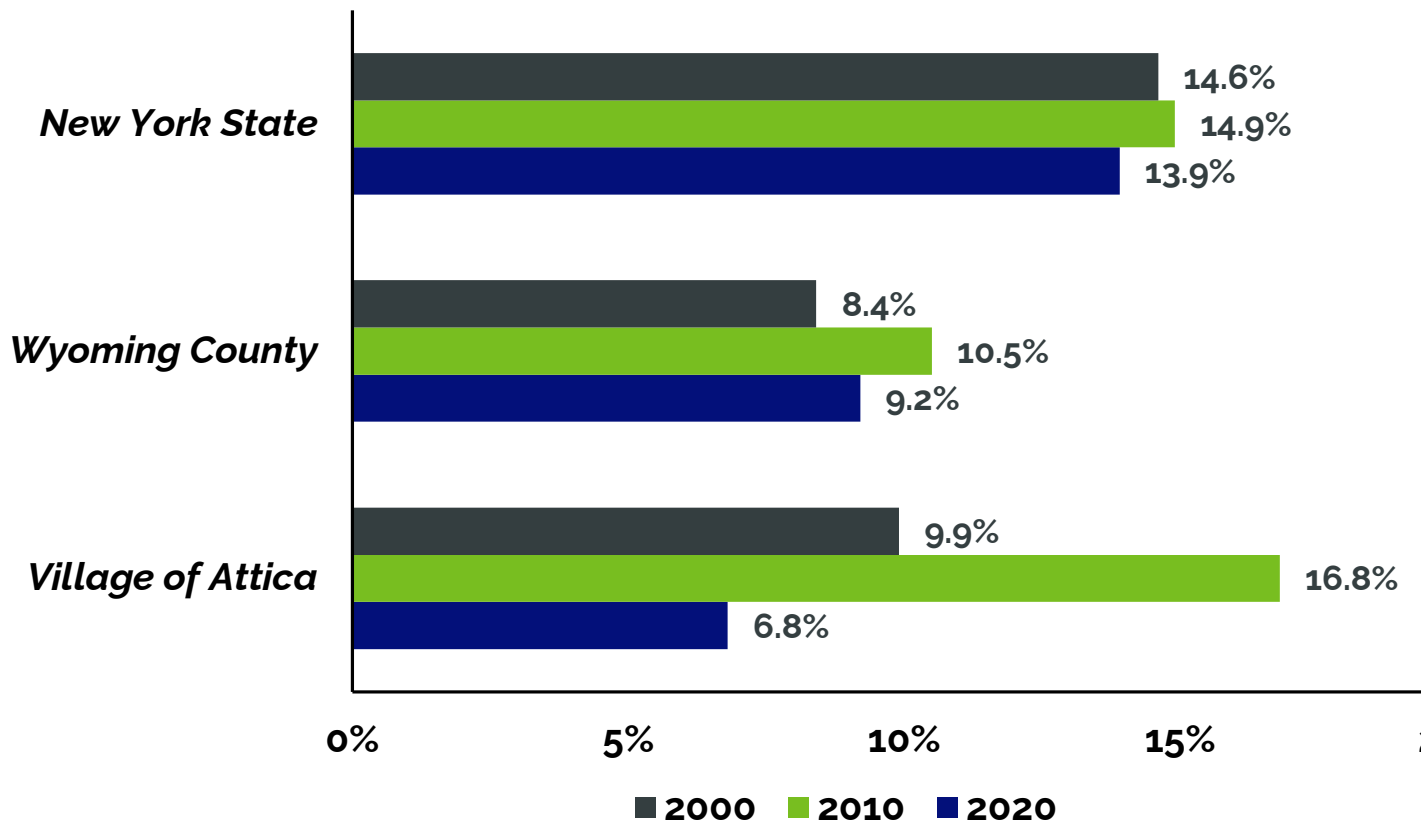


Figure 8 - Household Income Brackets, 2010 & 2020



Examining the distribution of median household income (MHI) by income bracket, we can see that most households make between \$50,000 and \$74,000 each year; overall 26.6% of households in the Village of Attica have a MHI that falls within this range. The income bracket that has experienced the greatest change in the number of households that fall within that bracket is the \$100,000 to \$149,000 income bracket. Since 2010, the number of households that now fall within this income bracket has increased by 10%.

Figure 9 - Household Poverty Rates, 2000 - 2020



While the median household incomes in the Village has increased over the past two decades, between 2010 and 2020, Attica saw a notable decrease in its poverty rate, following a sharp rise around 2010. Several factors may have influenced this trend. First, the economic downturn and housing market collapse from 2007 to 2009 likely had a significant impact on rural areas, including Attica. The global recession left lasting effects that took time to stabilize. Additionally, statistical variations or changes in methodology, such as adjustments in census reporting or shifts in poverty threshold definitions, could also explain these fluctuations. As of 2020, the poverty rate in the Village is 6.8%, compared to 9.2% in Wyoming County. The poverty rate in Attica is also 7.1% lower than the overall rate for New York State. As shown in the Household Income Bracket Graph on the page prior, the number of households earning less than \$50,000 has remained unchanged over the last decade. In contrast, every income bracket above \$50,000, except for the \$75,000 to \$99,000 bracket, has seen an increase from 2010 to 2020.

DEMOGRAPHICS

ISSUES AND OPPORTUNITIES

"Issues (✗)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

- ✗ The Village's population has been steadily declining over the past two decades and is anticipated to continue declining at similar rates through 2040. Diversifying the Village's jobs and housing options to attract younger residents and new families may help to reverse these trends.
- ✗ The Village's older populations (45+) have seen significant increases in their numbers while the Village's younger populations are experiencing declines. Attracting younger populations and families with children will be key to stabilizing the Village's population.
- ✗ Attica has a high population of single householders, many of whom have young children. These demographics demonstrate the likely demand for smaller home sizes and childcare-related support services.
- ✓ Attica's educational attainment levels are greater than those seen across the County. The diversity of educational levels in Attica's population lends itself well to being able to support a wide array of jobs that require various levels of education.
- ✓ Attica's strengthening household income trends can be seen as attractive to new residents interested in moving here.

LOCAL ECONOMIC TRENDS

A thorough assessment of the local economy is vital for understanding the drivers of employment and shifting trends. It is important to gain a strong understanding of the local job market dynamics, as well as major stakeholders to develop practical implementation strategies that leverage and factor these dominant external components. This section

describes the major industries that employ its residents and the commuting patterns of these residents. This summary can be used by the Village to refine and target its economic development, marketing and long range planning, and business recruitment efforts.

EMPLOYMENT SECTORS

The local economy of Attica is diverse with several industries employing 10% or more of the Village's working population. Major sectors of employment in the Village include Manufacturing (18.2%); Educational, Health, and Social Services (17.3%); Wholesale & Retail (14.1%); Arts, Entertainment, and Recreation (11.3%); and Public Administration (10%).

Exploring major employers in Wyoming County as of 2017, four of the 10 largest employers in Wyoming County can be found in or adjacent to the Village of Attica. While manufacturing accounts for 18.2% of employment for Village workers, making it the top employing industry, the largest local employers in Attica are the Attica and Wyoming County Correctional Facilities.

Figure 10 - Village of Attica Industry Distribution, 2020

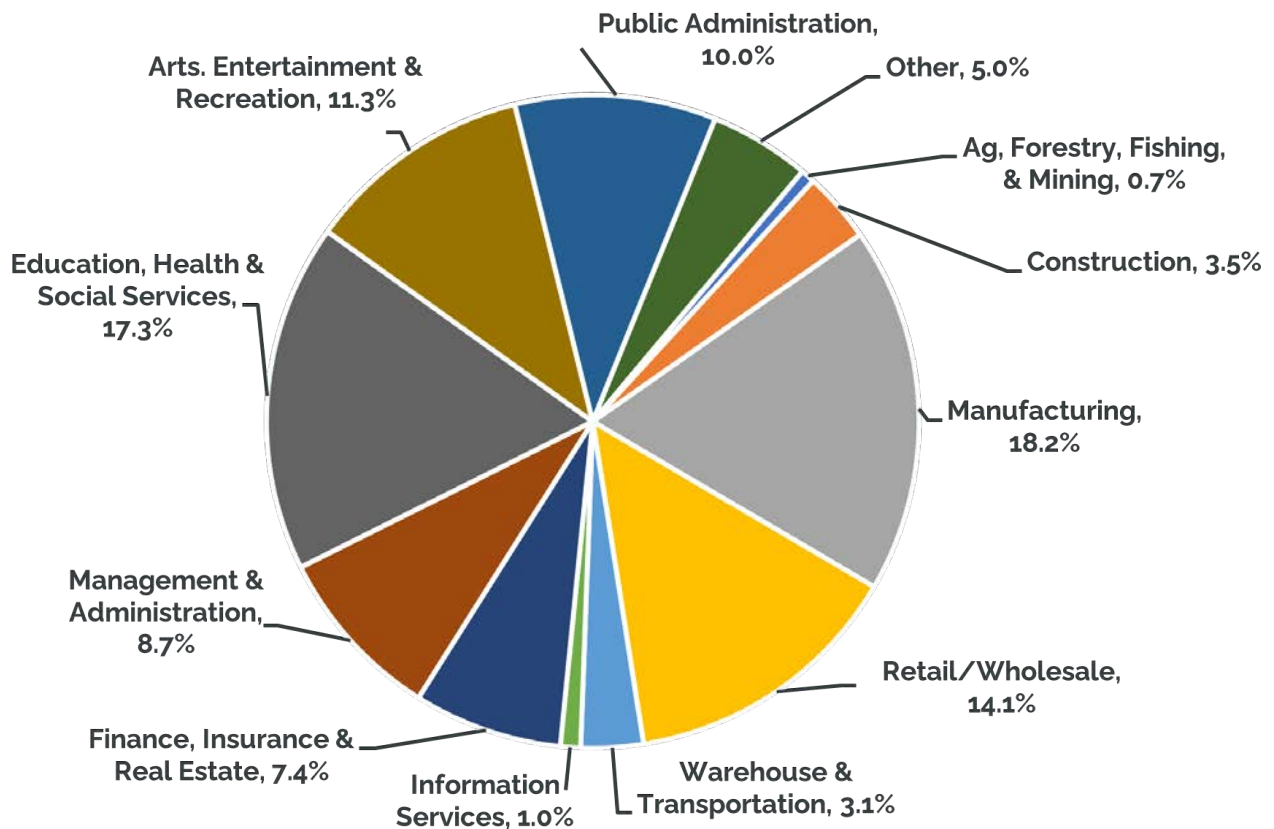


Table 1 - Top Employers in Wyoming County (2017)

Employer	# of Employees	Location	Proximity to Attica
Arc GLOW	1,200	Perry	~25 mi
Wyoming County Government	951	Warsaw	~14 mi
Attica Correctional Facility	900	Town of Attica	<2 mi
Pioneer Central Schools	670	Arcade	~28 mi
Wyoming County Correctional Facility	549	Town of Attica	<2mi
Tops Markets	235	Arcade, Attica & Warsaw	In the Village
Attica Central Schools	230	Attica	In the Village
Creative Food Ingredients	223	Perry	~22 mi
Letchworth Central School	222	Gainesville	~22 mi
Warsaw Central School	188	Warsaw	~14 mi

Source: Wyoming County Chamber of Commerce

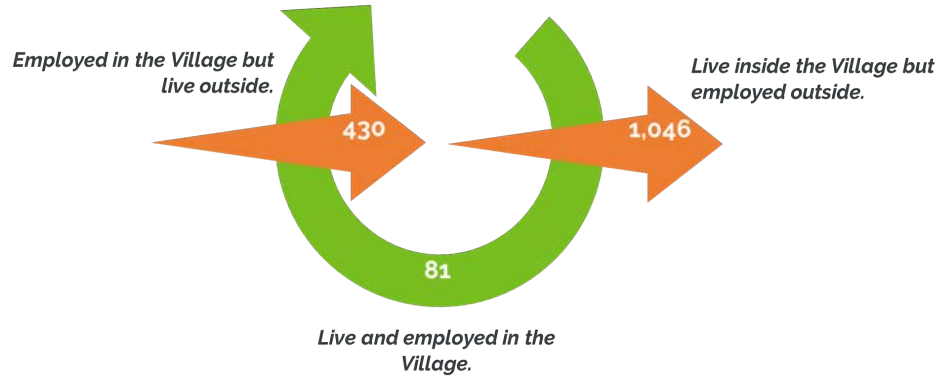


Businesses within Attica's downtown

COMMUTING PATTERNS

According to the U.S. Census Bureau's OnTheMap tool, there are 1,127 employed residents in the Village as of 2021. Of the 1,127 employed residents in the Village, 1,046 leave the Village for their job while 81 workers both live and work in the Village. An additional 430 employees work in the Village but live elsewhere. Currently, Attica retains only 7.2% of its workforce, while 38% of its workforce lives outside the Village. This suggests an opportunity for Attica to attract these workers to reside within the community, potentially enhancing local growth and stability.

Figure 11 - In Flow and Out Flow Job Patterns, 2021



For the 1,046 residents of Attica that work outside of the Village, major job destinations include the cities of Batavia (108), Buffalo (36), and Rochester (31); and the villages of Warsaw (61), East Aurora (14), and Alexander (12). Of those employed residents who work outside of Attica, 21.8% work in other municipalities in Wyoming County, 24.7% work in Genesee County, 24.6% work in Erie County, and 10.1% work in Monroe County while rest work in other counties throughout New York State.

Most workers from the Village commute to their job via car, either alone (77.3%) or by carpooling (11.3%); 8.2% of workers walk to their place of employment; 3.2% work from home; and 0% of workers in the Village reported that they take public transit. Of the workers that do commute to their job, 67.2% travel less than 25 miles, 21.7% travel between 25 - 50 miles, and 11.1% travel 50+ miles to work.

Figure 12 - Commuting Patterns, 2020



LOCAL ECONOMIC TRENDS ISSUES AND OPPORTUNITIES

"Issues (✗)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

- ✗ Only 7.2% of Attica's workforce both live and work in the Village, while an equivalent of 38% of its workforce works in the Village but live outside of it. By promoting Attica as a place to both live and work and enticing some of that 38% to live in the Village, local levels of greenhouse gas emissions can be reduced, and downtown Attica can become a livelier place during the workday which in turn would support local businesses.
- ✓ Attica's working population is employed by a diverse range of industries with five industries employing at least 10% of the working population. Having a diversity of industries is helpful to protecting the local economy.
- ✓ Two of Wyoming County's five largest employers (Attica and Wyoming County Correctional Facilities) are located less than two miles from the Village Center. The Village should market this as an opportunity for new residents to conveniently live and work in the same place, thus reducing commuting times and money spent on transportation costs.

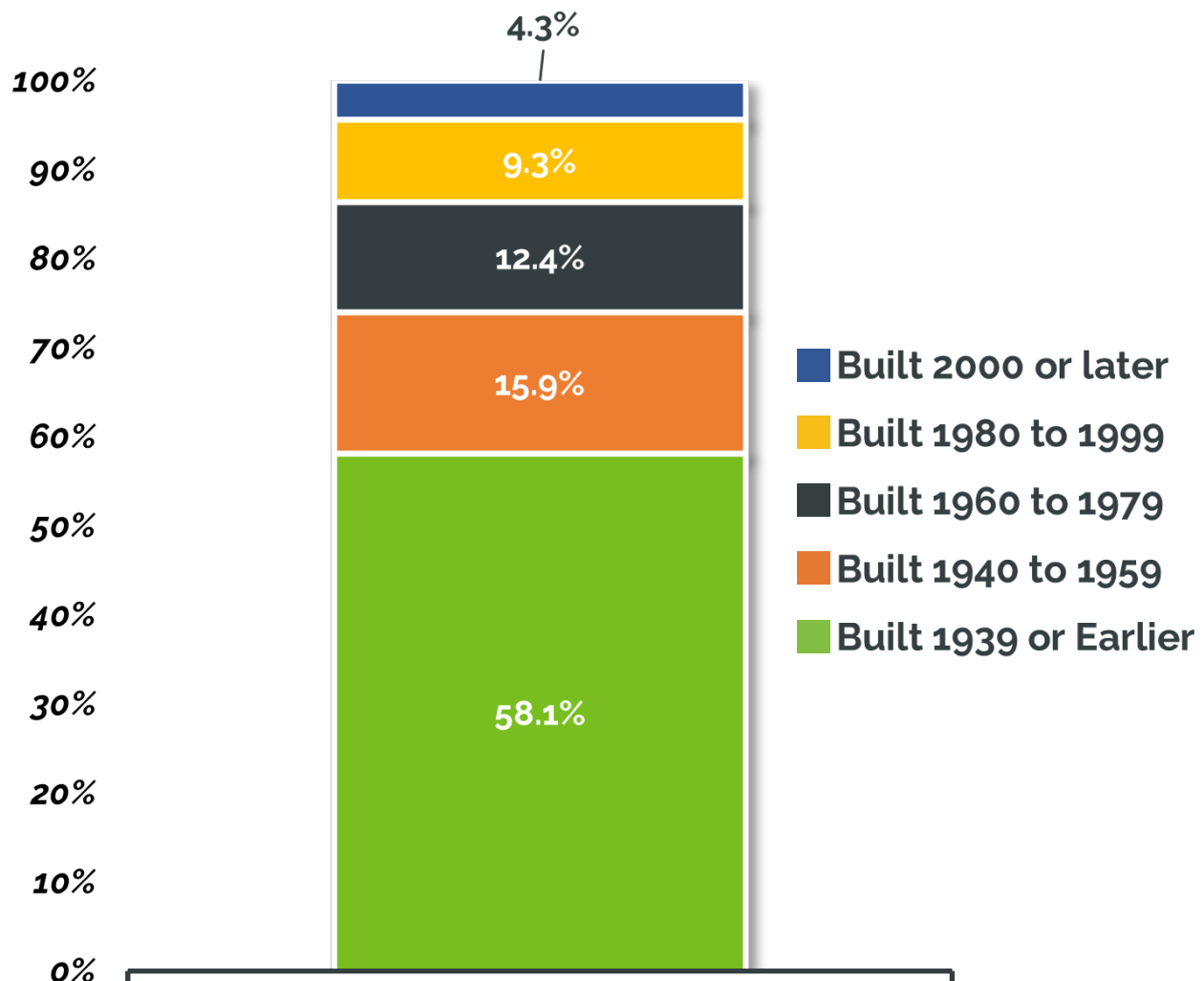
HOUSING CONDITION ANALYSIS

A thorough assessment of local housing conditions is essential for understanding how current residents live and for identifying strategies to attract future residents to the Village. This section outlines the current conditions of housing in the Village of Attica, including age of housing stock, housing types, tenure rates, and housing costs and affordability; as well as projections for future housing demand.

HOUSING STOCK AGE

Approximately 58.1% of the Village's housing stock was built prior to 1940, while only 4.3% has been built since 2000, with most of these new homes constructed between 2000 and 2009. An older housing stock can be a valuable asset to the community if the structures are well-maintained. However, if many of these older homes are not properly maintained, it could have negative economic and physical impacts on residents and neighborhoods, leading to broader adverse effects.

Figure 13 - Housing Stock Age, 2020

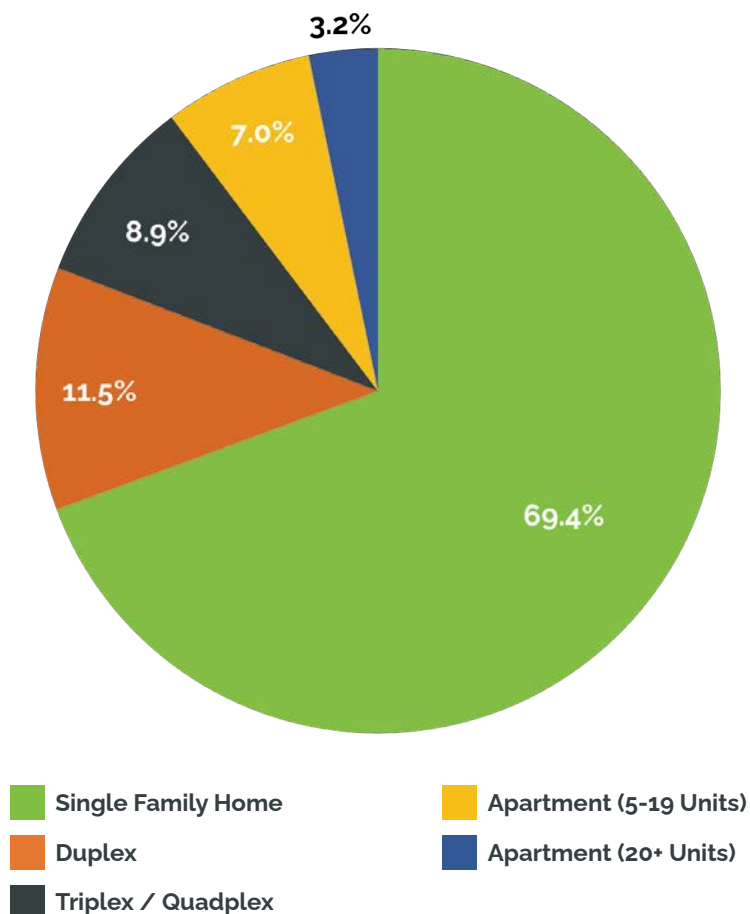


CURRENT HOUSING STOCK

Examining the Village's current housing stock, single-family homes are the most common type, accounting for 69.4% of all housing units in the Village. Duplexes and triplexes make up approximately 21.4% of housing types. The remainder are apartment buildings that range from 5 - 20+ units per building.

With the vast majority of homes in Attica being single-family, there may be a lack of housing options for renters and smaller-sized households who do not require as much space or do not wish to own a home. By diversifying housing types, the Village can in turn attract new and different types of households, thus diversifying its population.

Figure 14 - Current Housing Stock, 2020

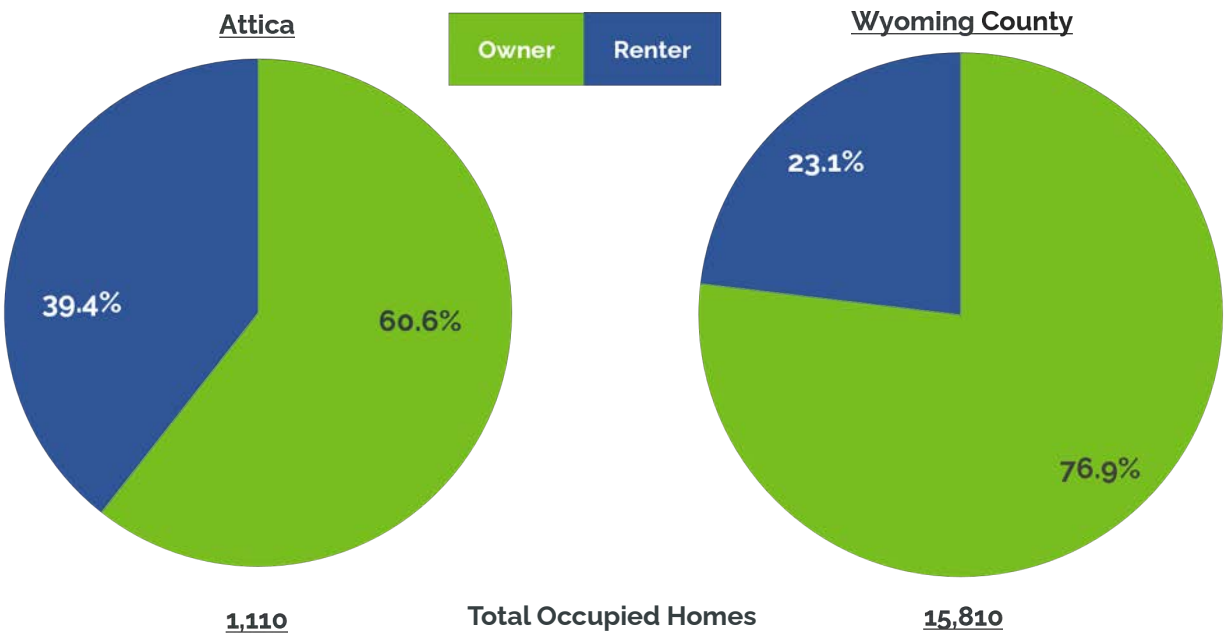


Housing Type	Number of Homes
Single Family Home	641
Duplex	106
Triplexes and Quadplexes	82
Apartment (5-19 Units)	65
Apartment (20+ Units)	30

HOUSING TENURE

There are 1,110 occupied homes and 127 vacant units in the Village of Attica. Housing tenure ratios in the Village have remained stable over the past two decades, with homeownership rates between 60-65% and rental rates between 35-40%. In contrast, homeownership at the County level is significantly higher, at 77%, and peaked at 86% in 2010. The limited availability of vacant units, coupled with a lack of housing diversity and high ownership rates, may make it challenging for new residents to find suitable housing in the Village.

