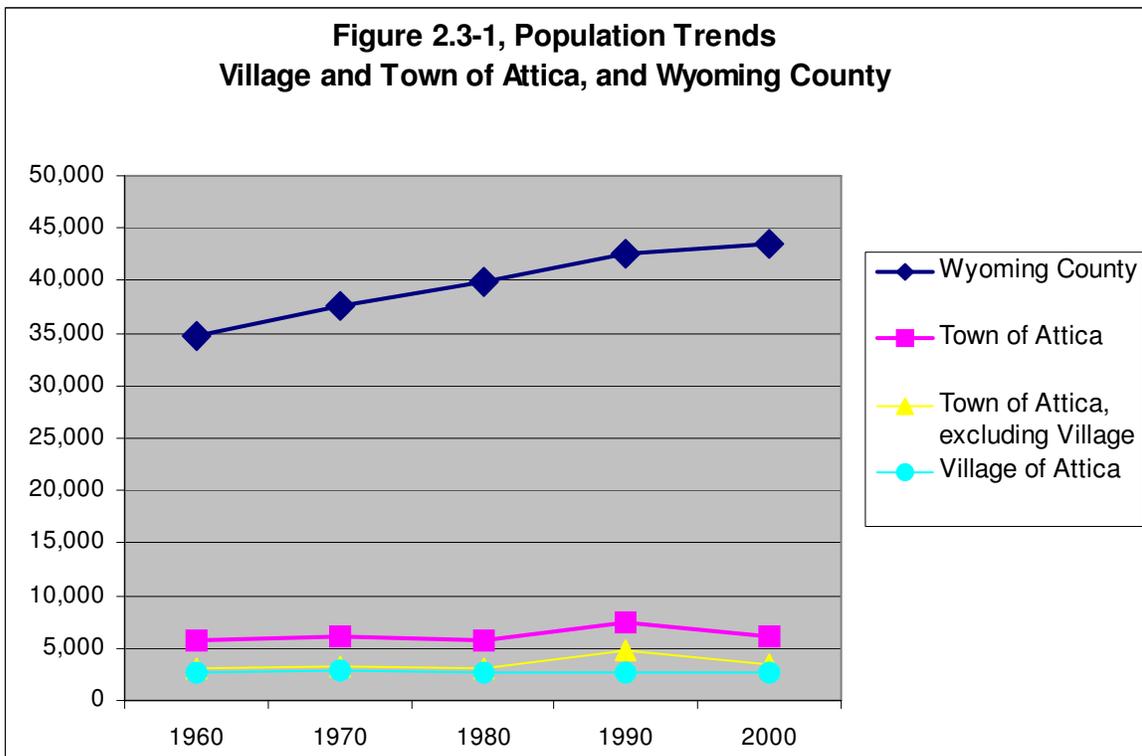


**A. POPULATION CHARACTERISTICS AND TRENDS**

**TOTAL POPULATION**

Over the past few decades, the total population of the Village of Attica decreased slightly as the surrounding community in the Town of Attica fluctuated. According to the U.S. Census, there were 2,597 residents in the Village of Attica in 2000. The population of the Village dropped only one percent between 1980 and 1990, and between 1990 and 2000, but dropped nine percent between 1970 and 1980. In comparison, the Town of Attica experienced growth between 1980 and 1990 with a nearly 30 percent increase, but declined by 18 percent between 1990 and 2000. The Town of Attica population also declined by 8 percent between 1970 and 1980. The population decline in both the Village and the Town between 1970 and 1980 is likely to have been attributable, at least in part, to the after effects of the Attica Prison Riot in 1971. After the riot, New York State abolished the requirement that correctional officers reside in the Town (see Figure 2.3-1).



The number of