Figure 15 - Housing Tenure, 2020



HOUSING COST & AFFORDABILITY

The median home value in the Village is \$105,800, with typical monthly housing expenses amounting to approximately \$1,120 for homes with a mortgage and \$525 for those without a mortgage. As for rental units, the median monthly gross cost to rent in Attica is \$668. Looking at housing cost trends, the median mortgage in Attica has decreased by 5.5% since 2010 but has increased by 27.5% since 2000. The cost to rent has increased by 2.7% since 2010 and 46.1% since 2000. According to the Housing and Transportation Affordability Index, residents in Attica spend 19% of their income on housing. Housing is considered affordable when a household is spending 30% or less of their income on housing.

Examining the affordability of housing in Attica, most rental units and owner-occupied units are considered affordable for the population of Attica. According to the Envision Tomorrow Balanced Housing Model, 90% of owner-occupied housing units are considered affordable, 8% are unaffordable, and 2% are severely unaffordable. As for rental units, 72% are considered affordable, 12% are unaffordable, and 16% are severely unaffordable.

Figure 16 - Housing Costs, 2000 - 2020

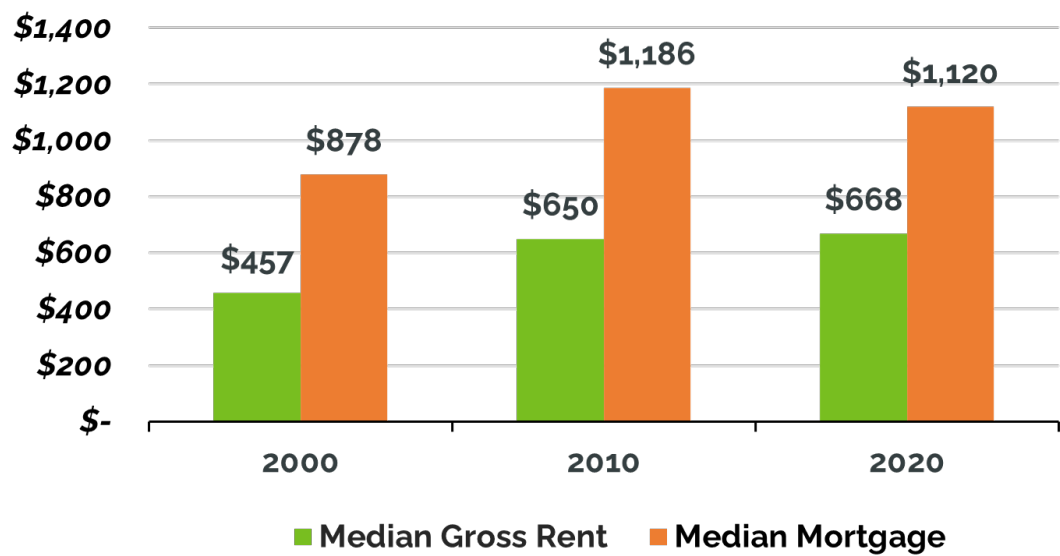
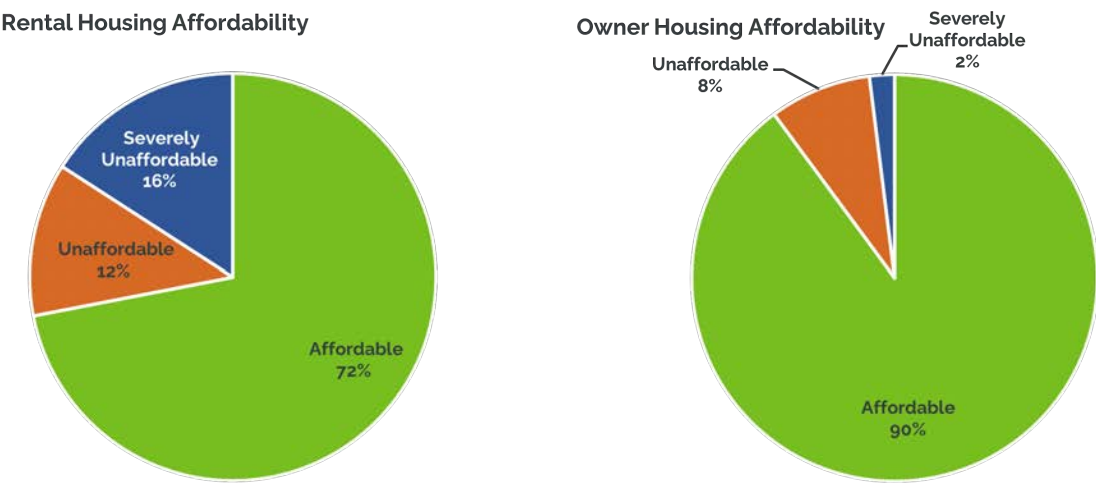


Figure 17 - Level of Housing Affordability for Renter and Homeowners, 2020

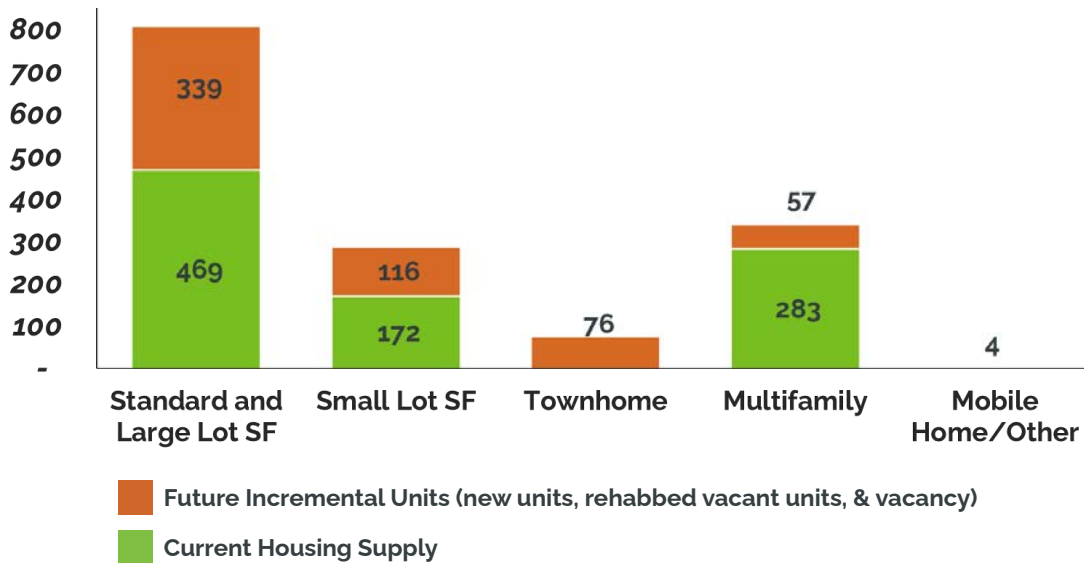


FUTURE HOUSING DEMAND

There are an estimated 641 single-family and 283 multi-family homes in the Village. Of the 641 single-family homes, 469 are on standard large lots (>7,000 sq ft) and only 172 are on small lots (<7,000 sq ft). By the year 2040, the Envision Tomorrow Balanced Housing Model predicts that the Village of Attica will see an increase of 486 households. Most of these households (156) are projected to have a household income of \$50,000 - \$75,000. To provide a balanced and sustainable supply of housing, the model has projected that there will need to be 306 new large-lot single-family homes, 104 small-lot single-family homes, 69 townhomes, 52 multi-family units, and three mobile homes.

Given that the Village of Attica is a small community with most of its land area already developed, there are limited opportunities for new home construction, particularly for large-lot single-family homes. To address the anticipated demand for new homes, it may be necessary to focus on developing smaller-lot single-family homes. Additionally, multi-family housing could be accommodated by renovating existing single-family homes, developing vacant properties, reactivating upper floors in downtown buildings, or pursuing infill housing projects.

Figure 18 - Future Balanced Housing Profile, 2020 & 2040



Homes in the Village of Attica



HOUSING CONDITION ANALYSIS ISSUES AND OPPORTUNITIES

"Issues (✗)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✗ There is a lack of housing diversity in Attica as 69.4% of homes are single-family homes and 60.6% of homes are owner-occupied. Building new types of housing styles or by renovating existing homes would help to attract new residents to the Village.
 - ✗ Over 25% of renting households in the Village are living in homes that require them to spend 30% or more of their income on housing. By encouraging the development of rental housing for lower-income households or starter homes for prospective home-owners, the economic burden of housing could be alleviated for these households.
 - ✓/✗ 58.1% of the Village's housing stock is over 80 years old. While older neighborhoods are often attractive due to their craftsmanship, compactness, and walkability, an aging housing stock can also result in increased costs for maintenance and repairs.
 - ✓ Many older homes in Attica feature higher levels of craftsmanship, durable materials, and architectural character compared to modern housing. Investing in the rehabilitation of these homes can preserve the community's unique charm, enhance property values, and provide quality housing options.
 - ✓ Converting the upper floors of commercial buildings along Main, Market, and Exchange Streets into residential units creates opportunities for mixed-use development. These spaces can provide affordable housing options, attract young professionals and small families, and support a vibrant downtown environment.
 - ✓ The addition of ADUs, such as backyard cottages or garage apartments, could provide flexible and affordable housing options. ADUs are particularly suited for accommodating extended families, seniors looking to downsize, or young adults seeking independent living while staying in the community.

LAND USE & ZONING ANALYSIS

Land use information and development regulations show how the community has developed historically, how land is being used today, and how it may be developed or redeveloped in the future. In the Village of Attica, the land use patterns and zoning regulations depict a community with a historic Main Street as a commercial and business center with residential neighborhoods radiating outwards.

RESIDENTIAL

Residential land uses are by and large the most prominent land uses in the Village of Attica. Residential land uses account for approximately 408.2 acres or 40.9% of landcover within the Village. The most common types of residential land uses within the Village include single-family homes (81.8%), duplexes (11.4%), apartments (2.7%), and triplexes (2.6%).

Single-family homes are the most common type of land use in the Village covering 81.8% of all residential land uses and 33.8% of all land uses together. The average property size of a single-family home is 0.5 acres (21,780 sq ft).

Multi-family homes account for 70.45 acres or 7.1% of the total landcover in the Village. Duplexes and triplexes cover approximately 44.4 acres of land while apartment buildings cover the remaining 25.98 acres of land. Duplexes and triplexes are found well mixed in residential neighborhoods with single-family home properties while apartments are often separated from other residential land uses.

According to land use analyses from the 2003 Attica Comprehensive Plan, approximately 79.8% of the Village's total land area was devoted to residential uses. Today, residential land uses have decreased by 38.9% from 2002 levels. This significant reduction in residential land use is largely due to the reclassification of large residential parcels into vacant parcels. These parcels may have had a house on them previously, but are largely open space.

COMMERCIAL & MIXED-USE

Land uses classified as commercial account for a total of 44 acres or 4.5% of landcover within the Village, while mixed-use parcels account for only 4.96 acres or 0.5% of landcover in the Village. Most commercial land uses in the Village of Attica are centered around its historic business district which encapsulates Main Street, Market Street, and Exchange Street. Other newer developed commercial uses are found around the periphery of the Village, namely along Prospect Street.

Although mixed-use parcels only make up 0.5% of all landcover in the Village, there is a significant concentration of 36 mixed-use properties that can be found along Main Street. Historically, these properties provided commercial space on the first floor and residential space on the second floor for the business owner and family to live. Today, these properties still function as mixed-use, but the upper-floor units are rented out independently and are generally not connected to the commercial space on the ground floor.

Based on land use analyses conducted as part of the 2003 Attica Comprehensive Plan, approximately 2.0% of the Village's total land area was devoted to commercial land uses. Today's commercial land use values represent a 3% increase in total land area from 2002, likely a product of larger retail footprints for newer commercial spaces and their accompanying parking lots.

Downtown Attica sidewalk



RECREATION & ENTERTAINMENT

There is only one property within the Village of Attica that is classified as recreation and entertainment. This is the Attica Golf Course which is situated in the northwestern corner of the Village and accounts for approximately 39.8 acres or 3.7% of landcover within the Village.

COMMUNITY SERVICES

Land uses classified as community services account for approximately 70.6 acres or 6.5% of landcover within the Village. The most common types of uses include places of worship (24%), cemeteries (16%), and schools (12%). These types of land uses are generally exempt from real property taxes.

PUBLIC SERVICES

Land uses classified as public services account for approximately 40.3 acres or 3.75% of landcover within the Village. These uses generally include utility and railroad lines, as well as Village-owned facilities such as the wastewater treatment plant.

In comparison, the 2003 Attica Comprehensive Plan indicated that about 11% of the Village's land area was designated for community and public service uses. Currently, this represents a 0.75% decrease in the total land area allocated to such uses since 2003.

INDUSTRIAL

There are only three properties in the Village that are classified as industrial. Together, these properties account for approximately 36.9 acres or 3.4% of landcover within the Village. These industrial properties are situated along the railroad line that crosses through the lower half of the Village. These industrial properties are operated by National Fuel and Gas, Attica Lumber Co., and Hillcrest Industries Inc.

Based on land use analyses conducted as part of the 2003 Attica Comprehensive Plan, approximately 3.5% of the Village's total land area was devoted to industrial land uses. While the total acreage of land classified as industrial has increased within the Village since 2002, the percentage of land that is industrial has remained essentially the same.

FOREST & PARKLAND

There is only one property within the Village of Attica that is classified as forest and parkland. This property is the Attica Memorial Park which covers approximately 18.3 acres or 1.8% of land within the Village. This park is the premier destination within the Village for recreational opportunities and is commonly used in the Village to host festivals and various events.

AGRICULTURAL

Land uses classified as agriculture account for approximately 49.3 acres or 4.9% of landcover within the Village. Although agriculture is deeply tied to the history of Attica and Wyoming County, development pressures within the Village have pushed the remaining agricultural parcels to the Village periphery, most of which is vacant land that is productively used.

VACANT LAND

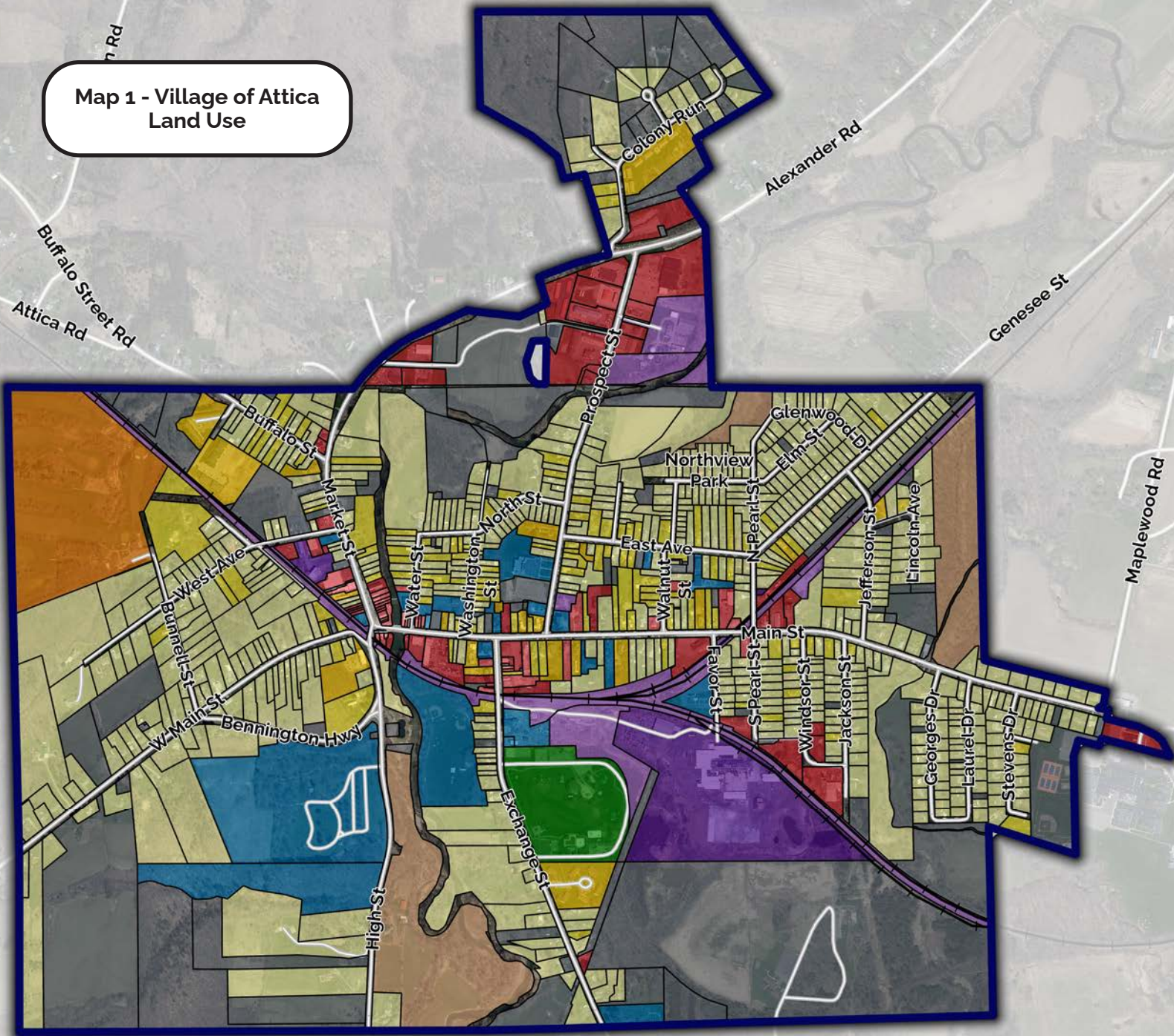
Land uses classified as vacant land account for approximately 286.3 acres or 28.7% of landcover within the Village, making it the second largest land use type in the Village. Like agricultural land within the Village, vacant land is largely concentrated along the periphery of the Village, however, there are several vacant properties along the Village's commercial corridors and within residential neighborhoods. The most common types of vacant land within the Village include vacant residential land (188 acres) and vacant commercial land (94.7 acres). However, some of these vacant lands do contain important natural resources within the Village such as wetlands and forested areas, thus it is important to maintain that land as undeveloped.

Based on land use analyses conducted as part of the 2003 Attica Comprehensive Plan, approximately 0.2% of the Village's total land area was devoted to vacant land uses. Today's vacant land use values represent a 28.5% increase in total land area from 2002. The significant increase in vacant land is primarily due to the reclassification of historically residential parcels with abundant open space into vacant land.



Attica Memorial Park

Map 1 - Village of Attica
Land Use



0.5

Miles



LEGEND

	Single-Family Residential		Community Services
	Two- & Three-Family Residential		Public Services
	Multi-Family Residential		Industrial
	Commercial		Forest & Parkland
	Multi-Use Commercial		Agricultural
	Recreation & Entertainment		Vacant Land

Exchange Street Rd

Meadow Ln

Hunt Blvd

Dunbar Rd

ZONING

Zoning regulates the uses allowed as well as the intensity of uses within various districts. The Village adopted their most recent zoning code on March of 2016. The Village's zoning code comprises eight zoning districts along with one overlay district. These zoning districts can be grouped into three primary districts: residential, commercial, and industrial/institutional. In addition to use regulations, the Village's zoning code also regulates development standards such as noise limits, parking and loading, signage, landscaping and buffering, lighting, and building materials.

Residential Districts

Low Density Residential (LDR)

The Village's residential districts are divided into three distinct sub-categories based on the varying levels of intensity that are allowed. The first of these three residential districts is the Low-Density Residential District (LDR). The intent of the LDR is to support the development of single-family units while preserving the pedestrian scale of development found in the Village's historic neighborhoods.

Medium Density Residential (MDR)

The Medium Density Residential District (MDR) is the second of the three residential zoning districts in the Village. The intent of this district is to support the development of single-family homes and two-family dwellings by special use permit. Like the LDR, this zoning district seeks to preserve the walkable character of the Village's historic residential neighborhoods.

Multi-Family Residential (MFR)

The last of the residential districts in the Village of Attica is the Multi-Family Residential District (MFR). The intent of this district is to provide the broadest range of available housing options, including single-family homes, townhomes, duplexes, and apartments.

Commercial Districts

Village Center (VC)

The Village's commercial districts are divided into four sub-

categories which vary based on the level of intensity and location within the Village. The first of the commercial zoning districts is the Village Center (VC). The intent of the VC zoning district is to foster a concentration of small-scale and mixed-use buildings within the core of the Village. Development within this district must be pedestrian-oriented and actively preserve the historic character of the area.

Neighborhood Commercial (NC)

The second of the four commercial zoning districts, the Neighborhood Commercial District (NC) provides areas within the Village for small-scale commercial developments that offer the convenience of shopping and services to residents within adjacent neighborhoods.

General Commercial (GC)

The General Commercial District (GC) provides areas within the Village for intensive commercial activities that depend on a large volume of vehicular traffic and/or serve the needs of the whole community and surrounding areas. There are stringent signage and landscaping requirements for this district that are utilized to mitigate the impact commercial operations and vehicular traffic have on the surrounding neighborhoods.

Limited Commercial Overlay District (LCO)

The Limited Commercial Overlay District (LCO) was developed to protect and enhance existing residential neighborhoods that

are near the Village's commercial centers. In addition to small-scale commercial uses, this district also permits mixed residential uses, and small-scale non-retail types of commercial uses.

Other Districts

Industrial & Manufacturing (M)

The Industrial and Manufacturing District (M) was developed to encourage a wide range of industrial, manufacturing, and distribution activities. Strict development regulations are required for development in this district to mitigate any potential negative impacts imparted onto adjacent properties.

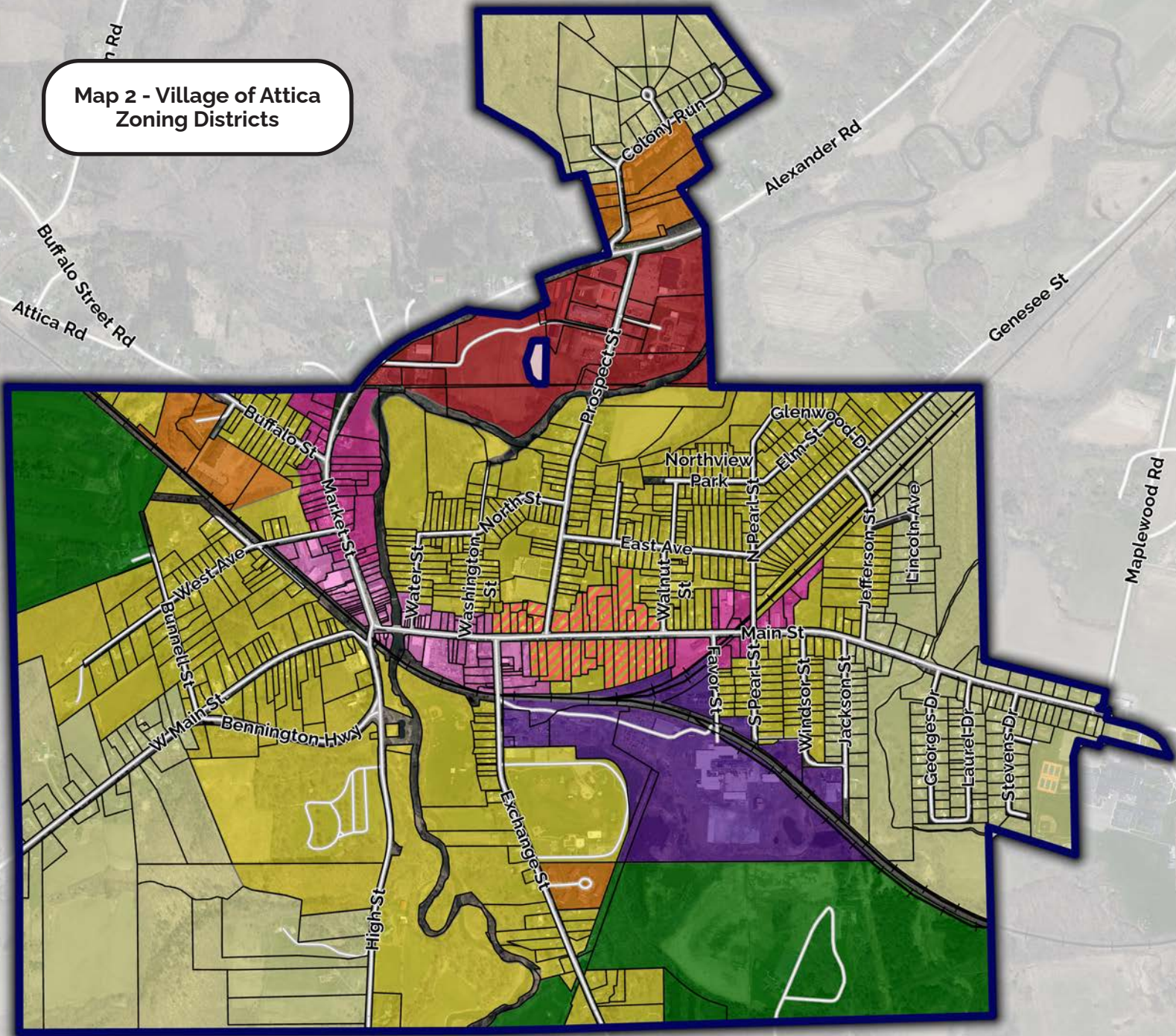
Institutional (I)

The Institutional District (I) was developed to accommodate activities relating to state and local entities or semi-public institutions that supply necessary public services to the community. Developments within this district are to be compact, pedestrian-oriented, and in line with the Village's historic character.

Specified Use Requirements

In addition to all the regulations for uses permitted in the above listed zoning districts, the Village has also developed a set of requirements for types of uses that have greater potential to adversely impact surrounding properties. Example uses include adult use and entertainment, automotive and drive-thru facilities. The uses listed in this section must meet the requirements set forth in order for the use to operate lawfully.

Map 2 - Village of Attica
Zoning Districts

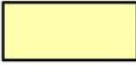


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LEGEND

	Low-Density Residential		Industrial & Manufacturing
	Medium-Density Residential		Institutional
	Multi-Family Residential		Limited Commercial Overlay District
	General Commercial		
	Neighborhood Commercial		
	Village Center		

Exchange Street Rd

Meadow Ln

Hunt Blvd

NYS ITS GIS Program Office, Westchester County GIS

Dunbar Rd

ZONING & LAND USE ANALYSIS

ISSUES AND OPPORTUNITIES

"Issues (X)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✗ Over 80% of residential land uses in the Village are single-family homes which have an average parcel size of 0.5 acres. The lack of housing diversity may be seen as a deterrent for new residents, especially those not seeking to own a home or do not want a large property.
 - ✗ There are no zoning districts within the Village that permit the development of accessory dwelling units (ADUs). Permitting the development of ADUs in certain residential zoning districts would help to increase the Village's rentable housing stock and diversify the type and size of housing available. Together this can be seen as attractive to smaller and younger householders who aren't ready to purchase a home, as well as older households which may be seeking to downsize but stay in their community and/or near family.
 - ✓ Vacant land is the second largest land use type in the Village. Developing a targeted reuse/re-development plan for these vacant parcels will provide the opportunity to expand the Village's housing stock and tax base.
 - ✓ The Village's downtown area today still maintains a significant concentration of mixed-use buildings. These types of buildings support an environment that is walkable, can meet the daily needs of residents, and have a diversity of housing options. These types of buildings should be encouraged in other parts of the Village as well.

CULTURAL FACILITIES, HISTORIC SITES & OPEN SPACE

The following section provides an overview of the historic, cultural, and open space resources within the Village of Attica, including sites on the National Register of Historic Places, areas of cultural significance, and areas for recreation. Together these places help shape the character of the Village and are attractions that bring visitors into the community.

CULTURAL FACILITIES

Attica Rodeo & Show Association

First held in 1957, the Attica Rodeo & Show Association has organized an annual four-day rodeo event each August in the Village of Attica for the past 65 years. Located on the southern edge of the Village, the rodeo arena can accommodate 8,000 attendees and showcases events such as bareback riding, steer wrestling, barrel racing, bull riding, and much more. When the arena is not used for the annual rodeo, the association rents out the grounds to various equestrian clubs in the area.

Stevens Memorial Community Library

Originally the home of the Stevens Family, the building was donated to the Village in 1893 to establish a library. There have been several additions made to the library over the course of its history, the most recent in 2018. Beyond providing loan materials, the Stevens Memorial Community Library on Main Street hosts a variety of programming including artist and author visits, events for toddlers and children, holiday events, and more. In 2021 alone, the library had 8,351 visitors who borrowed over 32,000 books, audio books, and DVDs.

Attica Historical Society

Founded in 1937 by Marion Stevens, the Attica Historical Society is found in another former home which the Steven's Family also donated to serve as the Village Museum. The Historical Museum houses photographs and artifacts donated by local families. It is open to the public on select days throughout the year for visits and tours. The museum's collection includes:

- Extensive Genealogical files
- Historical photo files of area houses, public buildings, and businesses
- Cemetery indexes and census records
- Scrapbooks and clippings
- Military records and war memorabilia including Revolutionary, Civil, WWI, and WWII, Korean and Vietnam Wars
- Railroad memorabilia
- Video recordings of local people and village residents



HISTORIC SITES

In addition to having a historical society and museum, there are also several districts and buildings that are listed in the National Register of Historic Places. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. In total, there are 42 buildings and two districts in the Village of Attica that are listed on the National Register of Historic Places.

HISTORIC DISTRICTS

Attica Market & Main Historic District

The Attica Market & Main Historic District is composed of a commercial core of 23 contributing buildings dating from 1827 to 1915, representing nearly a century of development. This commercial core includes a range of nineteenth and early twentieth century styles, including Greek Revival, Second Empire, Italianate, and Romanesque Revival. Buildings in this district include the Farmers' Bank, Masonic Temple, and American Hall.

Exchange Street Historic District

The Exchange Street Historic District consists of a two-block area in the southeast end of the Village of Attica. It is a compact service and commercial core that encompasses approximately 3.92 acres and includes fourteen buildings on both sides of Exchange Street. Buildings in this district include the Williams Opera House, the Attica Hotel, and the Railroad Store. Twelve of the contributing buildings date from 1833 to 1910.

Attica Main Street Historic District (Eligible)

Determined to be eligible listing in the National Register since 2016, the Attica Main Street Historic District is historically significant to the area as it represents an intact residential street which retains significant streetscape and buildings representative of the growth and development Attica between 1843 to 1935. This district encompasses one of the Village's prime residential neighborhoods which showcases architectural styles such as Greek Revival, Italianate, Gothic revival, Queen Anne, and Colonial Revival. Within this eligible historic district, there are 28 historic buildings that are eligible for designation and one building that is already listed, the Augustus A. Smith House.



HISTORIC BUILDINGS

In addition to the buildings within the two listed historic districts and one eligible historic district in the Village, there are three other notable buildings listed in the National Register of Historic Places.

Augustus A. Smith House (Germain House)

This 1890 Queen Anne style residence is located on a 0.6-acre lot and includes a main house and a large two-story carriage barn. The Augustus A. Smith House is architecturally significant as it is a largely intact example of a Shingle/Queen Anne style house. The house exhibits signature features of Queen Anne residential design, including contrasting exterior wall materials, irregular massing, towers or tower-like elements and elaborated gables with balconies and cantilevered overhangs.

Attica U.S. Post Office

The Attica Post Office is architecturally significant as an intact representative example of the federal architecture used as part of the public works projects initiated by the United States government during the Great Depression of the 1930's. Built in 1936-7, this building emulates American Colonial and Federal periods of architecture.

48 Main Street

Constructed in 1860, this single-family early Victorian Italianate style home has been listed in the National Register of Historic Places since 2013. Located on Main Street, this home showcases the historic character of the Village during its early years of growth.

Map 3 - Village of Attica
Historic Resources



0.5

Miles



LEGEND

- National Register of Historic Places - Historic Districts
- National Register of Historic Places - Eligible Historic District
- National Register of Historic Places - Historic Buildings
- National Register of Historic Places - Eligible Historic Buildings

Exchange Street Rd

Meadow Ln

Hunt Blvd

Dunbar Rd

NYS ITS GIS Program Office, Westchester County GIS

OPEN SPACE

The following section provides an overview of the Village's open space and recreational amenities. Such amenities offer residents the chance to improve their physical and mental health as well as affording space for the community to gather for events.

Attica Memorial Park

Attica Memorial Park covers approximately 19.06 acres of land in the center of the Village along Exchange Street. The park hosts several amenities and facilities including basketball courts, a baseball field, playground, multiple pavilions available for rent, a walking trail that encircles the park, and a splash pad that was installed in 2022. The park is also host to the Village's annual Founder's Day Festival, Winterfest, and a summer concert series.

Little Park

Little Park is a 0.64-acre park found along Main Street. The park hosts a playground and several picnic benches.

Veterans Park

Veterans Park is a small pocket park found along the Tonawanda Creek on Main Street. The park is approximately 0.17 acres in size and offers a memorial to Attica military veterans, benches, and an overlook of the Tonawanda Creek.

Attica Youth Athletics Fields

Attica Youth Athletics (AYA) is a nonprofit organization that provides opportunities for Pre-K to U-14 children to take part in various sports programs at the house and travel level. AYA owns and operates a 10.4-acre parcel of land directly across the street from Attica Memorial Park along Exchange Street. This parcel of land hosts several baseball diamonds and multi-use sports fields that are used by the AYA and the public for sporting events. The AYA Fields also offers unofficial access to the Tonawanda Creek for water-based recreational activities.

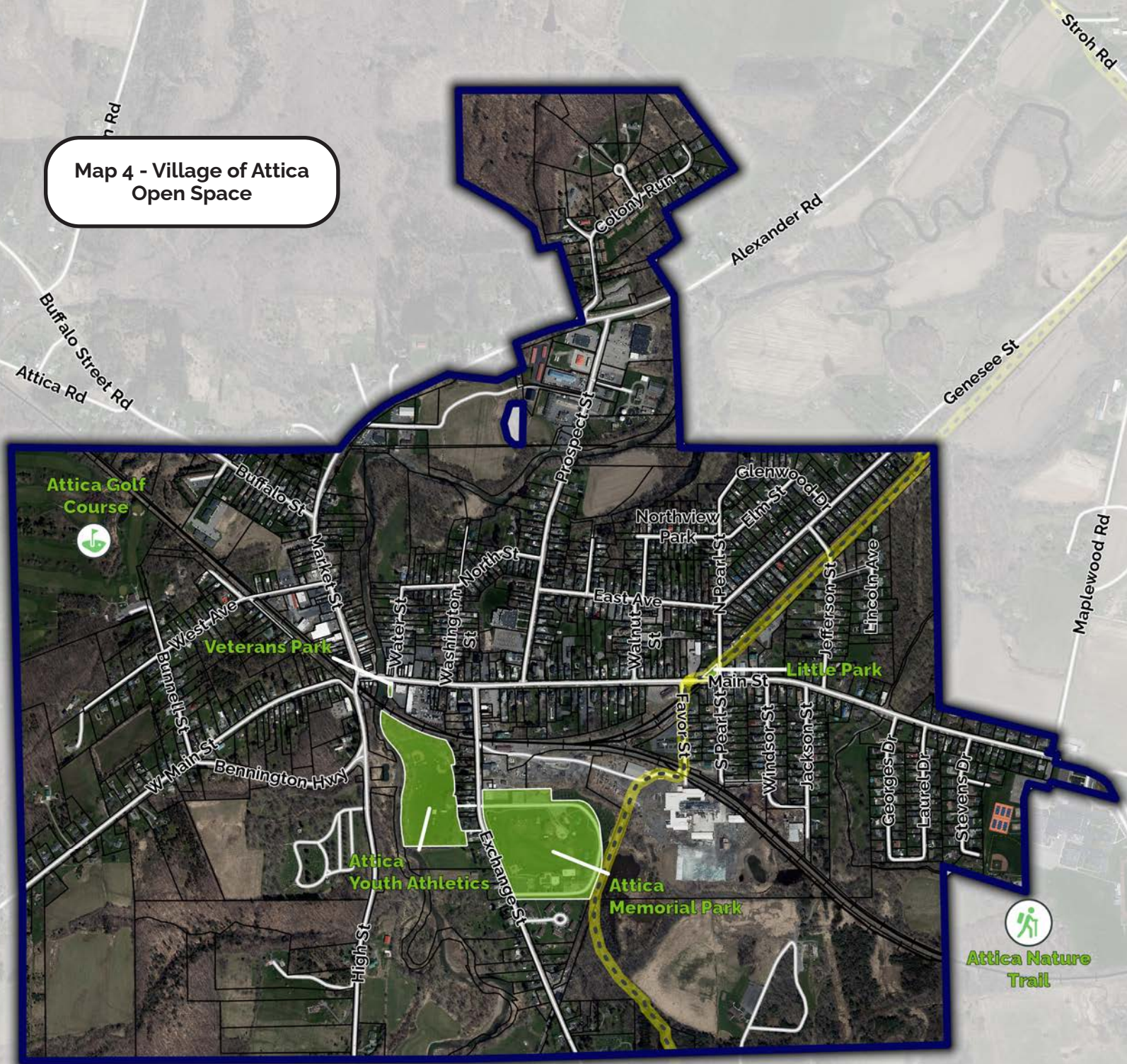
Attica Nature Trail

The Attica Nature Trail is a short walking trail found next to the Attica Central School complex and provides access to Baker Brook which is a small tributary of Tonawanda Creek. In addition to this trail, there are several abandoned railroad lines in the Village that are used as informal walking and snowmobiling trails by residents and snowmobiling clubs in the area.

Attica Memorial Park



Map 4 - Village of Attica
Open Space



0.5

Miles



LEGEND



Parks



Informal Snowmobile Trail



Attica 10th Hole & Golf Course



Attica Nature Trail

Meadow Ln

Hunt Blvd

Dunbar Rd

NYS ITS GIS Program Office, Westchester County GIS

CULTURAL, HISTORIC & OPEN SPACE RESOURCES ISSUES AND OPPORTUNITIES

"Issues (✗)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✓ The Village is home to 42 historically listed buildings, two historic districts, and one eligible historic district. The Village should apply for National Register of Historic Places designation for the eligible Attica Main Street Historic District to continue the preservation of their historic resources. These designated historic properties are eligible for historic tax credits, which can assist in upkeep and proper maintenance.
 - ✓ With a significant concentration of historic buildings throughout the Village, Attica should pursue future New York Main Street Grant funding to ensure the continued preservation and contribution of these buildings to the Village's urban fabric and character.
 - ✓ Attica's Rodeo and Show Association hosts an annual four-day rodeo which attracts thousands of visitors to the Village each year. Such events help the Village to develop a sense of place as well as supporting local businesses.
 - ✓ The Village has a strong base of recreational facilities geared towards sports and community events. However, by preserving and enhancing natural environmental features such as wetlands and forested land within the Village, more can be done to improve access to other forms of recreation geared towards nature and passive recreation such as hiking, bicycling, and bird watching.

NATURAL & ENVIRONMENTAL RESOURCES

Natural resources are critical to the long-term resiliency of our landscapes, protecting communities from flooding, buffering wind and temperature extremes, providing wildlife habitat, scenery, and outdoor recreational opportunities. The Village of Attica's natural resources include Tonawanda Creek and the associate riparian corridor, wetlands, streams, aquifers, urban forests, and open space areas. These resources provide important ecological services for the community including protection of water quality, air quality, stabilization of extreme weather including heat and drought cycles, and important scenic and outdoor recreation opportunities for residents and visitors. The following section provides an overview of existing conditions and assets relating to natural resources.

CLIMATE & AIR QUALITY

The climate in Wyoming County is described as humid-continental. The summers are moderately warm with daily high temperatures in July averaging 78 degrees Fahrenheit, while winters are relatively long and cold with average lows in January of only 12 degrees. Annual precipitation along the eastern and northern edges of the County, including the Village, are between 34 and 36 inches¹. Snow fall is heavy in Wyoming County, due to "lake effect" precipitation from Lakes Erie and Ontario, with annual accumulation of about 70 inches in the northern portion of the County. Snow coverage is maintained generally from early December to the middle of March each year.

A changing climate is measurably altering New York State's ecosystems. In addition to observed and projected long-term temporal patterns of change, many changes in climate extremes such as increases in the duration and intensity of heat waves², decreases in the intensity and duration of cold waves³, and increases in the frequency and intensity of large precipitation events⁴ have been described at global, regional, and local scales that are relevant to the Village of Attica.

Potential impacts of climate change in the Village of Attica include increased energy needs to manage heat waves, health impacts of heat and poor air quality on vulnerable populations, loss of water quality due to increased sediment, pollution, toxins in waterways after significant storm events, and

the risk of cascading and compounding events. NYSEDA's Climate Impact Assessment provides a detailed study of potential impacts of climate change across eight sectors and important adaptations that municipalities should consider to increase climate resilience and address climate equity.

The air quality of Western New York, including the Village of Attica, is good and is generally within attainment levels for all criteria pollutants except for ozone, as identified in the 1999 New York State Air Quality Report, Ambient Air Monitoring System⁵.

Climate change is measurable, and climate change projections and projected impacts are available to communities for analysis from a variety of regional, state, and national sources. This information can be used to develop and adopt resiliency and adaptation strategies that protect both natural and built assets, safeguard the health and safety of residents, and preserve the overall quality of life in the face of ongoing change.

Sources:

1. <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/county>
2. J. Hansen, Sato, and Ruedy 2012; Habeeb, Vargo, and Stone 2015; Sheridan and Lee 2018
3. Sheridan and Lee 2018
4. Kunkel et al., 2013
5. NYSDEC Division of Air Resources, 2002

TOPOGRAPHY GEOLOGY & SOILS

The Village of Attica is characterized by elevations of 1,000 ft along valley floors east of Route 98 and Tonawanda Creek, rising somewhat steeply to the west toward elevations of 1,200 ft in some areas. The bedrock geology of the Village is composed of Angola and Rhinestreet shales from the West Falls Group and Cashaqua and Middlesex Shales from the Sonyea Group. The surficial geology is primarily lacustrine silt and clay deposited in glacial lakes with more recent deposits of fine sand to gravel in floodplains. Soil mapping indicates that the Chenango-Howard-Castile is the primary soil association in the Village. These soils are deep and well-drained, formed most often in valleys and composed of gravel or sand carried by glaciers.

AQUIFERS

The Village has a confined aquifer underlying an unconfined aquifer, which yields 5 to 500 gallons of water per minute (gpm). In addition, there is a principal aquifer in the northern portion of the Village that extends from the Genesee County line in the Village to the north. A principal aquifer is defined as a potential source of public drinking water with yields greater than 10 gpm that are not presently being used intensively as a water source by a major municipal system.

While the Village utilizes surface water sourced from protected reservoirs, groundwater is an important source of freshwater that should be monitored and protected. This is true particularly considering increased unpredictability of precipitation events, droughts, and water quality issues.



Tonawanda Creek

WATERSHEDS & WATER QUALITY

A watershed is a drainage area or basin where all the water that falls on the land and flows on or under the ground will discharge at a shared location. Areas within watersheds share important natural resource characteristics and are affected by land use, development, vegetation communities, and landforms. Because of these shared features along with similar challenges and opportunities, a watershed provides a meaningful scale to analyze and plan for issues including land use/future land use, floodplain and stormwater management, water supply assessments, wildlife management, and recreation.

The Village of Attica is in the upper reaches of the Tonawanda Creek Watershed (Upper Tonawanda Creek). The Upper Tonawanda Creek watershed is a 199 square mile sub-watershed at the eastern edge of the Niagara River Basin located in portions of 14 municipalities in Wyoming and Genesee Counties. The main tributaries are Tonawanda Creek and Little Tonawanda Creek. The land use in this watershed is primarily agricultural (42%) followed by forest (25%) and wetland (22%) with relatively low development (6%). Potential contaminants in this watershed includes agricultural inputs and waste, road runoff, and industrial effluent. There are several impaired water body segments (as designated by NYSDEC) within the Upper Tonawanda Watershed including Tonawanda Creek and its respective tributaries within the Village of Attica. This indicates impaired and stressed designated use categories for water supply, aquatic life, and recreation due to nutrients, silt/sediment, thermal changes, and pathogens.

A stream visual and water quality assessment was conducted by Buffalo Niagara Waterkeeper in the Upper Tonawanda Creek Watershed in 2016⁶. This assessment identified Tonawanda Creek as having the greatest impairment along the length of the water body that traverses through the Village. Water quality and water availability are critical assets for communities particularly considering uncertainties associated with climate change and resiliency needs. Without intervention, it is projected that such impairments will continue and become exacerbated by increasing temperatures and extreme precipitation events.

Sources:

6. https://bnwaterkeeper.org/wp-content/uploads/2018/05/VI-Subwatershed-Implementation-Plan_Upper-Tonawanda-Creek.pdf

WETLANDS

Wetlands provide habitat for wildlife, filter surface water runoff and help control flooding. They also provide scenic and educational value. Wetlands include forested swamps, open water marshes, wet meadows, and vernal pools. National Wetland Inventory (NWI) mapping by the U.S. Fish and Wildlife Service show the location of several wetlands scattered within the Village with the largest wetland areas toward the south and eastern edge of the Village boundary. Most mapped federal wetlands are forested, or shrub wetlands classified as PFO1 (Palustrine Forested Broad-leaved Deciduous) and PSS (Palustrine Scrub Shrub) with lesser amounts of open water or herbaceous wetlands classified as PEM (Palustrine Emergent Marsh).

The New York State Department of Environmental Conservation (NYSDEC) maps wetlands greater than 12.4 acres or of unique value. State-mapped wetlands include a protected, 100-foot buffer to protect wetland quality and function. There are two state-mapped wetlands in the Village. The first is a Class II wetland that straddles the eastern boundary of the Village. The second is a Class III wetland that lies in the southeastern portion of the Village, just east of the old railroad right-of-way.

State and federal wetland regulations do not provide adequate protection for wetlands and wetland ecological services. Local standards protecting both wetlands and buffers provide the best protections for these natural assets. A relatively large, privately-owned wetland system is located adjacent to Attica Memorial Park. The DPW manages outflows of the wetland to protect downstream areas from flood events. Residents visiting the adjacent park walk along the edge in hopes of viewing wildlife utilizing these wetlands. There is interest in formalizing the community's value of these wetlands for floodwater retention, wildlife habitat, and outdoor recreation as part of a resiliency project.



STREAMS

Tonawanda Creek and two tributaries (Tunnery Brook and Baker Brook) bisect the Village. These resources provide a source of water, recreation, and scenic beauty. Some lengths of streams include intact riparian forested systems which provide an important buffer for water quality, protection from soil loss and erosion, wildlife transportation, nutrient cycling, and scenic beauty. All streams are Class A streams as indicated in the water quality section above. These streams are impaired as identified by NYSDEC and by the additional assessment conducted by Buffalo Niagara Waterkeeper in 2016.

Tonawanda Creek and the associated riparian corridor is largely underutilized/under-realized within the Village. Community survey results suggest high interest in the creek both from concerns about flooding and interest in creating opportunities for scenic and recreational resources.

FLOODPLAINS

Floodplains are areas near water features that flood periodically. Special Flood Hazard Areas mapped by the Federal Emergency Management Agency (FEMA) have a 1% or higher chance of being flooded within a given year; also known as a 100-year flood zone. Flood hazard areas are associated with Tonawanda Creek and Baker Brook are within the Village and include the following designated Flood Zones:

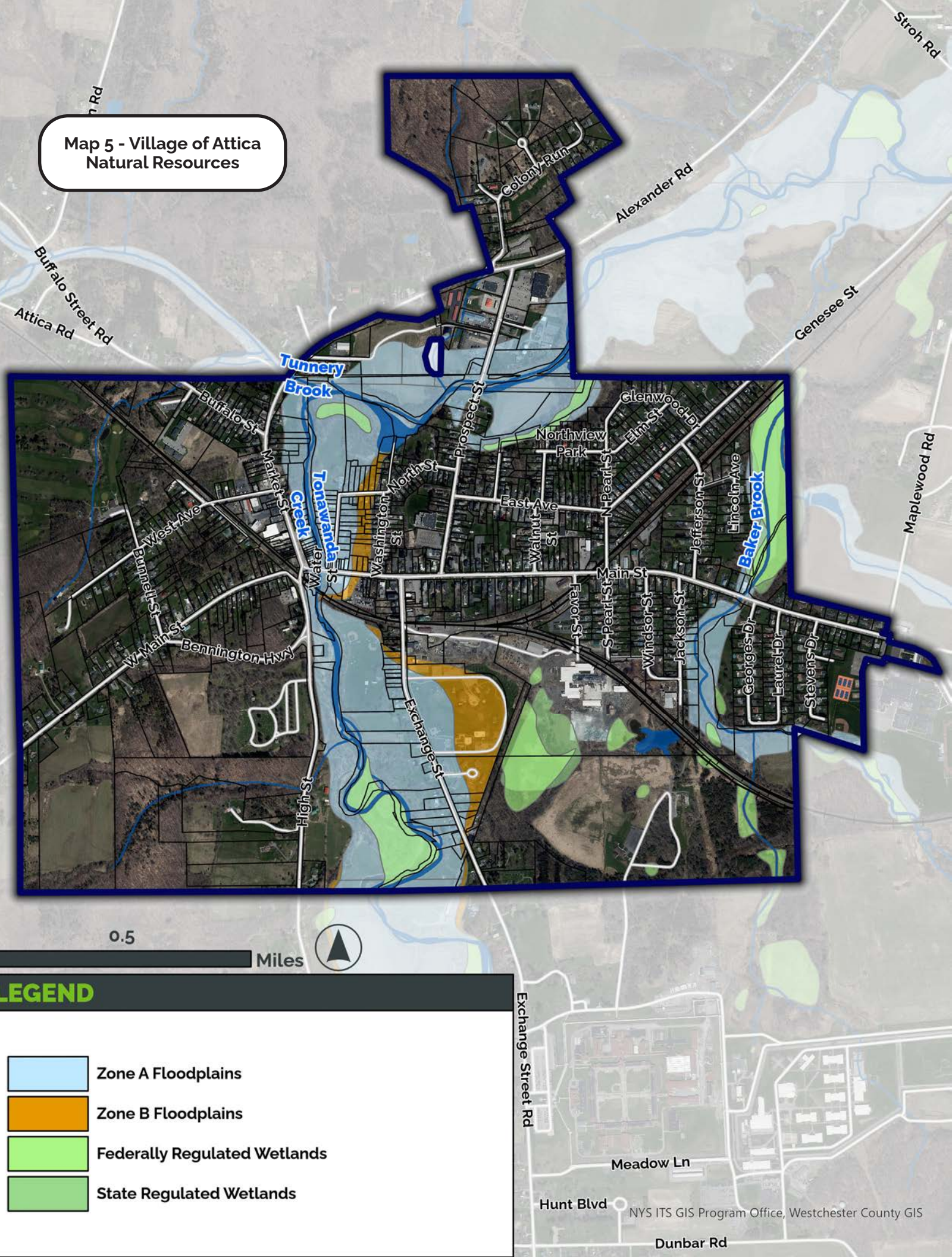
1. **Zone A (Baker Brook)** - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones. This floodplain covers residential parts of the Village along its eastern boundary.
2. **Zone AE (Tonawanda Creek)** - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. This floodplain covers large swaths of commercial areas along the Village's northern boundary, the entirety of the Village Center, and significant portions of the AYA Fields and Attica Memorial Park.
3. **Floodway (Tonawanda Creek)** - A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.
4. **Zone B (Tonawanda Creek)** - Area of moderate flood hazard, usually the area between the limits of the 100- year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile. This floodplain covers areas adjacent to the Zone AE floodplain.

Overall, approximately 191.1 acres of the Village of Attica is within a Zone A floodplain, while approximately 21.9 acres are in a Zone B floodplain. The Village of Attica adopted a Flood Damage Prevention Ordinance in 1987 which regulates development within Zone A floodplains.

Tonawanda Creek



Map 5 - Village of Attica
Natural Resources



0.5

Miles



LEGEND



Zone A Floodplains



Zone B Floodplains



Federally Regulated Wetlands



State Regulated Wetlands

Meadow Ln

Hunt Blvd

NYS ITS GIS Program Office, Westchester County GIS

Dunbar Rd

FORESTS

Forests are increasingly valued resources in rural and urban areas due to the many environmental services they provide including protection of air quality, carbon sequestration, cooling of air temperatures generated by the hardscape of urban areas, providing connectivity for wildlife, improving water quality by filtering runoff along streams and other open water areas, and supplying recreational and scenic resources. The Village of Attica has several forested areas including riparian forests along streams, forested wetlands, and other forest blocks. These provide important resilience opportunities for climate impacts and habitats for songbirds. A more thorough natural forest inventory would provide additional data on ownership, management, and protection opportunities.

URBAN FORESTS/STREET TREES

The Village of Attica received two grants from the NYS Department of Environmental Conservation through the Urban and Community Forestry Grant Program: The Village matched the NYS grant with cash and Village staff time. The Village established an active and successful Tree Board in 2018 and developed a five-year Community Forest Management Plan in October 2020.

To initiate its Community Forest Program, the Village of Attica completed an inventory of all trees located within the rights-of-way of Village streets and in the Village's Attica Memorial Park (Map 6). Village staff use a GPS-enabled data collection device to input attributes of trees directly into the Village's Geographic Information System (GIS.) The majority of Village maintained trees are found within the Village Memorial Park, and along Main Street and Genesee Street. The Department of Public Works coordinates trained volunteers to update the tree inventory every five years. The Village also prepared a tree maintenance plan and a plan to plant additional trees to fill gaps and replace aging and diseased trees, from now until 2029. The planting plan aims to increase biodiversity and ensure a mix of young, semi-mature, and mature trees. The Village of Attica is establishing a nursery and exploring funding opportunities to implement a third phase which would focus on replanting.



Map 6 - Village of Attica
Street Trees



0.5

Miles



LEGEND

Village Tree Density:
Sparse

Village Future Tree
Plantings

- 2024
- 2025
- 2026
- 2027
- 2028
- 2029

Village Tree Density:
Dense

Exchange Street Rd

Meadow Ln

Hunt Blvd

Dunbar Rd

NYS ITS GIS Program Office, Westchester County GIS

AGRICULTURE

Based on 2023 parcel data, there are seven parcels within the Village whose land use is classified as agricultural. Altogether, these parcels cover 49.3 acres or 4.9% of all landcover within the Village. In addition to agriculturally classified parcels, there are also several parcels that fall within Agricultural Districts located within the Village. Overall, three parcels that cover approximately 77 acres of land fall within the Wyoming County Agricultural District #5.

Pursuant to NYS Agriculture Districts Law, Wyoming County renews its Agricultural Districts every eight years, at which time the County Legislature may add or remove parcels. Landowners may also request to have their parcels added to an Agricultural District during the Annual open enrollment period between December 1st and the 30th. The Agricultural District program and NYS Agricultural District Law aim to support the long-term economic viability of farming in Wyoming County by (1) allowing eligible farmland to be taxed based on its value for agricultural production, rather than at its fair market value, (2) denying the ability

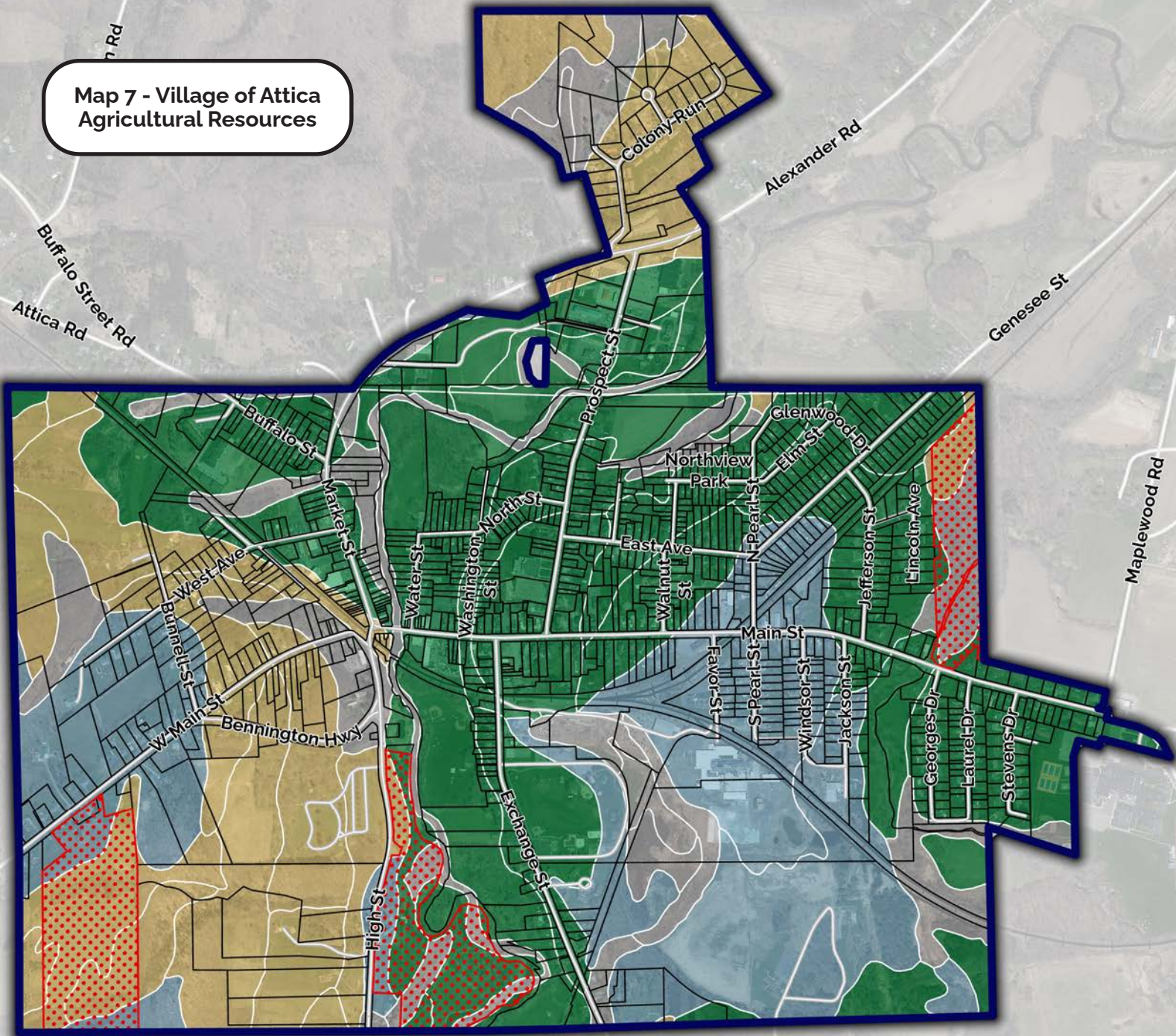
of local governments to enforce laws, ordinances, rules or regulations which would unreasonably restrict or regulate farm operations, (3) discouraging private nuisance lawsuits, and (4) limiting impacts of projects that receive public funding or require eminent domain on agricultural land.

There are two types of farms within the Village of Attica, according to the NYS 2023 parcel data including productive vacant agricultural land and a horse farm. Aesthetically, these farms help contribute to the rural atmosphere that many residents enjoy about the Village.

Approximately 88% of the Village's land area consists of high-quality agricultural soils classified as "Prime," "Farmland of Statewide Importance" or "Prime if Drained" in the USDA Soil Survey. Approximately 458 acres, representing 42% of the Village's land area, consists of Prime Soils. This soil is considered highly suited for agricultural production; however, most land in the Village containing Prime Soils are found along the Tonawanda Creek which consists of the village center and residential neighborhoods.

Agricultural Soil Suitability	Acres	% Total Land Area
Prime Farmland	458	42%
Prime if drained	238	22%
Soils of Statewide Importance	257	23%
Not prime farmland	141	13%
Total	1,094	100%
<i>Source: USDA Soil Survey</i>		

Map 7 - Village of Attica
Agricultural Resources



0.5

Miles



LEGEND



Prime Farmland



Farmland of Statewide Importance



Prime Farmland if Drained



Not Prime Farmland



Wyoming County Ag District #5 Parcels

Exchange Street Rd

Meadow Ln

Hunt Blvd

Dunbar Rd

NYS ITS GIS Program Office, Westchester County GIS

NATURAL & ENVIRONMENTAL RESOURCES ISSUES AND OPPORTUNITIES

"Issues (✗)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✗ Approximately 213 acres of the Village is within a FEMA designated floodplain. With the majority of the Village's floodplain located near the Village Center, this severely hampers new development as it would be required to meet the development regulations of the Village's Flood Damage Prevention Ordinance. Incorporating green infrastructure into the Village Center's built environment could help mitigate the negative impacts from flooding.
 - ✓ There are several federal and state regulated wetlands in the Village. These wetlands offer ecosystem services that benefit both the natural environment in the Village and its residents.
 - ✓ The Village boasts several forested areas and a robust population of street trees. Continuing to preserve and expand these resources will enhance the community's attractiveness and ensure the ongoing benefits of urban trees, such as improved air quality, reduced heat island effect, and enhanced stormwater management. These environmental services are vital for the well-being and resilience of the Village.

PUBLIC SERVICES & INFRASTRUCTURE

The Village of Attica is governed by an elected Village Board made up of four trustees and a Mayor. The Board is responsible for the general management and control of the Village's finances. The Village also has an elected justice that presides over the Village's municipal court by interpreting and adjudicating applicable State laws and Village ordinances. Furthermore, the Village also has a Code Enforcement Department that enforces the Village's health, safety, zoning, and sanitation codes.

EMERGENCY SERVICES

The Village of Attica emergency services work to preserve life, minimize damage, and respond to hazards and disaster events. These services provide emergency support functions and establish a recovery system. The two main emergency services within the community are the Village of Attica Police Department and Village of Attica Fire Department.

Police Department

The Village of Attica Police Department works to provide an environment that will allow citizens to live and work in a safe and secure community. The Attica Police Department provides the following services:

- Responds to 9-1-1 dispatches and general calls for service
- Responds to local Fire Department and EMS calls
- Investigates crimes
- Provides detail and staffing for community events

The Village of Attica Police Department conducts the following community policing efforts and initiatives:

- Shop with a COP & Stuff the Cruiser
- Child Passenger Safety Seat Program
- STOP DWI Prom Project
- School Sports Security Details
- Naloxone Training and Administration Program
- Drug and Needle take back program & National Drug Take Back Events
- Community- wide Ride-a-long Program
- College and High School Intern Program
- Cub and Scout groups

The Village's Police Department completed a Police Reform Plan on March 16, 2021. According to the plan, the police department is comprised of ten (10) sworn officers including: one (1) Chief, one (1) Sergeant, three (3) full-time officers, five (5) part-time officers, one (1) Administrative Assistant, and three (3) civilian school crossing guards. The department operates three (3) eight-hour shifts, 24/7 with an additional patrol during peak crime time, special events, and intermittent weekends.

Fire Department

The Village of Attica Volunteer Fire Department was established in 1866 with the mission to protect and enhance the quality of life for all citizens and visitors from the adverse effects of natural and man-made emergencies. Located on Water Street, the Attica Fire Department provides the following services: emergency response, ambulance services, fire code application, and public fire education. These services include the employment of Advanced Emergency Medical Technicians (AEMT).

In 2022, the Attica Fire Department responded to 455 calls for service, 380 for ambulance services, and 75 for fire protection services. Given the rural character of the Village, volunteers are critical to support operations for the fire department.



PUBLIC WORKS

All roads within the Village of Attica are maintained and plowed by the Attica Village Department of Public Works. Road maintenance tasks include maintenance of ditches, deer pick up, road repairs, pothole repairs, sign maintenance, etc.

Water & Wastewater Facilities

The Village of Attica's public water supply utilizes three man made reservoirs located along Crow Creek. These reservoirs are all located south of the Village of Attica. The raw water enters the treatment plant where it is treated, filtered, and disinfected. Village drinking water includes a controlled, low level of fluoride for consumer dental health protection.

The Village of Attica and the New York Rural Water Association have a written Source Water Protection Plan for the Village's water supply addressing potential contaminants, susceptibility to contamination, source protection, best management practices and water system security and protection. In addition to these measures, the Village of Attica has an approved set of watershed rules and regulations that regulate many activities that could have negative impacts on water quality.

The water system serves approximately 2,659 people in the Village of Attica. Approximately 4,350 additional people receive water from this treatment facility through outside sales. This is accomplished through 974 service connections. The total water production for the treatment plant in 2021 was 314,931,000 gallons. The amount of water delivered to customers was 233 million gallons. This leaves an unbilled water total of 83 million gallons. Water used to flush mains, fight fires, operate the Veterans Memorial Park splash pad, and general leakage accounts for the remaining 83 million gallons (26% of the total amount produced). The cost per thousand gallons of water for residential customers was \$2.75 in 2021. The average residential customer who used 12,000 gallons of water per quarter paid a total of \$132.00 in 2021, or about \$1.44 per day.

In 2022, the Village of Attica received a Water Infrastructure Improvement Act grant from New York State totaling \$5,000,000 for improvements to the Village's Water Treatment Plant. Additionally, the Village was awarded a \$50,000 grant from the Clean Water State Revolving Fund for a planning grant to study the treatment process and inflow and infiltration at the Wastewater Treatment Plant.

There are at least 32 water lines in the Village that are 100 years old and require additional grant funding for replacement. These water lines are primarily located along Exchange Street and several residential streets. The Village is also interested in improving the management of water services through updated metering infrastructure/gateways to increase data and efficiency. Neptune Technology Group conducted a study in 2022 titled "R900 Tailored Analysis".

Refuse Transfer Station

The Attica Refuse Transfer Station is a facility where solid waste is temporarily held and sorted before heading to a landfill. The Village maintains a list of acceptable and unacceptable items individuals can bring to the facility. The Attica Refuse Transfer Station is located at 43 Exchange Street.

ATTICA CENTRAL SCHOOL DISTRICT

Attica Central School District encompasses 148 square miles and includes the towns of Bennington, Attica, Sheldon, Orangeville, and small portions of Java, Middlebury, Alexander, Wethersfield, Wales, and Darien. The school district includes a middle school/high school facility on a single campus located on Main Street and a K-4 elementary school located on Prospect Street.

For the 2021-2022 school year, total student enrollment K-12 was 1,127, with 110 full time classroom teachers and an overall student/teacher ratio of 1:10. The National Center for Education Statistics indicates that 1.6% of students in the district have a disability, 97.2% have Health Insurance Coverage, 2.2% have families with income below the poverty line, and 5.1% of families have food stamps/SNAP benefits.

Name	Grades	Students	Classroom Teachers (FTE)	Student / Teacher Ratio	Free Lunch Eligible
Attica Elementary School	Pre-Kindergarten to 4th	426	26	1:16	136 (31.9%)
Attica Junior High School	5th – 8th	316	46	1:6	119 (37.7%)
Attica Senior High School	9th – 12th	385	38	1:10	108 (28.1%)



COMMUNITY RESOURCES

Food Access

The Village of Attica has one (1) major grocery store, Tops Friendly Market located on Prospect Street. There is an assortment of restaurants in the Village along its commercial corridors.

Additionally, the Village Park Apartment Community Room is a congregate meal site which offers noon luncheons, social opportunities, recreational activities, special entertainment, and food nutrition education. There is a suggested donation of \$3.50 for seniors (60 and above) and a \$5 guest fee for all those under age 60. This program is managed by the Wyoming County Office of the Aging.

Health Care

Located roughly 15 miles southeast of the Village of Attica, the Wyoming County Community Health System (WCCHS) is a full service, County-owned health system comprised of a 62-bed acute-care hospital with a 138 bed Skilled Nursing Facility in Warsaw, NY. This facility provides 24-hour emergency care as well as a full range of specialty health care.

WCCHS has outpatient offices in Arcade, Attica, Castile, Mt. Morris, Perry, and Warsaw, NY. A WCCHS Primary Care Clinic is located on Main Street within the Village of Attica. The 1,400 square-foot office provides comprehensive outpatient care. The Village contains two pharmacies – Attica Pharmacy and Rite Aid.

Additionally, the non-for-profit organization, Gateway Home - Comfort Care, offers free comfort care for those in their last three months of terminal illness. Gateway Home's staff and trained volunteers care for two residents at a time, 24 hours a day, 365 days a year. Admission to Gateway Home is based solely on need.



INFRASTRUCTURE & UTILITIES

Stormwater

The Village of Attica has an extensive network of storm sewer lines and catch basins. The stormwater system is well maintained and largely functional with some flooding issues at Main Street and East Avenue in front of the Catholic Church, on Exchange Street, at North Pearl and East Avenue, and on North Washington Street. These problem areas as well as infrastructure evaluation in general, based on changing precipitation rates and patterns, is important for the continued management and maintenance of stormwater.

Smart growth considerations include continued development and maintenance of street trees which help absorb stormwater runoff, managing stormwater to follow existing drainage whenever possible and establishing stormwater regulations that move away from a one-size-fits-all stormwater solution, requiring expansion of techniques including rain gardens and other infiltration devices and permeable surfaces and wise use of generic grassy swales and detention ponds that deter dense development which is important for reducing sprawl.

Communications

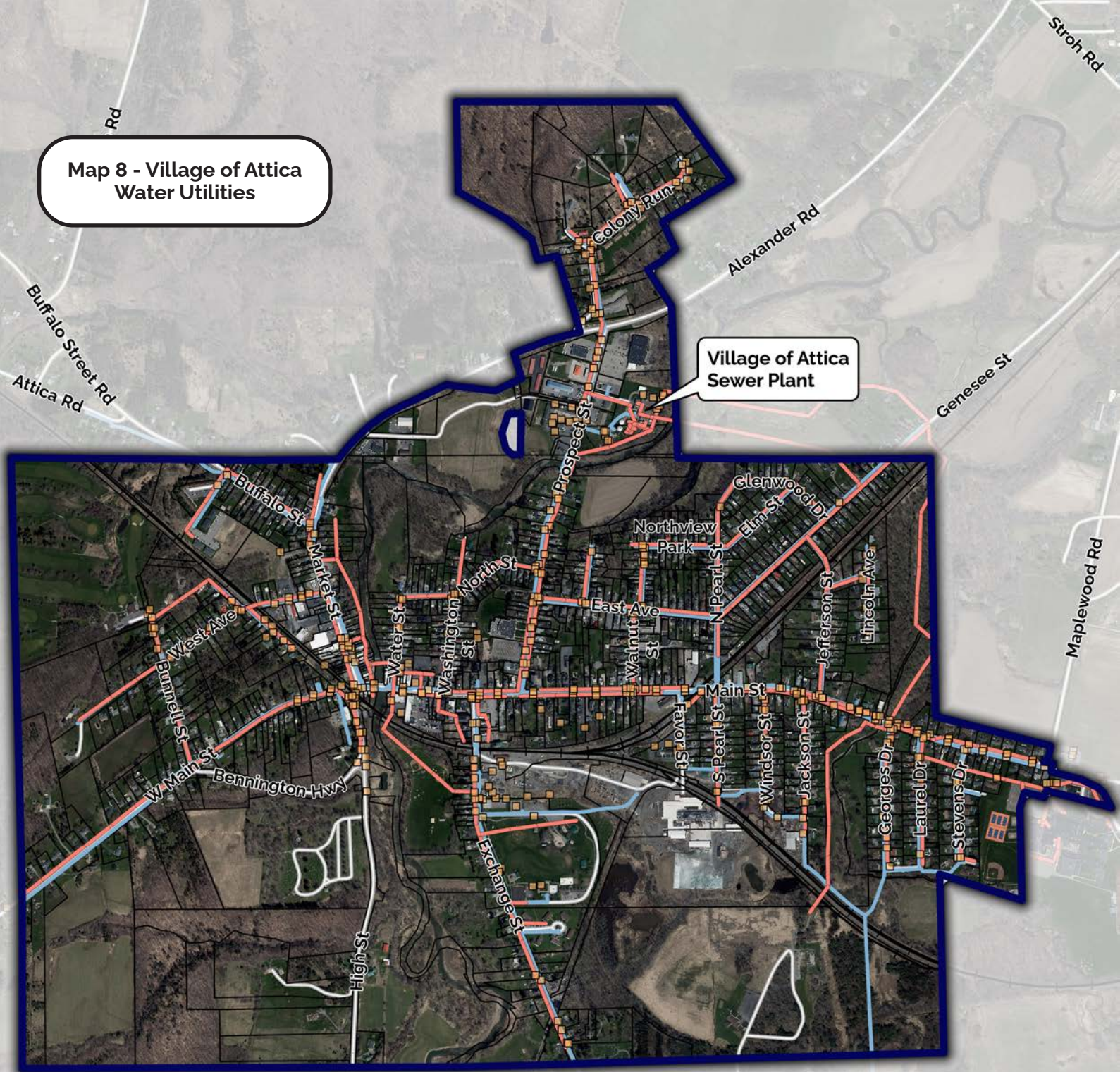
Internet, cable, television, and phone services in the Village are currently available through Spectrum. A new Verizon tower was installed to provide high quality wireless phone and Internet service throughout the Village. The tower is designed as a pine tree to help support aesthetics in the community. The Verizon tower does not currently support other wireless providers such as AT&T or T-Mobile. The Tower is considered a potential gateway for water metering as described above.

Energy/Heating

Electric and gas service is very reliable in the Village. National Grid provides electric service and fuel is provided by National Fuel. The electric transfer station is located at 247 Main Street.

Map 8 - Village of Attica
Water Utilities

Village of Attica
Sewer Plant



0.5

Miles



LEGEND



Sanitary Sewer Line



Water Line



Catch Basin

Exchange Street Rd

Meadow Ln

Hunt Blvd

Village of Attica Water Plant, 2.5
miles south of Village Center

PUBLIC SERVICES & INFRASTRUCTURE ISSUES AND OPPORTUNITIES

"Issues (X)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✓ The Village produces an excess of drinking water. The Village could sell this water to adjacent municipalities, thus bringing in new streams of revenue to be invested into the community.
 - X Water lines along Exchange Street and in some residential neighborhoods are 100 years or older. The redevelopment of this infrastructure should be conducted in a sustainable way that will ensure its longevity and encourage sustainable new developments.

TRANSPORTATION SYSTEMS

A municipality's transportation system, including local roads, highways, bridges, parking areas, trails, sidewalks, public transport, and wayfinding, is a key factor in the character and function of a community.

A thoughtfully planned and well-maintained system supports flow of energy and resources among residents, visitors, and businesses, supporting pedestrians, tourism, emergency management, and overall quality of life.

The Village of Attica has a strong network of well-maintained local, state, and interstate roadways and highways. These include three state highways; Route 98 (Market Street), Route 238 (portions of Main, Market, and Buffalo Streets), and Route 354 (West Main Street), which connect the Village to major thoroughfares in western NY and the Southern-Tier, including two NYS Thruway (I-90) interchanges in Pembroke and Batavia. County Route 31 (Exchange Street) connects to State Route 20A north of the Village and is maintained by Wyoming County. The Village DPW manages an additional eight miles of local roadways.

TRAFFIC

Traffic volumes have remained relatively constant over the past 20 years based on NYSDOT Traffic Volume Reports. Traffic on Route 98 in the Village of Attica has increased while traffic counts on nearly all other roads have decreased or remained approximately the same over the period indicated.

Roadway	Segment /Length (miles)	AADT / Year*	AADT / Year*	AADT % Change	Truck AADT / % Volume
Rt 98 (Market St)	Rt 354 to Rt 238	4,373 / 1998	6,652/2019	+52%	592/8.8%
Rt 98 (Alexander Rd)	Overlap segment to Genesee / Wyoming County line	3,664 / 1994	4,559/2019	+24%	345/7.5%
Rt 238 (Main St)	CR 19 to Rt 98	6,370 / 1999	4,622/2019	-27%	287/6.2%
Market St (Rt 238 and 98)	Overlap segment	7,263 / 1999	6,652/2019	-8%	592/8.8%
Rt 354 (Clinton St)	Rt 77 to Rt 98	2,662 / 1998	2,692/2019	+1%	199/7.4%
CR 31 (Exchange St)	Rt 238 to Attica Correctional Facility	N/A	2,439/2019	N/A	129/5.3%

Map 9 - Village of Attica
Transportation Network



0.5

Miles



LEGEND

AADT

—	≤ 1500
—	1501 - 4000
—	4001 - 10000

Roads

- - - - -	State Highway
- - - - -	County Road



Railroad

Public Parking Lot (# of Spots)

●	8
●	21
●	42

CRASHES

An analysis of five years of crash data (March 2018 to March 2023) recorded 157 traffic crashes, of which 14 resulted in injuries—five of which were serious—but none were fatal. The data indicates that certain roads and intersections, particularly those connected to Main and Market Streets, experience higher rates of driver error and crashes due to frequent travel, congestion, and adverse weather or road conditions.

There are several areas in the Village associated with traffic crashes that are of concern. New York State DOT is in the midst of a safety study due to an increase in crashes at West Main and Clinton. There are concerns over lack of lighting or misplacement of lighting causing pedestrian/driver issues at the end of Jefferson Street and at the intersection of Main and Prospect streets.

SIDEWALKS

Sidewalks are installed throughout the Village and existing sidewalks have been improved over the past several years based on a condition survey and DPW repair cycle. The Village of Attica is largely "walkable" with pedestrian access to amenities within easy walking distance of most residences.

Based on community survey responses, the Village needs better sidewalks. There are some areas that could use additional sidewalks (i.e. near the Tops Plaza) and one sidewalk specifically, located on Market Street, has been identified as dangerous because it is sloped and poorly drained resulting in slippery conditions and injuries.

PARKING

There are four designated public parking lots in the Village that provide approximately 70 parking spaces. The public parking area on Market Street includes overnight parking by permit. These lots are utilized by the community and visitors along with street parking and informal public use of a large parking lot located on Exchange Street at Key Bank. Although through community engagement there is a perception of inadequate parking, there is a reasonable number of parking spaces in the Village with some need for better wayfinding and utilization.

TRAILS

The Village Park has approximately 0.5 miles of walking trail at Attica Memorial Park while there is another short walking trail which is found behind the Attica School Complex. Additionally, two other locations have been identified by the Village and through community engagement for the establishment of new trails. Trail ideas include a Rails to Trails opportunity off N. Pearl Street, currently utilized by snowmobiles in the winter, and the A&A railroad bed adjacent to Attica Memorial Park.

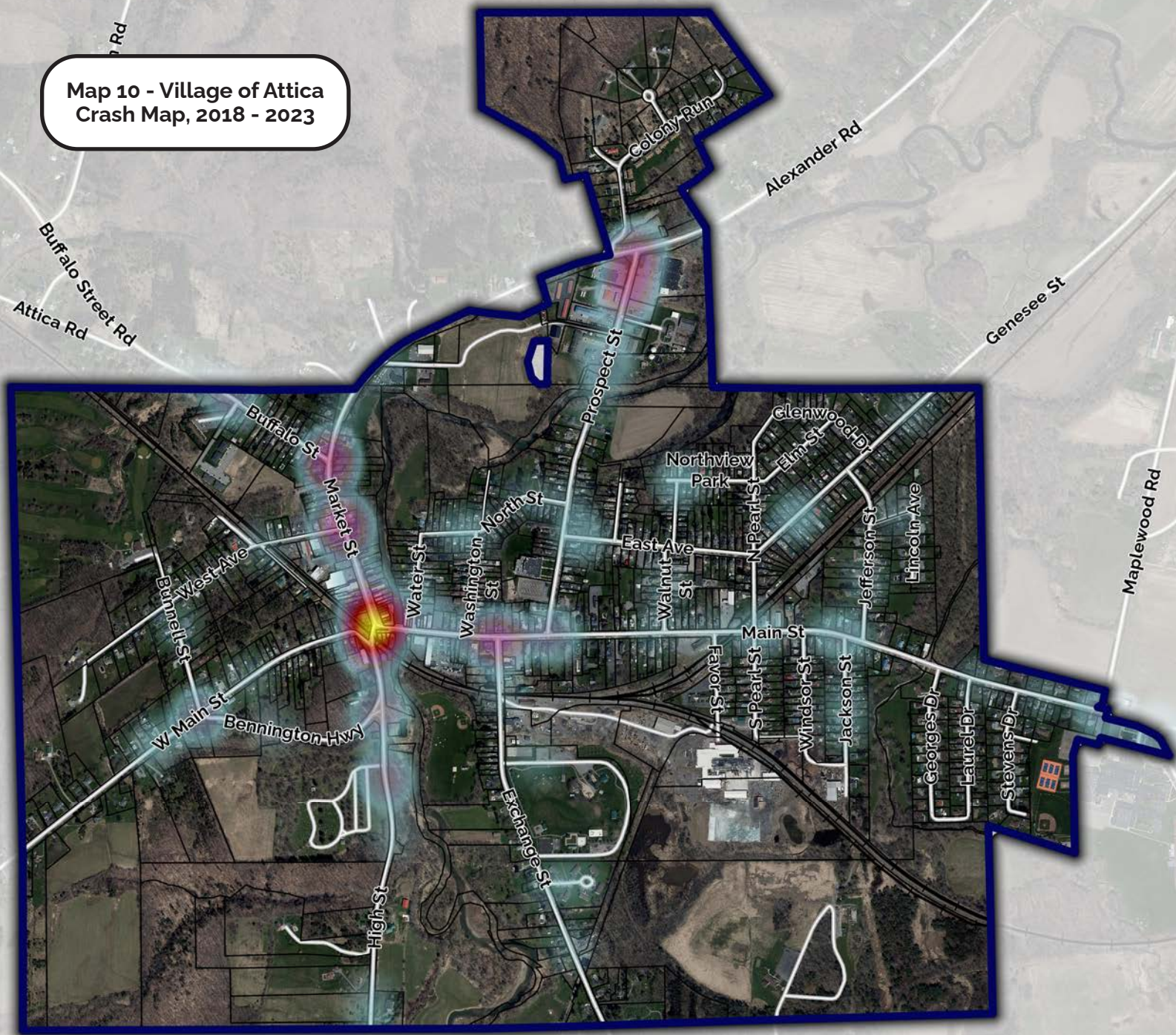
PUBLIC TRANSIT & AIR TRAVEL

There is very little use of public transit to and from the Village. The only available public transportation is through the Rochester Genesee Regional Transportation Authority (RGRTA). Commercial and private air transport connections include Buffalo Niagara International Airport, Frederick Douglass Rochester International Airport, Genesee County Airport, and Perry-Warsaw Airport.



Parking lot in Attica's downtown

Map 10 - Village of Attica
Crash Map, 2018 - 2023



0.5

Miles



LEGEND



Crash Density: Dense

Crash Density: Sparse

Exchange Street Rd

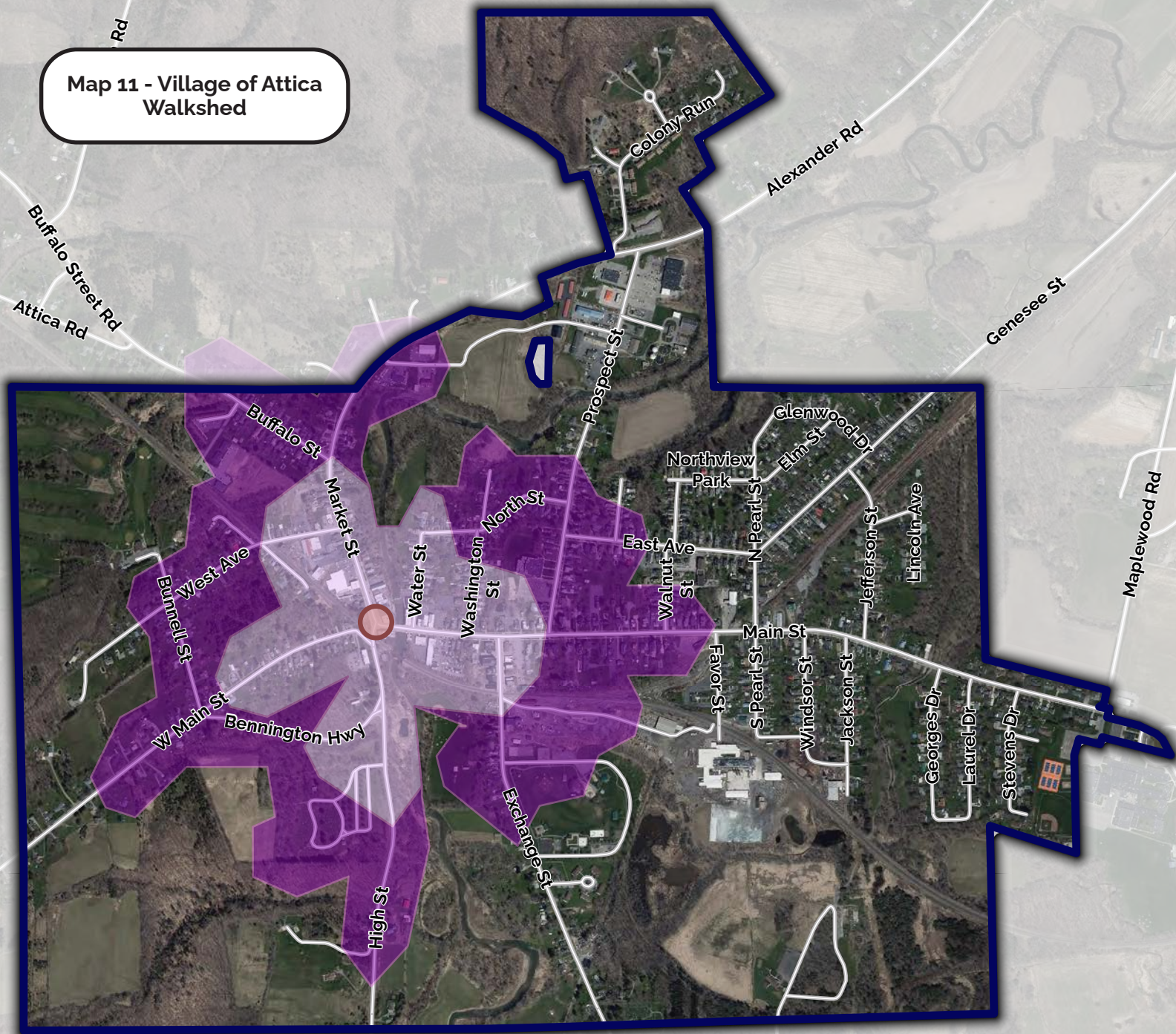
Meadow Ln

Hunt Blvd

Dunbar Rd

NYS ITS GIS Program Office, Westchester County GIS

Map 11 - Village of Attica Walkshed



0.5

Miles

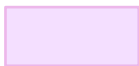


LEGEND



Village Center

Walk-Time



5 Minutes



10 Minutes

Exchange Street Rd

Meadow Ln

TRANSPORTATION SYSTEMS ISSUES AND OPPORTUNITIES

"Issues (X)" represent either existing needs or gaps in the Village or potential limitations to future development.

"Opportunities (✓)" represent existing strengths or assets in the Village that can be further leveraged and supports the potential for new development, business creation, or other opportunities.

These issues and opportunities provide the basis for developing actionable goals, strategies, and recommended actions which will help to improve the Village of Attica.

-
- ✗ Rt 98 (Market Street) is perceived as a dangerous roadway within the Village due to increased traffic and its status as the site of most automobile crashes. A reassessment of street redesigns for this route should be considered to improve vehicle circulation, pedestrian safety, and walkability.
 - ✗ While traffic volumes outside of Market Street have largely decreased within the Village, a significant proportion of traffic volume in the Village is by delivery and semi-trucks. This in turn creates the perception of these streets being unsafe and unwelcoming to local traffic and pedestrians. A complete streets policy should be investigated to determine possible solutions to re-routing trucking activity away from the Village Center.
 - ✗ The Village has only three true municipal parking lots, leading to a perception of insufficient off-street parking in the Village Center. A parking assessment should be conducted to evaluate parking availability throughout the day and to determine whether improvements can be made through better wayfinding, re-striping, and circulation tactics. Additionally, the assessment should consider whether purchasing privately owned lots could help address parking needs.
 - ✓ There are several abandoned rail lines which cut through the Village. Currently they are used informally for hiking and snowmobiling. Opportunities exist to make them dedicated trails for residents to use year-round.

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT PROCESS

Community Engagement is an essential part in the comprehensive planning process. This chapter highlights the various methods used to engage the Village of Attica's residents, giving them opportunities to share their insights, opinions, and aspirations for the community. The feedback gathered helped shape the plan's Vision Statement, Goals, and Strategies. For a Comprehensive Plan to be effective, it must have strong community support. By incorporating public input, the actions and projects outlined are more likely to succeed, as they align with the community's needs and priorities.

Public Workshop #1 & Community Walking Tour

The first round of community engagement was held at the Village Hall in May 2023. The event kicked off with a Community Walking Tour which included the consultant team, Village Staff, and members of the Steering Committee. While on the walk, Village Staff and Steering Committee Members pointed out to the consultant team strengths, opportunities, weaknesses, and threats that they perceived.

Following the walking tour, an open house formatted workshop was held in the Village Hall. During a two hour window, members of the community had the opportunity to stop by and engage in several activities intended to extract information about the community. Activities at the event included:

1. **SWOT Analysis** – Attendees provided comments on strengths, weaknesses, opportunities, and threats in the Village.
2. **Land Use and Zoning Comment Boards** – Attendees provided comments on current land use and zoning trends and how they would like to see them change.
3. **Demographic Overview Board** – Attendees reviewed informational boards on Village demographics.
4. **Vision Statement Board** – Attendees provided ideas for what they would like to see in the Plan's vision statement.
5. **Potential Projects Board** – Attendees provided comments on a list of potential projects that the Plan should focus on and provided ideas for other projects.

Goals and Strategies Village of Attica Comprehensive Plan The Village's vision statement outlines multiple goals for Attica's future. Please leave your thoughts on a post-it note to offer your insights on effective strategies that the Village should pursue to attain these objectives.	
Improved Community Spirit and Inclusivity	
Maintaining a Desirable Community	
Affordable and Adaptable Housing	
Creating Welcoming Streets and Green Spaces	

Example of an interactive board used to gather feedback from the public at the public workshop.

Public Workshop #2

The second Public Workshop was held at the Village Hall in September 2023. Like the first workshop, the second workshop occurred over a two hour window where community members could stop by to talk with the consultant team and engage with several stationed activities. Activities at the event included:

1. **Goals and Strategies Board**
– Attendees provided their input on what the Plan's goals and strategies should include.
2. **Land Use and Zoning Comment Boards** – Attendees provided comments on current land use and zoning trends and how they would like to see them change.
3. **Natural Resources and Transportation Boards** – Attendees were presented with an overview of natural resources and transportation systems in the Village and provided comments on how these could be improved.

Community Surveys

As part of the Village of Attica's Comprehensive Plan Update, a public survey was initiated on February 28, 2023. It was made accessible both online and through paper copies and remained open until June 30, 2023. In addition to a community survey, a student survey was administered through the Attica Central School District to elicit responses from the Village's younger population, an often-overlooked group during planning processes. The primary objective of the survey was to collect input from residents and visitors to the Village regarding their perceptions of Attica, as well as to identify opportunities and issues around the Village.

Public engagement efforts for the survey included advertising the survey on the Village website and at the Village Hall, setting up a table at the Attica Rodeo to elicit visitors' responses, and encouraging committee members to get the word out about the survey. In total, the survey received 161 responses. The student survey garnered an additional 78 responses.

Key takeaways from the survey included:

- Residents choose to live in Attica for its small-town charm, rural atmosphere, and family connections. Overall, residents like Attica for its small size and tight-knit community.
- Respondents were happy with the condition of Village parks and streets, and residential properties, but think civic spaces and commercial properties could be improved. Youth services, internet/broadband, and healthcare services should be addressed.
- Respondents want to see more public transit, bike infrastructure, sidewalks, and better street lighting.
- Neighborhoods, agricultural land, natural spaces, and historic structures were identified as the most important contributing factors to Attica's community character.
- Respondents are in support of funding historic building restorations and the redevelopment of declining commercial buildings.

Stakeholder Interviews

The final component of the community engagement process included interviewing various identified stakeholders within the community. During the interview process, the consultant team reached out to 13 potential stakeholders and ultimately conducted five stakeholder interviews with key persons identified by the steering committee. Stakeholder interviews were conducted over the phone with the following five stakeholders:

1. **Ellen Kirsch**, Local Business Owner
2. **James Bragg**, Wyoming County Senior Planner
3. **Jim Pierce**, Wyoming County Industrial Development Agency
4. **Justin Lane**, Village of Attica DPW
5. **Nathan Montford**, Village of Attica Mayor

Key takeaways from these interviews included:

- Village assets include – sense of community, quality of the school district, and the quality of the public water system.
- Stakeholders vision for the community – preserving historic properties, expanding housing options, and redeveloping downtown with mixed-use buildings.
- Impediments to growth include – land and natural resource constraints, lack of accessible transportation corridors, and a lack of coordination between the Village and Town.
- Attica should be attracting young professionals who are employed in high-paying jobs in nearby cities, presenting Attica as the ideal bedroom community.

POLICY FRAMEWORK

The purpose of this framework is to offer a forward-looking guide for elected officials, local leaders, residents, business owners, and other stakeholders in the Village of Attica. It serves as a foundation to achieve the Village's overarching vision and support sound decision-making. This Plan is informed by feedback from the Comprehensive Plan team, village officials, local organizations, stakeholders, and the public at large. It emphasizes the importance of citizen engagement in fostering positive change and preserving the community's assets, resources, and values. A successful Comprehensive Plan should address both the short-term and long-term needs of the Village, with varying levels of detail. The Attica Village Comprehensive Plan includes the following elements:

Vision Statement

- **Definition:** A vision statement is an aspirational statement describing the community's desired future. It reflects the shared values and priorities of the community and provides overarching direction for the plan.
- **Forecasted Timeframe:** Typically, 20-30 years, aligning with the comprehensive plan's horizon.
- **Intended Actions:**
 - Sets the "big picture" framework, inspiring and guiding all goals, policies, and actions.
 - Does not prescribe specific steps but serves as a touchstone for evaluating decisions.
- **Purpose:** Broad, long-term aspiration. Why the plan was developed.

Goals

- **Definition:** A goal is a broad statement that translates the vision statement into specific, achievable outcomes. Goals address major themes or topics, such as housing, transportation, or economic development.
- **Forecasted Timeframe:** 10–20 years, providing a more specific interpretation of the vision over time
- **Intended Actions:**
 - Establish priorities to shape policies and actions.
 - Serves as a benchmark for tracking progress over time.
- **Purpose:** Focuses on outcome derived from the vision statement. What the plan will do to achieve the vision statement.

Policies

- **Definition:** A policy is a principle or rule intended to guide decision-making. Policies provide consistent direction for the community, ensuring that future actions align with the goals.
- **Forecasted Timeframe:** 5-10 years, though they may be revised to adapt to evolving circumstances.
- **Intended Actions:**
 - Informs the creation of ordinances, regulations, or programs.
 - Ensures that development aligns with community goals.
- **Purpose:** Guiding principles to achieve the plan's goals. How the plan will achieve the goals of the plan.

Action Items

- **Definition:** An action item is a specific, measurable task or project designed to implement policies and achieve goals. It often includes timelines, responsible parties, and resources.
- **Forecasted Timeframe:** 1-5 years, with clear steps on how to achieve the long-term goal.
- **Intended Actions:**
 - Translates policies into concrete projects or initiatives.
 - Assigns accountability and prioritizes implementation efforts.
- **Purpose:** Identifies the specific steps to operationalize policies. Who will do it, when will it be done, and where it be.

VILLAGE OF ATTICA VISION STATEMENT

The Village of Attica strives to be a charming and appealing destination where community spirit thrives. We take pride in our hometown and are committed to maintaining a clean, safe, and inclusive environment where all are welcomed and encouraged to participate, regardless of age or ability.

Our residents feel a sense of pride in the character and conveniences our community provides and will work collaboratively to ensure that it remains a desirable place to call home and allow for the next generation of residents to build a life and raise families.

Housing will be affordable, well kept, and adaptable to meet the needs and demands of seniors and lower income households.

Streets will be welcoming and safe, with adequate parking to support local business; new trees and greenspace; and amenities to support shoppers.

Attica will embrace and promote its local history and heritage by revitalizing old buildings and filling vacant storefronts with thriving new small business.

The community places a focus on wellness and the protection of our climate and local natural resources, with clean air, water, and adequate medical providers all in close proximity.

Government will be well-run, community focused and collaborative, and economically sound. The Village offers opportunities for year-round activities geared towards kids, families, and seniors, and will balance the call for progress and new infrastructure investment without giving up our small-town values and way of life.

FUTURE LAND USE

The Future Land Use Map does not have regulatory authority on its own, but it serves as a planning tool to guide long-term land use decisions, support community development goals, and inform future updates to the Village's zoning code. In New York State, Future Land Use Maps help municipalities establish a vision for growth, preservation, and redevelopment by identifying appropriate land use patterns and guiding zoning decisions. Attica's future land use categories were largely based on existing classifications but were reviewed and expanded to reflect input collected from the steering committee, key community stakeholders, and community members throughout the process.

FUTURE LAND USE CATEGORIES

Residential

Low Density Residential

The intent of Low Density Residential is to support the development of single-family units while preserving the pedestrian scale of development found in the Village's historic neighborhoods.

Medium Density Residential

The Medium-Density Residential district aims to preserve the walkable character of the Village's historic residential neighborhoods while allowing for a higher density of housing, including single-family and two-family homes, as well as accessory dwelling units (ADUs).

High Density Residential

The High Density Residential areas provide the broadest range of available housing options, including single-family homes, townhomes, duplexes, triplexes, and apartments.

Commercial

Neighborhood Commercial

The Neighborhood Commercial district designates areas within the Village for small-scale commercial developments that provide convenient shopping and services to nearby residents in a walkable environment.

Village Center

The Village Center (VC) district is designed to promote a concentration of small-scale, mixed-use buildings at the heart of the Village. Development in this district should be pedestrian-oriented and maintain the area's historic character.

General Commercial

The General Commercial district accommodates high-intensity commercial activities that depend on significant vehicular traffic and serve both the local community and surrounding areas. This district may include larger-scale developments, such as strip malls and auto-oriented businesses.

Limited Commercial Overlay

The Limited Commercial Overlay allows for small-scale commercial uses within a predominantly residential district. It also permits mixed residential uses and small-scale, non-retail commercial activities.

Other

Open Space

The Open Space district is intended to preserve forested areas, agricultural land, and other significant natural features. It supports the development of passive recreational opportunities, such as trails and nature observation areas, while maintaining the district's natural character. This designation differs from parkland, which may accommodate more active recreational uses.

Parkland & Recreation

The Parkland & Recreation district is designated for the development of parks and recreational facilities, accommodating both passive and active recreational opportunities. Unlike the Open Space district, which prioritizes the preservation of natural and agricultural areas with limited passive recreation, this district allows for a broader range of recreational uses, including sports fields, playgrounds, and community gathering space.

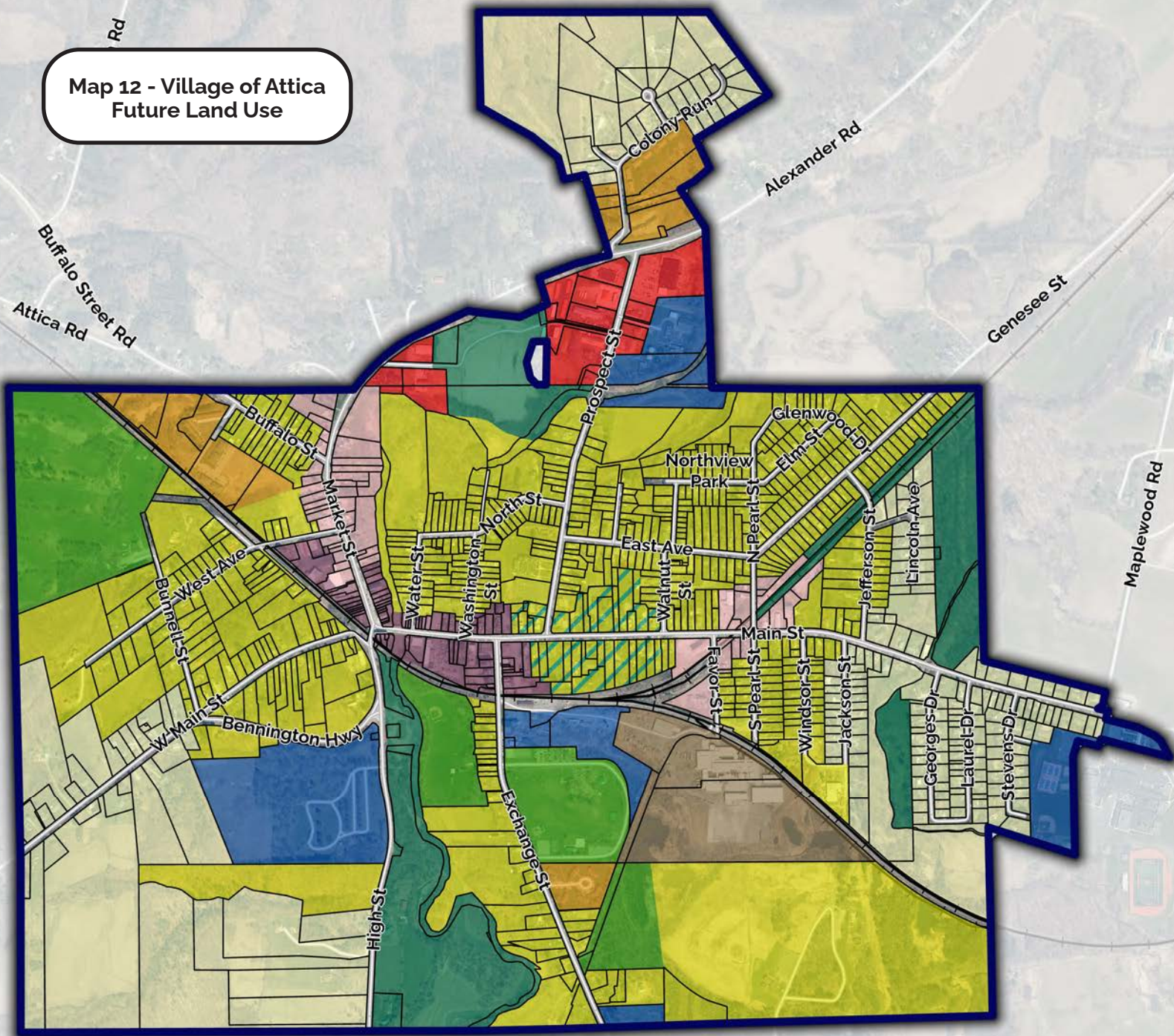
Community & Public Services

The Community & Public Services district is designated for facilities that provide essential services to the community, including municipal buildings, utilities, and institutions such as schools, places of worship, and cemeteries.

Industrial

The Industrial district supports a wide range of industrial, manufacturing, and distribution activities. To minimize potential impacts on adjacent properties, development within this district is subject to strict regulations regarding site design, operations, and environmental considerations.

Map 12 - Village of Attica
Future Land Use



0.5

Miles



LEGEND

	Low Density Residential		Limited Commercial Overlay
	Medium Density Residential		Open Space
	High Density Residential		Parkland & Recreation
	Neighborhood Commercial		Community & Public Services
	Village Center		Industrial
	General Commercial		

Exchange Street Rd

Meadow Ln

Hunt Blvd

CHANGES IN FUTURE LAND USE

2003 Future Land Use Map

Land Use District	Acreage	%
Residential	561.88	59.8%
<i>Low-Density Residential</i>	394.36	42%
<i>Moderate Density Residential</i>	148.75	15.8%
<i>Transitional Residential</i>	18.78	2%
Commercial	59.44	6.3%
<i>General Commercial</i>	19.52	2.1%
<i>Village Center Commercial</i>	39.92	4.3%
Community Services	87.21	9.3%
Industrial	30.31	3.2%
Parks & Recreation	69.59	7.4%
Proposed Parks & Recreation	130.66	13.9%

2025 Future Land Use Map

Land Use District	Acreage	%
Residential	642.53	64.6%
<i>Low-Density Residential</i>	329.3	24%
<i>Moderate Density Residential</i>	371.12	37.3%
<i>High Density Residential</i>	32.11	3.2%
Commercial	86.1	8.7%
<i>General Commercial</i>	24.39	2.4%
<i>Village Center Commercial</i>	17.98	1.8%
<i>Neighborhood Commercial</i>	26.41	2.7%
<i>Limited Commercial Overlay</i>	17.38	1.7%
Community & Public Services	64.76	6.5%
Industrial	36.48	3.7%
Parks & Recreation	79.21	8%
Future Open Space & Forested Land	86.25	8.7%

Change in Future Land Use Types

Land Use District	Acreage	%
Residential	+80.65	+14.4%
Commercial	+26.71	+44.9%
Community Services	-22.44	-25.7%
Industrial	+6.17	+20.3%
Parks & Recreation	+9.61	+13.8%
Proposed Parks & Recreation	-44.4	-34%

During the time between the Village's 2003 comprehensive plan and the current plan, the Village of Attica expanded its boundaries, incorporating an additional 37.05 acres of residential land in the Colony Run neighborhood. In addition, more land in the downtown area is captured, which had previously been omitted, and along former rail lines. In total, 56.3 acres were added since 2003.

The former Transitional Residential zone now largely forms the eastern portion of the Neighborhood Commercial zone, aligning with the Village's recent zoning map, while the remaining portion of that former district has been reclassified as medium-density residential. A Limited Commercial overlay has also been introduced east of the Village Center district, allowing for a greater mix of commercial and residential uses. The new Future Land Use Map designates 26.71 additional acres for commercial uses, allowing for additional commercial and retail uses called out within the comprehensive plan.

The updated Future Land Use Map adds 80.65 acres overall for residential development, a 14.4% increase. Additionally, 254.48 acres have been converted to support dense residential development (moderate & high density residential), a 171% increase from the 2003 land use map. These changes address the growing need for additional residential development identified throughout the planning process.

While there was a net decrease of 44.4 acres in land designated for future open space & forested land, there is now an additional 9.61 acres dedicated to existing parks and recreational uses. Although this reduction might seem counter to efforts to expand the urban forest and preserve natural areas, the updated Future Land Use Map more accurately reflects actual land uses while adding new land earmarked for trails along the former Attica-Arcade Railroad line and additional parkland and trail connections south of Memorial Park. Much of the land previously designated open space has been developed for commercial and residential uses near the Genesee County border.

GOALS, POLICIES, AND ACTION ITEMS

1

REVITALIZE DOWNTOWN AREAS

Reinvigorate downtown as the heart of the community by fostering a welcoming environment for businesses, enhancing public spaces, and hosting vibrant events that strengthen community spirit. Through targeted investments, inclusive planning, and preservation of historic assets, establish downtown as a hub of economic growth, cultural celebration, and sustainable development that attracts residents and visitors alike.

- **Policy 1.1:** Prioritize smart growth and redevelopment of key downtown areas.
 - **Action Item 1.1.1:** Apply for New York State's NY Forward (NYF) Program to fund downtown revitalization efforts.
 - **Action Item 1.1.2:** Conduct master planning for Market and Exchange Street to align investments for a mixed-use, pedestrian-friendly downtown.
 - **Action Item 1.1.3:** Develop a parking strategy to formalize parking facilities and a Complete Streets Policy to improve traffic flow and safety.
- **Policy 1.2:** Enhance historic and cultural assets.
 - **Action Item 1.2.1:** Strengthen partnerships with the Arts Council of Wyoming County to incorporate public art into downtown revitalization projects.

2

PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Advance resilient and sustainable development by prioritizing energy efficiency, protecting natural resources, and addressing environmental challenges such as flooding. Encourage adaptive zoning practices, enhance infrastructure to support long-term growth, and foster partnerships that promote environmentally conscious building practices, ensuring a vibrant and sustainable future for the community.

- **Policy 2.1:** Enhance infrastructure to address resiliency and environmental sustainability.
 - **Action Item 2.1.1:** Update municipal facilities to withstand flooding and improve energy efficiency.
 - **Action Item 2.1.2:** Conduct a Natural Resources Resiliency Plan to address climate change impacts and flood mitigation.
- **Policy 2.2:** Expand and maintain green infrastructure and recreation opportunities..
 - **Action Item 2.2.1:** Develop a rail-to-trail project along the Attica & Arcade Railway line to improve connectivity and outdoor recreation.
 - **Action Item 2.2.2:** Expand the Community Forest initiative to increase tree planting and urban forest diversity.

3

FOSTER A DESIRABLE AND INCLUSIVE ECONOMY

Create a vibrant and inclusive community by strengthening zoning laws to promote housing diversity, expanding affordable housing options, and enhancing neighborhood attractiveness. Foster a welcoming atmosphere through community action groups, public events, and outreach efforts, ensuring that all residents feel valued, engaged, and connected to the growth and success of the community.

- **Policy 3.1:** Build community spirit and inclusivity.
 - **Action Item 3.1.1:** Create a welcoming committee to assist new residents with integrating into the community.
 - **Action Item 3.1.2:** Host more community events such as parades and concerts to engage residents.
- **Policy 3.2:** Strengthen housing diversity and affordability.
 - **Action Item 3.2.1:** Conduct a Housing Study to assess and plan for current and future housing needs.
 - **Action Item 3.2.2:** Incentivize property improvements for homeowners and landlords.
 - **Action Item 3.2.3:** Expand housing stock, including senior living and affordable options.
 - **Action item 3.2.4:** Adopt zoning laws to allow additional acreage for residential development. This should align with future land uses identified during comprehensive plan development and identified on the map on page 71.

4

PROTECT AND ENHANCE NATURAL RESOURCES

Safeguard and enhance the community's natural resources through proactive conservation efforts, sustainable development practices, and the promotion of energy-efficient initiatives. By adopting thoughtful zoning laws and seeking grant funding, ensure that the environment is protected for future generations while supporting the health and well-being of the community.

- **Policy 4.1:** Conserve and expand natural areas and resources
 - **Action Item 4.1.1:** Adopt zoning laws prioritizing natural resource conservation. This should align with future land uses identified during comprehensive plan development and identified on the map on page 71.
 - **Action Item 4.1.2:** Develop a water quality monitoring program for the Attica Reservoir and Tonawanda Creek.
- **Policy 4.2:** Support energy-efficient practices for municipal and private buildings
 - **Action Item 4.2.1:** Encourage energy-efficient practices for municipal and private buildings.
 - **Action Item 4.2.2:** Increase tree plantings and create new green spaces such as community gardens.

5

STRENGTHEN GOVERNANCE AND ECONOMIC STABILITY

Strengthen local governance and foster economic stability by encouraging collaboration between the Village and Town, improving community engagement, and promoting transparent decision-making. Develop a strategic vision for growth, attract targeted businesses, and build a cohesive community framework that supports long-term financial health and a prosperous future for all residents.

- **Policy 5.1:** Improve coordination and efficiency in local government
 - **Action Item 5.1.1:** Establish an implementation committee to oversee comprehensive plan execution
 - **Action Item 5.1.2:** Expand collaboration and shared services with neighboring municipalities.
- **Policy 5.2:** Support economic growth through strategic investments.
 - **Action Item 5.2.1:** Establish a Capital Improvement Fund for targeted downtown investments.
 - **Action Item 5.2.2:** Secure funding for building improvement projects, such as the Opera House and downtown commercial districts.
 - **Action Item 5.2.3:** Develop a plan to attract specific commercial and industrial businesses needed in the community.

6

PRESERVE HISTORY AND HERITAGE

Preserve and celebrate the community's rich history and heritage by enhancing protections for historic districts and buildings, supporting local cultural institutions, and hosting events that honor the past. Through thoughtful preservation efforts and the pursuit of national and state designations, ensure that the village's unique legacy remains a defining feature of its identity and a source of pride for future generations.

- **Policy 6.1:** Celebrate and protect historical and cultural assets.
 - **Action Item 6.1.1:** Finalize the application to register the Attica Main Street Historic District at the state and national levels.
 - **Action Item 6.1.2:** Increase support for the library and historical society to promote heritage-related programming and events.

ACTION PLAN

Communities are constantly reshaping themselves as new challenges arise and opportunities emerge. However, it is important to manage this change by addressing the things that are known and can be planned for today. Six overarching goals were developed based on data analysis, input at community events, survey responses, stakeholder interviews, and guidance from the steering committee. Achieving these goals will assist the Village of Attica in achieving the vision statement laid out for this plan.

In order to accomplish each of these six goals and the plan's overall vision statement, an action plan was developed to help guide the Village in completing action items identified to achieve each goal. The recommended actions under each focus area will help Attica understand where to allocate resources to achieve the community's goals and desired outcomes. The following is meant to provide additional information on the expected time frames, sponsors, partners, and funding sources necessary to accomplish each action. This Action Plan should be updated as part of the regular review of the Plan.

THE SMART GROWTH APPROACH

The smart growth approach was utilized during the formation of the 24 recommended action items developed as part of this comprehensive plan. Smart Growth promotes several land use planning principles that create livable, sustainable and equitable communities. In total, there are 15 smart growth principles identified by New York State as part of the State's Smart Growth Comprehensive Plan Grant Program. For each recommended action, the corresponding smart growth principles are also identified.

SMART GROWTH PRINCIPLES



1 Promote mixed land uses in focus areas.



2 Create an adequate range of housing opportunities and choices.



3 Build on traits that make a distinctive and attractive community with a strong sense of place.



4 Promote development and redevelopment where infrastructure is adequate and sustainable.



5 Promote well-planned and well-placed public spaces.



6 Promote sustainable and compact neighborhoods.



7 Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside.



8 Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.



9 Promote walkable / bikeable neighborhood designs.



10 Promote and integrate clean energy resources and related incentives.



11 Improve green infrastructure and resident's participation in this effort.



12 Increase resiliency to extreme weather events.



13 Encourage social diversity and integration.



14 Expand planning efforts between municipalities, increasing effectiveness, sustainability, and resiliency.



15 Promote community and stakeholder collaboration in planning.

1. REVITALIZE DOWNTOWN AREAS

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
1.1.1 Apply for New York State's NY Forward (NYF) Program. This comprehensive plan identified several significant priorities and actions for the Village to pursue. With this plan in place, the Village is well-equipped to pursue funding from a variety of sources and should consider applying for the State's NYF program to supplement that funding. Attica's downtown is a prime candidate for a revitalization strategy.	     	Village Staff Attica Village Board Wyoming County Department of Planning Genesee/Finger Lakes Regional Planning Council Local and regional state representatives	Cost Much of the costs will be represented by staff time and initiative Funding Sources Village of Attica General Fund	Short-Term 0-1 years
1.1.2 Conduct master planning for Market and Exchange Street to align investments for a mixed-use, pedestrian-friendly downtown. Market and Exchange Street were identified as target areas for redevelopment given their historic nature as part of Attica's downtown core. Master planning for Market and Exchange Street should be conducted to align investments in the area and reawaken it as the Village's traditional dense downtown core, with a mixture of land uses and transportation infrastructure to accommodate residents and visitors.	    	Village Staff Attica Village Board	Cost ~\$80,000-\$150,000 Funding Sources NYS DOS Smart Growth Grant Program NYS DOS BOA Pre-Development Program NYS ESD	Mid-Term 2-3 years

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
1.1.3 Develop a parking strategy to formalize parking facilities and a Complete Streets Policy to improve traffic flow and safety. Parking and other traffic issues in the Village's downtown area was one of the biggest issue identified by the public. The Village should develop a parking strategy to formalize parking facilities and improve traffic flow. Such a strategy would support local businesses, reduce transportation conflicts, and increase walkability. Additionally, the Village should adopt a Complete Streets policy. The adoption of such a policy would require the Village to consider the safe, convenient access and mobility of all roadway users of all ages and abilities when developing transportation projects that receive state and federal funding.	  	Village Staff Attica Village Board NYS DOT	Cost ~\$60,000-\$100,000 Funding Sources Safe Streets and Roads for All (SS4A) GFLRPC	Long-Term 4-5 years
1.2.1 Strengthen partnerships with the Arts Council of Wyoming County to incorporate public art into downtown revitalization projects. Opportunities exist to install public art throughout the Village's downtown area. The Village should consider partnering with the Arts Council of Wyoming County who has a history of promoting art throughout Wyoming County with the various grant funding and resources at their disposal. Such improvements would help enliven the downtown area, thus making it more attractive place to visit for residents and visitors.	  	Village Staff Attica Village Board Arts Council of Wyoming County Attica Chamber of Commerce Wyoming County Chamber of Commerce	Cost Dependent on size and quantity of public art Funding Sources Village of Attica General Fund Arts Council of Wyoming County NY Forward Program	Mid-Term 2-3 years

2. PROMOTE RESILIENT AND SUSTAINABLE DEVELOPMENT

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
2.1.1 Update municipal facilities to withstand flooding and improve energy efficiency. The Village of Attica should consider updating municipal facilities to be more resilient and energy efficient, especially those located in the floodplain. With a history of flooding damage, it is imperative that these facilities are updated to withstand any future damages as they are essential to the function of the Village.	 10  11  12	Village Staff Attica Village Board	Cost <i>Design</i> \$600,000-\$900,000 <i>Construction</i> ~\$4,000,000-\$6,000,000 Funding Sources USDA Rural Development Community Facilities Grant Program FEMA Homeland Security	Long-Term 4-5 years NYS DEC SAM State and Municipal Facilities Grant NYS DOS Local Government Efficiency
2.1.2 Conduct a Natural Resource Resiliency Plan to address climate change impacts and flood mitigation. The Village of Attica should develop a Natural Resource Resiliency Plan to identify and address vulnerabilities to climate change impacts, such as increased flooding on the Tonawanda Creek, impacts of extreme weather events, and habitat loss from development pressures. This plan will assess current environmental conditions, identify critical areas at risk, and propose strategies for flood mitigation, sustainable land use, and ecosystem preservation. Implementation will prioritize nature-based solutions and partnerships with regional and state agencies to enhance long-term environmental and community resilience.	 3  5  11  12  14	Village Staff Attica Village Board NYS DEC Genesee Finger Lakes Regional Planning Council	Cost \$50,000 Funding Sources NYS Environmental Protection Fund NYS DEC Climate Smart Communities The Nature Conservancy Climate Resilience Grant Program NYSERDA	Mid-Term 2-3 years

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
2.2.1 Develop a rail-to-trail project along the Attica & Arcade Railway line to improve connectivity and outdoor recreation. Additional outdoor recreation and connectivity opportunities will be created with a rail-to-trail project on the former Attica & Arcade Railway line. This project will address the need for trails in the Village and improve an underutilized area. The rail-trail will be a multi-use trail that begins at Main and Pearl Street. The trail will connect Attica to the 20-mile Groveland Secondary Trail that extends from the Town of Alexander in Genesee County to the Town of York in Livingston County. The flat gradient will make it accessible for a various activities. Part of the design will include sustainable construction and maintenance practices that address stormwater, erosion and flooding issues.	     	Village Staff Attica Village Board Genesee Finger Lakes Regional Planning Council (GFLRPC) Other municipalities the trail would traverse through	Cost \$250,000 - \$375,000 Funding Sources NYS OPRHP - Recreational Trail Program NYS DOT - Transportation Alternatives Program Rails to Trails Conservancy Ralph Wilson Jr. Foundation GFLRPC	Long-Term 4-5 years
2.2.2 Expand the Community Forest initiative to increase tree planting and urban forest diversity. Attica's urban forest provides substantial benefits to the community. According to the 2020 Community Forest Management Plan, the Village desires to continue implementing systematic expansion of tree planting in open areas identified in the plan and increase tree diversity, and thus resiliency of the urban forest. Urban forest expansion and tree maintenance will provide benefits to the Village, including air quality/cooling, energy conservation, stormwater control, support of green space, scenic resources, and increased real estate values. The project will include planting in 140 open planting spaces working toward a goal of a 95-100% stocking rate.	   	Village Staff Attica Village Board Village Tree Committee	Cost ~\$150,000 Funding Sources NYSDEC Community Forest Program USFS Urban and Community Forest Program	Ongoing

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
2.2.3 Enhance wetland and trail connections near Attica Memorial Park for recreation and floodwater management. An extension of walking trails from Attica Memorial Park to connect with an existing snowmobile route along with development of a nature observation signage/platform, wetland enhancement, and floodwater management program will lend significant recreation, connectivity, and resilience benefits to the Village. The project will improve the quality and function of a large wetland complex adjacent to Attica Memorial Park, providing ecological benefits such as natural open space, floodwater retention and management, wildlife habitat, water quality improvement and overall climate resiliency.	     	Village Staff Attica Village Board	Cost <i>Design & Permitting</i> \$150,000 <i>Implementation</i> ~\$950,000 Funding Sources NYS OPRHP NYS DEC Water Quality Improvement Program (WQIP) NYS EFC Green Resiliency Grant Program	Long-Term 4-5 years

3. FOSTER A DESIRABLE AND INCLUSIVE COMMUNITY

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
3.1.1 Create a welcoming committee to assist new residents with integrating into the community. The Village of Attica should establish a welcoming committee to help new residents feel connected and informed as they settle into the community. The committee would provide resources, such as informational packets about local services and events, and host meet-and-greet activities to introduce newcomers to neighbors and community leaders. This initiative will foster a sense of belonging, encourage civic engagement, and strengthen community ties.	 	Village Staff Attica Village Board	Cost Much of these costs will be represented by staff time, volunteer time, and initiative Funding Sources Village of Attica General Fund	Short-Term 0-1 years
3.1.2 Host more community events such as parades and concerts to engage residents. The Village of Attica should organize additional community events, including parades, concerts, and seasonal festivals, to bring residents together and enhance community spirit. These events should celebrate the Village's history and distinct characteristics which will provide opportunities for social interaction, celebrate local culture, and promote engagement among residents of all ages. By fostering a vibrant and inclusive atmosphere, the Village aims to strengthen connections and encourage ongoing community participation.	  	Village Staff Attica Village Board Attica Chamber of Commerce	Cost Much of these costs will be represented by staff time, volunteer time, and initiative Funding Sources Village of Attica General Fund NYS ESD - Market New York Tourism Grant Program	Short-Term 0-1 years

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
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3.2.1

Conduct a Housing Study to assess and plan for current and future housing needs.

Attica is experiencing a decline in the development of new homes while there is also a noted shift in future demands for different housing types. The Village should conduct a housing study to better assess their current housing stock as well as what strategies need to be undertaken to meet the housing demands of the Village's shifting demographics.



Village Staff
Attica Village Board
NYS Funding Agency

Cost
\$25,000 - \$50,000

Funding Sources
Community Development Block Grants (CDBG)
NY Forward Program
NYS DOS - BOA Program

Mid-Term
2-3 years

3.2.2

Incentivize property improvements for homeowners and landlords.

The Village of Attica should implement programs to encourage property improvements by offering incentives such as grants, low-interest loans, or tax abatements to homeowners and landlords. These initiatives would focus on enhancing property maintenance, upgrading building conditions, and preserving the character of the community. By supporting property improvements, the Village aims to boost curb appeal, increase property values, and ensure safe and attractive housing options for residents.



Village Staff
Attica Village Board
NYS Funding Agency

Cost
\$200,000 + revolving loan fund

Funding Sources
Village of Attica General Fund
NYS HCR - New York Main Street
NY Forward Program

Mid-Term
2-3 years

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
3.2.3 Expand housing stock, including senior living and affordable options. The Village of Attica should promote the development of diverse housing options to meet the needs of current and future residents, with a focus on senior living and affordable housing. Efforts would include identifying suitable locations, updating zoning regulations, and partnering with developers to encourage projects that align with the community's forecasted housing preferences. Expanding the housing stock will provide more options for residents at different life stages and income levels, fostering a more inclusive and sustainable community.	  	Village Staff Attica Village Board NYS Funding Agency Local Developers	Cost Dependent on the effort that is being undertaken Funding Sources Homes & Community Renewal - NY Main Street Housing Trust Fund - Middle income housing program NYS low income tax credit	Long-Term 4-5 years NYS Historic Property Tax Credit NYS Housing Finance Agency - All affordability program NYS DOS - Smart Growth Grant Program
3.2.4 Adopt zoning laws to allow additional acreage for residential development The Village of Attica should update their zoning regulations to allow for the expansion of diverse housing options, as illustrated in the future land use map (pg. 71). These updates will focus on providing housing that will accommodate households of various incomes, ages, and household makeup, thus making the Village more welcoming to new and existing residents.	  	Village Staff Attica Village Board	Cost ~\$60,000-\$130,000 Funding Sources NYS Smart Growth Grant Program	Mid-Term 2-3 years

4. PROTECT AND ENHANCE NATURAL RESOURCES

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
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4.1.1

Adopt zoning laws prioritizing natural resource conservation.

The Village of Attica should update their zoning regulations to prioritize the protection and sustainable management of natural resources, such as wetlands, forests, and waterways, as illustrated in the future land use map (pg. 71). These updates will focus on limiting development in sensitive areas, encouraging open space preservation, and promoting environmentally friendly practices. By aligning land use policies with conservation goals, the Village aims to safeguard its natural assets and enhance resilience to environmental challenges.



Village Staff
Attica Village Board

Cost
~\$60,000-\$130,000

Mid-Term
2-3 years

Funding Sources
NYS Smart Growth
Grant Program

4.1.2

Develop a water quality monitoring program for the Attica Reservoir and Tonawanda Creek.

The Village has two major water sources including the Attica Reservoir and Tonawanda Creek. Tonawanda Creek runs through the center of the Village and this segment is designated as "impaired" by NYSDEC for water supply, aquatic life, and recreation due to agricultural runoff and thermal changes. Establishing a water quality monitoring program for these two water bodies will help guide targeted protection measures for the Village's drinking water (Reservoir) and the ecological services provided by the riverine and riparian ecosystems associated with Tonawanda Creek.



Village Staff
Attica Village Board
Wyoming County Soil
& Water Conservation
District
NYSDEC

Cost
\$150,000 - \$450,000

Long-Term
4-5 years

Funding Sources
NYSDEC Water Quality
Improvement Program
(WQIP)
County SWCD
FL-LOWPA
EPA - Training and
Technical Assistance
to Improve Water
Quality and Enable
Small Public Water
Systems to Provide
Safe Drinking Water

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
4.2.1 Encourage energy-efficient practices for municipal and private buildings. The Village of Attica should promote energy-efficient practices in both municipal and private buildings to reduce energy consumption, lower costs, and support environmental sustainability. Efforts would include implementing energy upgrades in public facilities, offering incentives or resources for private property owners to adopt efficiency measures, and raising awareness through education campaigns. These initiatives aim to enhance the Village's environmental stewardship while benefiting residents and businesses economically.		Village Staff Attica Village Board	Cost Dependent on level of effort Funding Sources NYSERDA FEMA - Energy Efficiency & Conservation Block Grant	Long-Term 4-5 years
4.2.2 Increase tree plantings in line with the Village Tree Management Plan and create new greenspace such as community gardens. The Village of Attica should enhance its natural environment by continuing its street tree planting program and establishing new greenspaces, including community gardens. These efforts would improve air quality, provide shade, and create opportunities for recreation, social interaction, and local food production. By expanding greenspaces, the Village aims to foster environmental sustainability, beautify public areas, and strengthen community connections.	  	Village Staff Attica Village Board	Cost ~\$50,000-\$200,000 Funding Sources NYS DEC - Urban & Community Forestry Grant USDA - Tree Assistance Program New York Forward Program	Long-Term 4-5 years

5. STRENGTHEN GOVERNANCE AND ECONOMIC STABILITY

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
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5.1.1

Establish an implementation committee to oversee comprehensive plan execution.



Village Staff
Attica Village Board

Cost
Much of these costs will be represented by staff time, volunteer time, and initiative

Short-Term
0-1 years

Establishing an implementation committee is crucial for ensuring the effective execution of a comprehensive plan. This committee can serve as the driving force behind the plan's initiatives, coordinating various stakeholders, allocating resources efficiently, and monitoring progress towards defined goals. By fostering collaboration and accountability, the implementation committee maximizes the plan's impact, turning a vision into tangible results for the community it serves.

Funding Sources

Village of Attica
General Fund

5.1.2

Expand collaboration and shared services with neighboring municipalities.



Village Staff
Attica Village Board

Cost
Much of these costs will be represented by staff time, volunteer time, and initiative

Ongoing

Expanding collaboration and shared service agreements with neighboring municipalities offers Attica an opportunity to optimize resource utilization and improve service delivery. By leveraging collective strengths and expertise, Attica can tackle larger-scale projects and address complex challenges more efficiently. This expanded collaboration not only fosters regional cohesion but also offers economic benefits. By pooling resources, the shared costs of infrastructure projects, public services, and equipment purchases can be significantly reduced, resulting in cost savings for all involved.

Funding Sources

Village of Attica
General Fund
NYS DOS - Local
Government Efficiency
Grant Program

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
5.2.1 Establish a Capital Improvement Fund for targeted downtown investment. Establishing a Capital Improvement Fund for Attica's downtown area is essential for fostering economic growth and long-term sustainability. Such a program would enable targeted investments in infrastructure, beautification, and amenities while attracting new businesses, residents, and visitors alike. By identifying priority projects and allocating resources strategically, such a program can address critical needs, enhance quality of life, and stimulate economic development. Additionally, it helps ensure long-term sustainability by maintaining and improving essential public assets for the benefit of current and future generations.	  	Village Staff Attica Village Board Attica Chamber of Commerce	Cost ~\$150,000+ Funding Sources Village of Attica General Fund NYS HCR - NY Main Street NYS ESD - Strategic Planning and Feasibility Studies Program New York Forward Program	Short-Term 0-1 years
5.2.2 Secure funding for building improvement projects, like the Opera House and downtown commercial districts. There are several buildings and commercial districts in Attica that are well positioned to secure grant funding through various New York State programs. These include the Opera House (Restore NY and New York Main Street Anchor) and the Market Street and Exchange Street Commercial Districts (New York Main Street Target Area). By leveraging these grant opportunities, the Village can ensure the continued preservation of their historic structures, increase property tax values, and attract new businesses.	   	Village Staff Attica Village Board NYSESD NYSHCR	Cost Much of the costs will be represented by staff time and initiative as well as matching funds from awardees. Funding Sources NYS HCR - New York Main Street Target Area and Anchor Grant Restore NY Communities Initiative Private matches from property owner New York Forward Program	Mid-term 2-3 years

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
5.2.3 Develop a plan to attract specific commercial and industrial businesses needed in the community. The Village of Attica should create a strategic plan to attract targeted commercial and industrial businesses that align with the community's needs and growth goals. This plan will identify key sectors for development, such as retail, manufacturing, or office space, and include marketing strategies, incentive programs, and partnership opportunities to attract and retain businesses. By diversifying the local economy, the Village aims to create jobs, stimulate economic growth, and improve the overall business climate.		Village Staff Attica Village Board Attica Chamber of Commerce	Cost ~\$50,000-\$100,000 Funding Sources Village of Attica General Fund NYS ESD - Strategic Planning and Feasibility Studies Program GFLRPC	Mid-term 2-3 years

6. PRESERVE HISTORY AND HERITAGE

Description	Smart Growth Principles	Responsible Entities	Cost Estimate & Funding Sources	Timeline
6.1.1 Finalize the application to register the Attica Main Street Historic Districts at the state and national levels. Finalizing Attica's Main Street as a historic district will honor its architectural, cultural, and economic significance. Preserving the architectural heritage and character of Main Street not only safeguards the community's identity but also stimulates tourism and economic development through heritage tourism and historic preservation tax incentives. This designation fosters a sense of pride and belonging among residents, while also revitalizing local business and boost property values, thus ferreting long-term economic growth and sustainability.		Village Staff Attica Village Board Attica Historical Society Wyoming County Historical Society NYS Historic Preservation Office	Cost \$10,000 - \$15,000 Funding Sources Preservation League - Preserve NY	Short-Term 0-1 years
6.1.2 Increase support for the library and historical society to promote heritage-related programming and events. The Village of Attica will enhance support for the local library and historical society to expand heritage-related programming, events, and educational initiatives. This will include providing additional funding, resources, and partnership opportunities to develop programs that celebrate the community's history and culture. By fostering a deeper connection to local heritage, the Village aims to enrich the cultural landscape and engage residents in preserving and sharing their shared history.		Village Staff Attica Village Board Attica Historical Society Wyoming County Historical Society NYS Historic Preservation Office	Cost Contingent on level of effort Funding Sources Village of Attica General Fund Ralph Wilson Jr. Foundation Arts Council of Wyoming County In-kind services	Short-Term 0-1 years

ACTION PLAN PRIORITY LIST

In order to accomplish each of the six goals identified for the Village and the plan's overall vision statement, an action plan was developed to help guide the Village in completing action items identified to achieve each goal. Information provided for each recommended action provides context with regard to what smart growth principles the action helps achieve, who the responsible entities are, estimated costs and potential sources of funding, and the time frames in which the actions should be completed. The following list is meant to further assist the Village in identifying which actions they should prioritize first to meet the Plan's vision.

SHORT-TERM ACTIONS (0-1 YEARS)

1.1.1 - Apply for New York State's NY Forward (NYF) Program

2.2.2 - Expand the Community Forest Initiative to increase tree planting and urban forest diversity.

3.1.1 - Create a welcoming committee to assist new residents with integrating into the community.

3.1.2 - Host more community events such as parades and concerts to engage residents.

5.1.1 - Establish an implementation committee to oversee comprehensive plan execution.

5.1.2 - Expand collaboration and shared services with neighboring municipalities.

5.2.1 - Establish a Capital Improvements Fund for targeted downtown investment.

6.1.1 - Finalize the application to register the Attica Main Street Historic District at the state and national levels.

6.1.2 - Increase support for the library and historical society to promote heritage-related programming and events.

MID-TERM ACTIONS (2-3 YEARS)

1.1.2 - Conduction master planning for Market and Exchange Street to aligns investments for a mixed-use, pedestrian-friendly downtown.

1.2.1 - Strengthen partnerships with the Arts Council of Wyoming County to incorporate public art into downtown revitalization projects.

2.1.2 - Conduct a Natural Resource Resiliency Plan to address climate change impacts and flood mitigation.

3.2.1 - Conduct a Housing Study to assess and plan for current and future housing needs.

3.2.2 - Incentive property improvements for homeowners and landlords.

3.2.4 - Adopt zoning laws to allow for additional acreage for residential development.

4.1.1 - Adopt zoning laws prioritizing natural resource conservation.

5.2.2 - Secure funding for building improvements projects, like the Opera House and downtown commercial districts.

5.2.3 - Develop a plan to attract specific commercial and industrial businesses needed in the community.

LONG-TERM ACTIONS (4-5 YEARS)

1.1.3 - Develop a parking strategy to formalize parking facilities and a Complete Streets Policy to improve traffic flow and safety.

2.1.1 - Update municipal facilities to withstand flooding and improve energy efficiency.

2.2.1 - Develop a rail-to-trail project along the Attica & Arcade Railway line to improve connectivity and outdoor recreation.

2.2.3 - Enhance wetland and trail connections near Attica Memorial Park for recreation and floodwater management.

3.2.3 - Expand housing stock, including senior living and affordable options.

4.1.2 - Develop a water quality monitoring program for the Attica Reservoir and Tonawanda Creek.

4.2.1 - Encourage energy-efficient practices for municipal and private buildings.

4.2.2 - Increase tree plants in line with the Village Tree Management Plan and create new greenspace such as community gardens.

APPENDICES

COMMUNITY SURVEY REPORT

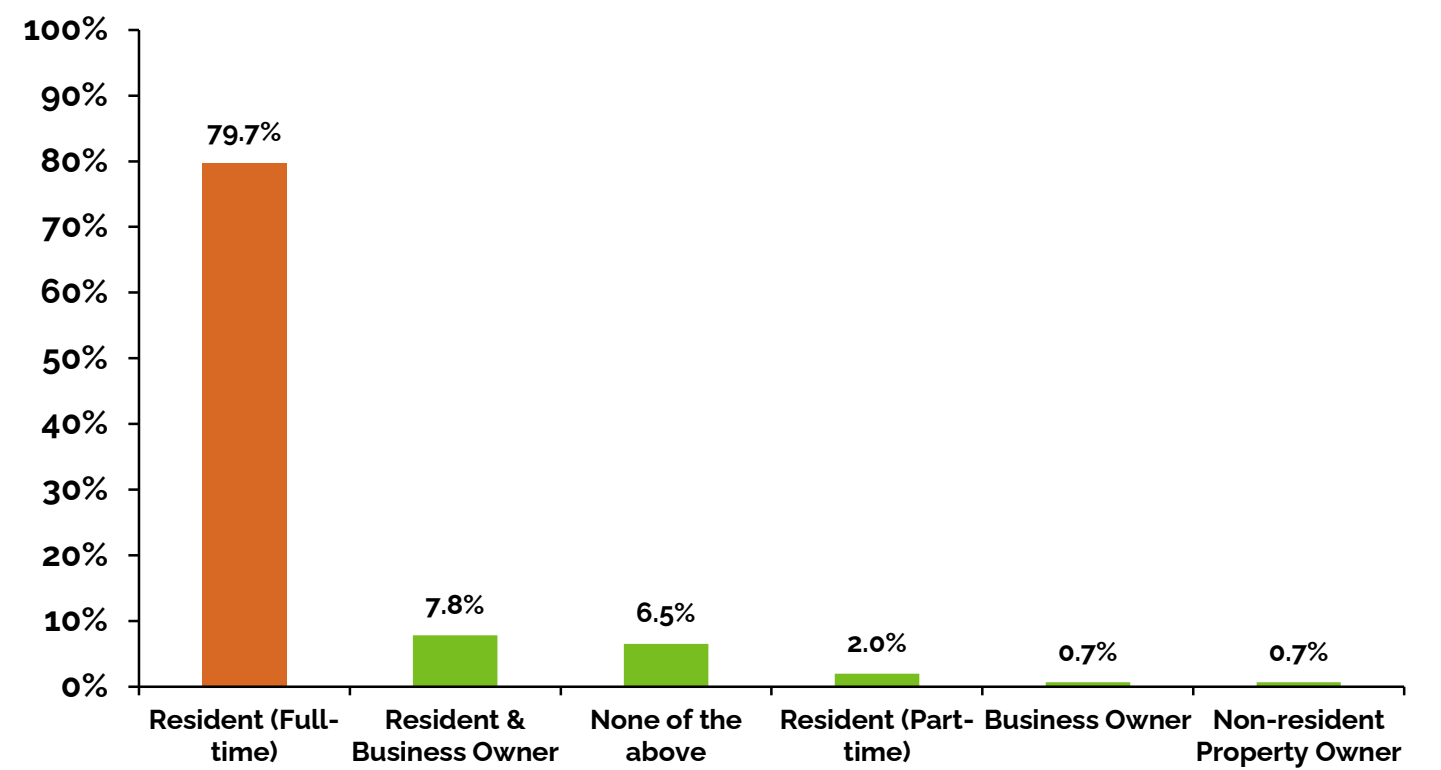
As part of the Village of Attica's Comprehensive Plan Update, a public survey was initiated on February 28, 2023, as part of the Community Engagement Plan. It was made accessible both online and through paper copies and remained open until June 30, 2023. In addition to a community survey, a student survey was administered through the Attica Central School District to elicit responses from the Village's younger population, an often-overlooked group during planning processes. The primary objective of the survey was to collect input from residents and visitors of the Village of Attica regarding their perceptions of Attica, as well as to identify opportunities and issues around the Village moving forward.

Public engagement efforts included advertising the survey on the Village website and at the Village Hall, setting up a table at the Attica Rodeo to elicit visitors' responses, and encouraging committee members to get the word out about the survey. In total, the survey received **161** responses. The student survey garnered an additional **78** responses. Below is a summary of the key takeaways.

RESPONDENT CHARACTERISTICS

Respondents to the survey largely included Village residents who have lived there for several decades and are older in age. Of the 239 responses (161 respondents to the community survey and 78 responses to the student survey), 212 are full-time residents of the Village, which constitutes 8.6 percent of the Village's population and 88 percent of all survey respondents. From the community survey, 68 percent reported having lived in the Village for over 20 years.

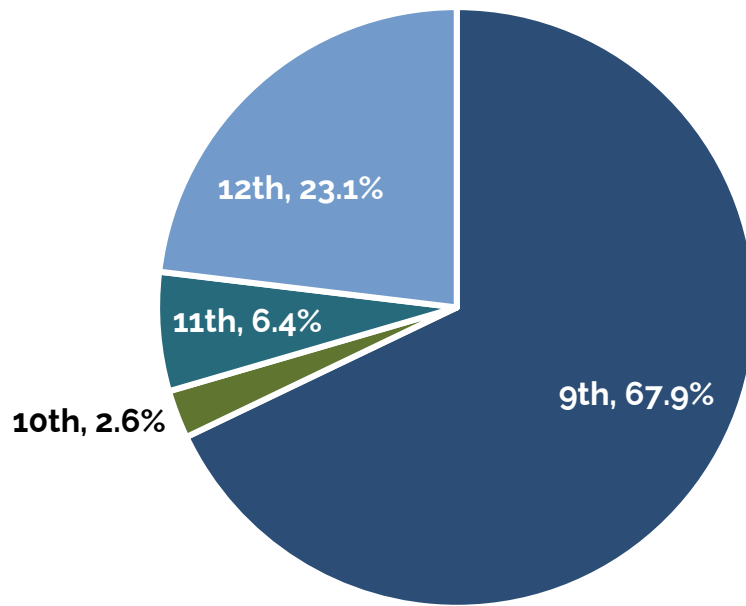
Which best describes your relationship to Attica?



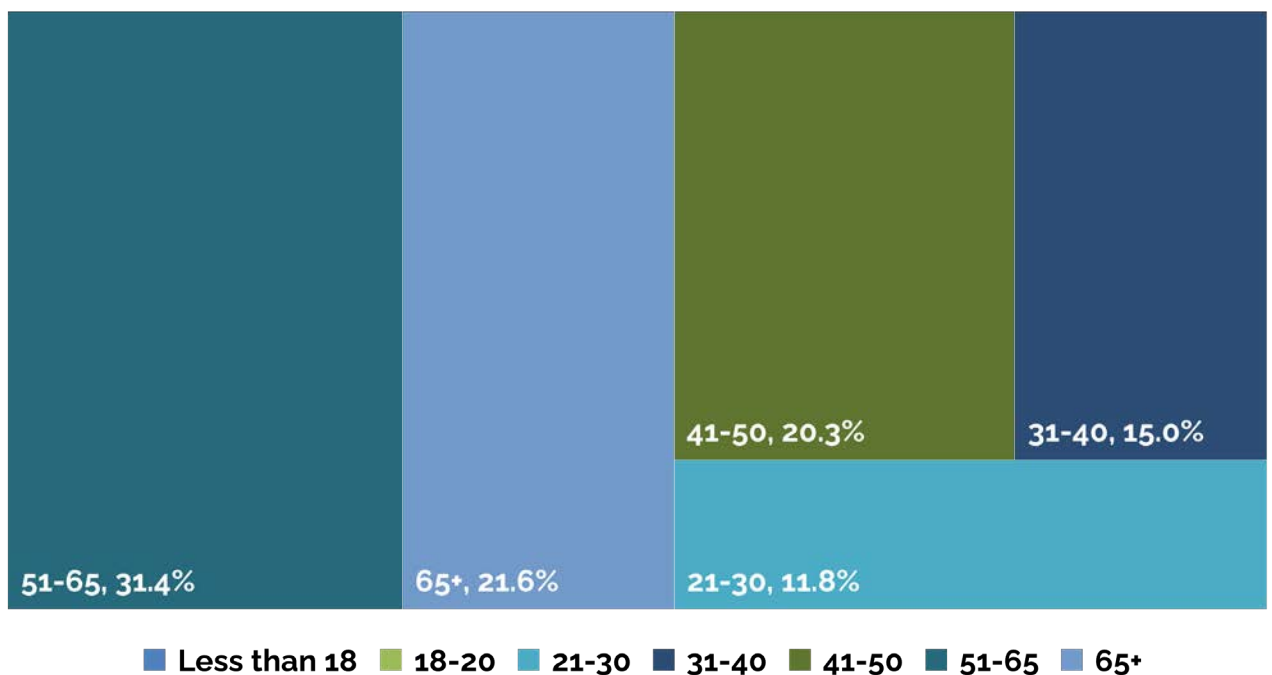
Concerning the age of survey respondents, the 51-65 age group had the highest response rate, accounting for 31.4% of all survey responses. Overall, this survey campaign garnered a substantial number of responses from the Village's older population. However, the age group with the least number of responses was 21-30 with a 11.8% response rate; no one under the age of 20 took the community survey. Examining the demographics of Village residents, the under 20 population makes up 23.3% of the Village population.

To address this imbalance in survey responses, a student survey was administered through the help of the Attica Central School District. The purpose of this survey was to elicit information about the Village from a population whose perspective is often overlooked during planning processes. The survey was open to all students in the school district between 6th and 12th grade; 9th graders were the most responsive student group, making up 67.9% of responses.

What Grade are you in?



What is your age?

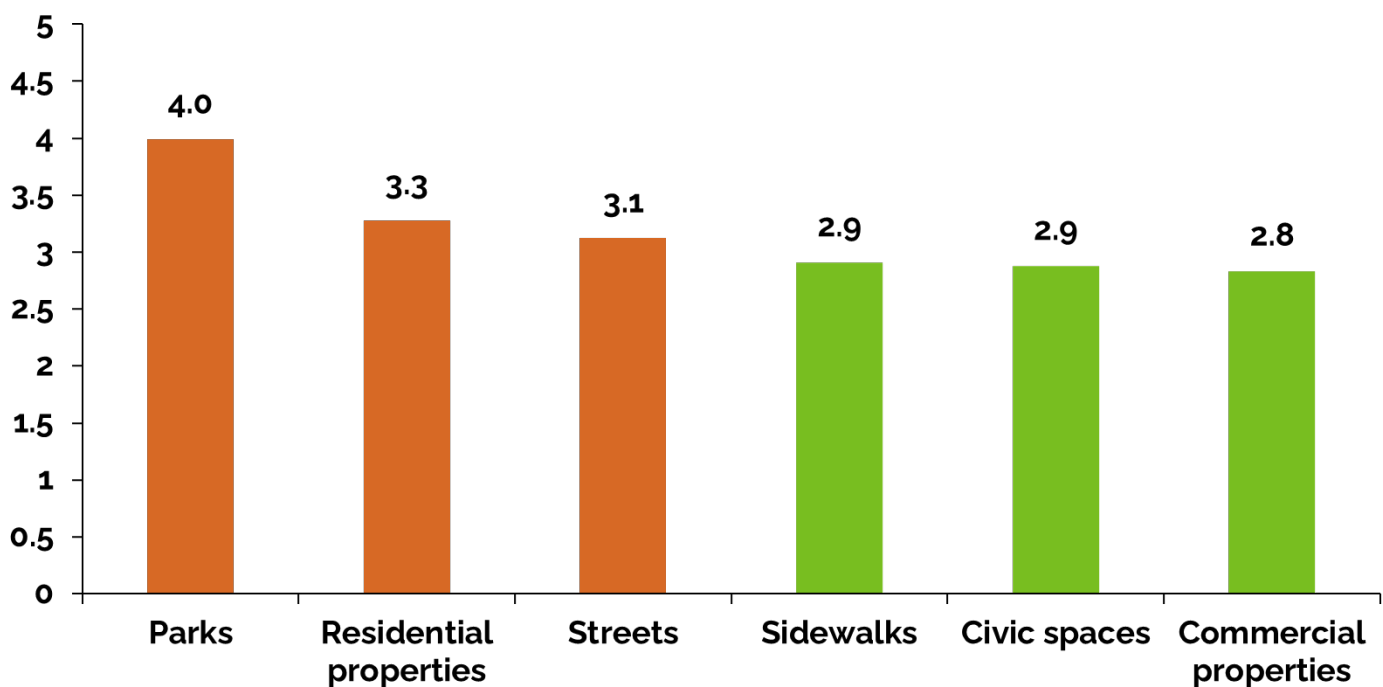


PERCEPTIONS OF THE VILLAGE

The survey sought to gather insights into how respondents currently utilize and perceive the Village. Firstly, the survey wanted to uncover why residents chose Attica as their home. The biggest reasons for living in Attica, according to respondents, were its community character (small town charm and rural atmosphere) and because their family lives here. These responses illustrate that respondents enjoy Attica for its small size and tight-knit community.



Please Rate the Condition of the Following: (1=Poor---5=Excellent)



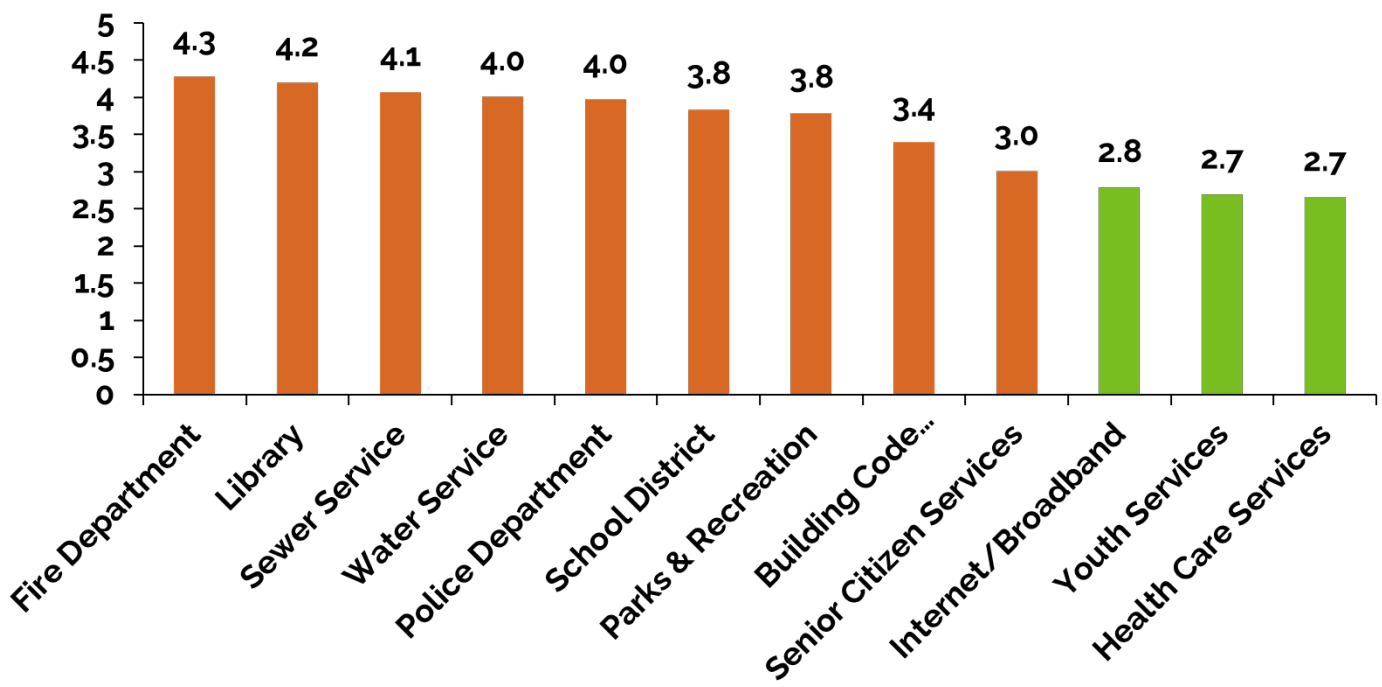


Built Environment & Community Services

Next, respondents were asked a series of questions about the Village and were asked to rate the characteristics on a scale of 1 to 5. The first set of questions for this section asked respondents to rank various components of the Village's built environment and services available to the community, where 1 was poor and 5 was excellent. General components of the built environment received a ranking above 3.0, indicating respondents were generally content with the condition of the built environment, including the Village's parks and streets, as well as residential properties. Respondents indicated to be less content with components such as sidewalks, civic spaces, and commercial properties.

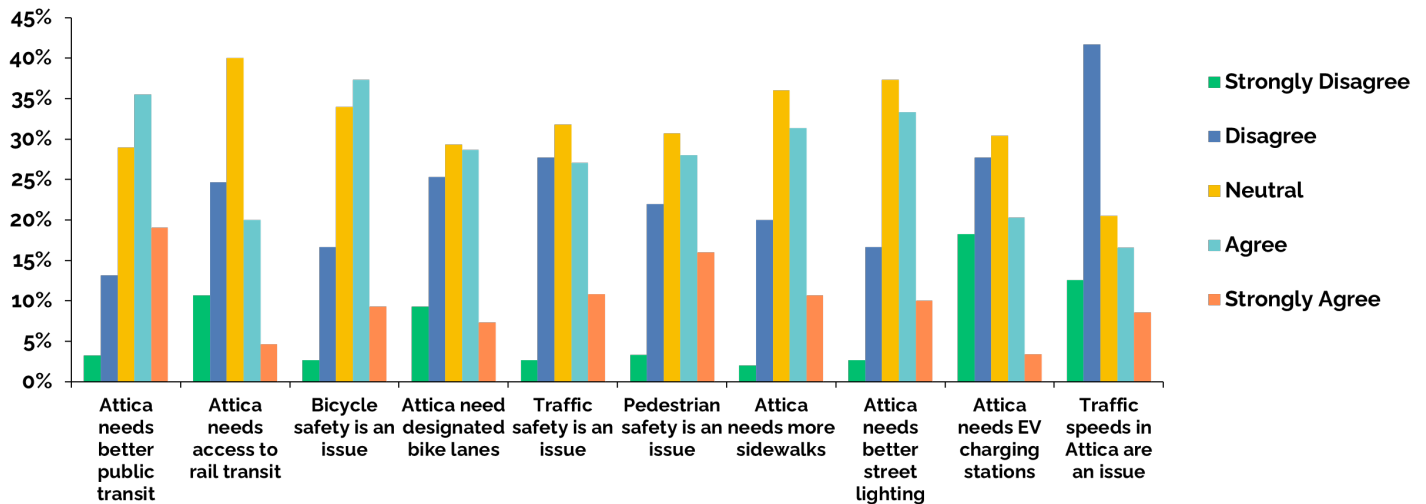
Next, respondents were asked to rank various community services. Generally, respondents indicated that they were content with the quality of these services. The only services that did not receive a ranking of 3.0 or higher were internet service, youth services, and healthcare services. Respondents were the most content with the quality of the Village's Fire & Police Departments, library, and water and sewer services.

**Please rate the quality of the following: (1=Poor---
5=Excellent)**



Lastly, respondents were presented with a series of statements with respect to transportation and traffic and were asked to indicate whether they strongly disagreed or strongly agreed. The most common response for most of these statements was "neutral." However, there were some statements that did garner a clear response from survey respondents. For instance, the statements "Attica needs better public transit" and "Bicycle safety is an issue" both received a plurality of responses for "agree". Other responses that received at least a 30% "agree" response rate included "Attica needs more sidewalks" and "Attica needs better street lighting". There was only one statement that respondents unanimously disagreed with, which was "Traffic speeds in Attica are an issue."

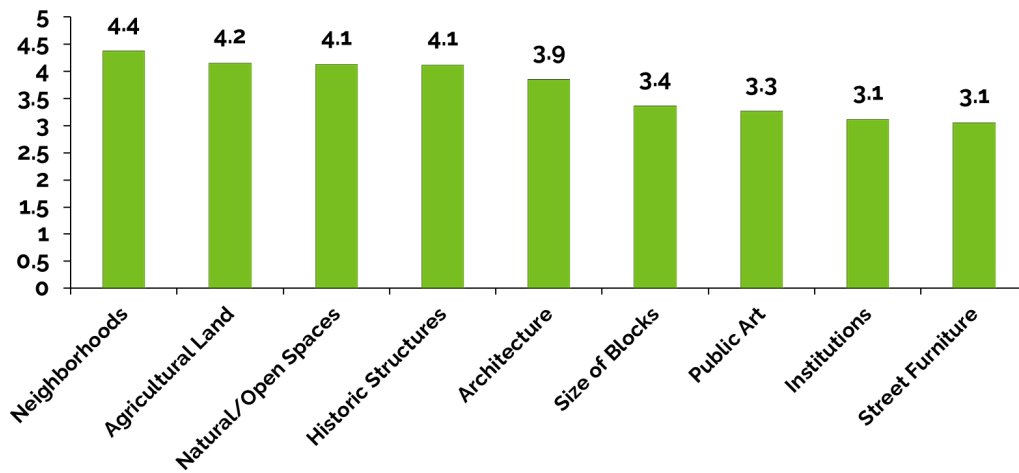
Please Indicate the Extent to Which you Agree or Disagree with the Following Traffic and Transportation Statement



Community Character

The next section in the survey inquired as to how respondents perceive the community character in the Village and which types of developments should be discouraged or encouraged to maintain their perception of the Village. First, respondents were presented with a list of features, each of which help to shape the community character. From this list, respondents were asked to indicate on a scale of 1 to 5 how important that feature is to the community character of Attica where 1 is "Not Important" and 5 is "Very Important." Overall, each of the features presented received at least an average ranking over 3.0, which indicates respondents believe all these features are important to the character of Attica's community. The features that received the highest rankings included "neighborhoods," "agricultural land," "natural/open space," and "historic structures."

On a scale of 1 to 5, how important are the following to the community character of Attica (1=Not Important at All---5=Very Important)



STAKEHOLDER INTERVIEW REPORT

As part of the Community Engagement Plan for the Attica Comprehensive Plan Update, the consultant team reached out to 13 potential stakeholders and ultimately conducted five stakeholder interviews with key persons identified by the steering committee. Stakeholder interviews were conducted over the phone with the following five stakeholders:

1. **Ellen Kirsch**, Local Business Owner
2. **James Bragg**, Wyoming County Senior Planner
3. **Jim Pierce**, Wyoming County Industrial Development Agency
4. **Justin Lane**, Village of Attica DPW
5. **Nathan Montford**, Village of Attica Mayor

STAKEHOLDER QUESTIONS

Each stakeholder was posed several general questions related to their perceptions of the Village. Below is a summary report based on the answers provided during the interview process.

What parts of Attica do you enjoy and would like to stay the same?

To start each interview, stakeholders were asked to think about what they like about the Village, and what they would like to see remain the same. Overall, trends in response to this question indicate that stakeholders enjoy aspects of the Village that reinforce the idea of a small town that has a tight-knit community. This suggests that stakeholders may be wary of drastic changes and would prefer to maintain the Village's current atmosphere.

Responses:

- Small town charm
- Selection of community events and festivals
- Quality of the school district
- Village Park
- Long-term business owners

What are Attica's current assets?

Like the first question, responses by stakeholders indicate that they greatly value the sense community in Attica, enjoying opportunities to interact within the community such as at festivals and at the Village Park. Other assets of great value to Attica are the level of quality in the school and water systems. A strong school system is a real plus to young families, which is a demographic that the Village should be looking to attract. Furthermore, a strong water system which has the capacity to expand into the Town of Attica, can be seen as a new source of revenue to fund other assets in the Village.

Responses:

- Sense of community
- Quality of the school district
- Water system
- Overall quality of life

What is your vision for Attica?

Stakeholders were asked to look towards the future and imagine what they would like to see the Village of Attica look like 10 to 20 years from now. The most common answers included revitalizing the downtown portion of Attica through the preservation of historic buildings and the development of mixed-uses. Furthermore, some stakeholders mentioned seeing a diversification of housing options and attracting new businesses which in turn would bring high paying jobs.

Responses:

- Preserving historic properties
- Expanding housing options
- Attracting commercial growth and high paying jobs.
- Redeveloping downtown with new mixed-use developments.

What are the impediments to growth in Attica?

While it is great to see stakeholders eager to see growth in the Village moving forward, it is important to understand what impediments may be present which would restrict opportunities for growth. Being a village land locked within a town, stakeholders noted the lack of available open land for new developments; furthermore, the state of certain older buildings is also seen as a hindrance for redevelopment. Other impediments identified were the lack of coordinated vision for growth between the Town and Village and the fact that most developed areas in the Village are located within a floodplain which makes new development difficult.

Responses:

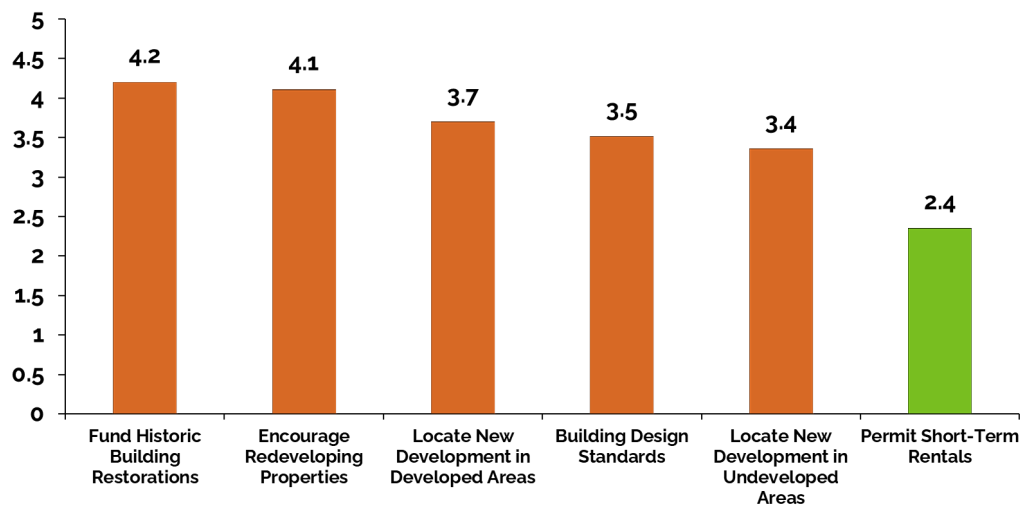
- Limited land availability for industrial development
- Presence of floodplains
- Current state of older buildings
- Lack of coordination between the Town and Village
- Aging population
- Lack of access to transportation corridors



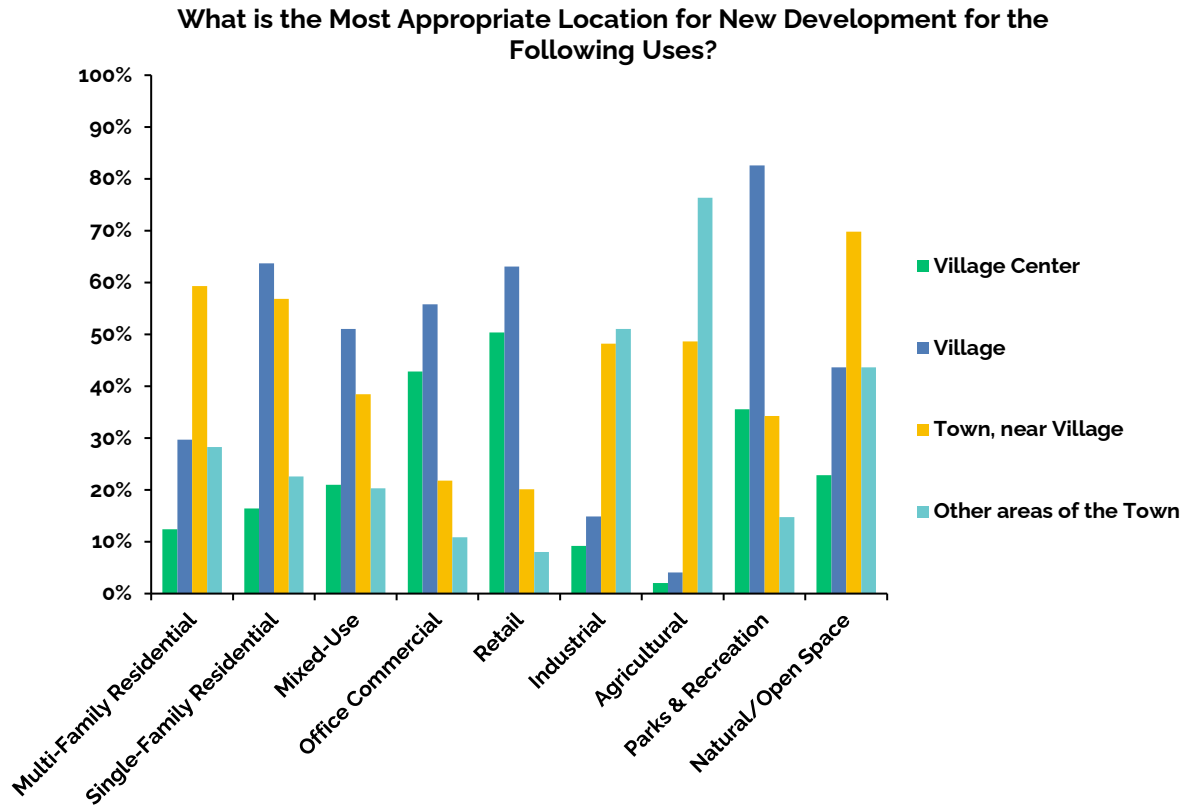
THE FUTURE OF THE VILLAGE

The final section of the survey shifted respondents' focus towards the future of the Village, trying to elicit opinions and ideas on how the Village should look and feel several years from now. The first question asked respondents to indicate how likely they would be to support the following policy initiatives in the Village. Of the six initiatives presented, all but one received an average rating of 3.0 or higher, thus indicating general support for these initiatives across the Village. The only initiative that did not garner a majority of support was for the establishment of short-term rentals in the Village.

**How likely are you to support the following initiatives?
(1=Don't Support---5=Highly Support)**



Next, respondents were asked to indicate where in and around the Village would be the most appropriate for new developments of various types. Respondents typically wanted to see developments for single-family homes, mixed-use buildings, office and commercial space, retail, and parks to be within the Village. Conversely, respondents typically wanted to see developments for multi-family residential and natural open space to be developed in the Town but near the Village. Preference for the development of industrial and agricultural uses was desired in the Town but further away from the Village.



The final questions in this section were open-ended and sought to elicit from the respondents what (1) their ideas are for revitalizing Attica and (2) what one thing is they would like to see change in the Village. Below is a summary of the most common responses received.

What are your ideas for revitalizing Attica?

1. Focus public improvements to Market, Main, and Exchange Streets.
2. Preserve historic buildings and support façade improvements.
3. Improve access and circulation of parking downtown.
4. Attract businesses with good paying positions to come to the Village.
5. Support local businesses moving into vacant storefronts.

Like the community survey, the student survey also asked respondents “What is one thing that you would like to see changed in Attica?” Below is a summary of their most common responses.

1. More places to gather, such as coffee shops or bowling alleys.
2. More food establishment options.
3. More sidewalks, bike lanes, and trails.

What is one thing you would like to see change in Attica?

1. Stronger code enforcement.
2. Active preservation of historic buildings.
3. More retail and service businesses.
4. Improved parking.



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Adoption of the Village of Attica Comprehensive Plan Update		
Project Location (describe, and attach a general location map): Entire territory of the Village of Attica		
Brief Description of Proposed Action (include purpose or need): The Village of Attica received a Smart Growth Planning Grant from the NYS Department of State to update the Village Comprehensive Plan. The Comprehensive Plan's goals, policies, and actions integrate consideration of the Comp Plan, existing related plans and studies, smart growth principles, and community input. The Plan provides guidance on issues including community, housing, heritage, infrastructure, natural resources, green space, and economic stability. The Comprehensive Plan identifies specific actions under each focus area.		
Name of Applicant/Sponsor: Village of Attica	Telephone: 585-591-0898	
	E-Mail:	
Address: 9 Water Street		
City/PO: Attica	State: NY	Zip Code: 14011
Project Contact (if not same as sponsor; give name and title/role): Nathan Montford, Mayor	Telephone: 585-591-0898	
	E-Mail: nathan.montford@attica.org	
Address: 9 Water Street		
City/PO: Attica	State: NY	Zip Code: 14011
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Village Board	July 15th, 2025
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Genesee & Wyoming County Planning Board	July 7th & 10th, 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS Dept of State	April, 2025
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Wyoming County Agricultural District #5

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
All zoning districts of the Village of Attica

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Attica Central School District

b. What police or other public protection forces serve the project site?
Village of Attica Police Department

c. Which fire protection and emergency medical services serve the project site?
Village of Attica Volunteer Fire Department

d. What parks serve the project site?
Attica Village Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Comprehensive planning

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ ☐ Yes ☐ No

iv. Does the proposed action include any shared use parking?

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

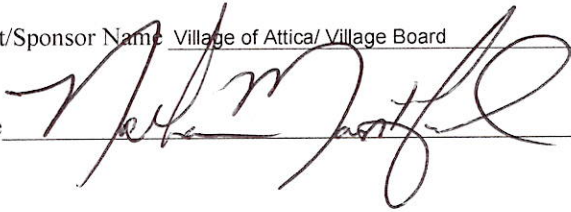
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Attica/ Village Board

Date 6/20/2025

Signature 

Title Village Mayor

PRINT FORM

Project: _____

Date: _____

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Any and all future developments in the Village will be subject to the regulations of local Zoning Laws, local permitting processes, state and county agency permitting procedures (as necessary) and NYS SEQRA as required. The Village of Attica has determined that as a direct result of adopting a Comprehensive Plan Update:

1. There will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; increase in solid waste production; increase in potential for erosion, flooding, leaching or drainage problems";
2. There will be no "removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; or other adverse impacts to natural resources";
3. There will be no "impairment of the environmental characteristics of a Critical Environmental Area";
4. There will be no "creation of a material conflict with a community's current plans or goals as officially approved or adopted";
5. There will be no "impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character";
6. There will not be "a major change in the use of either the quantity or type of energy";
7. There will not be "a creation of a hazard to human health";
8. There will not be "a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses";
9. There will not be "the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come absent the action";
10. There will not be "the creation of a material demand for other actions that would result in one of the above consequences";
11. There will be no "changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment"; and
12. There will not be "two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision".

For these reasons the adoption of the Village of Attica's Comprehensive Plan Update will result in no significant adverse impact on the environment.

Determination of Significance - Type 1 and Unlisted Actions

SEQRA Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Attica/Village Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

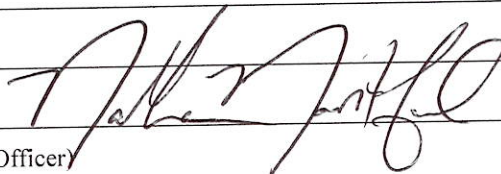
Name of Action: Adoption of the Village of Attica Comprehensive Plan Update

Name of Lead Agency: Village of Attica

Name of Responsible Officer in Lead Agency: Nathan Montford

Title of Responsible Officer: Village Mayor

Signature of Responsible Officer in Lead Agency:



Date: 6/20/2025

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Nathan Montford

Address: 9 Water Street, Attica, NY 14011

Telephone Number: 585-591-0898

E-mail: nathan.montford@attica.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Full Environmental Assessment Form

Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1, E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1, D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

I. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)
If "Yes", answer questions a - j. If "No", move on to Section 8.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐		
e. Other impacts: _____		☐	☐		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
c. Other impacts: _____		☐	☐		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

☒ NO☐ YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☒ NO☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

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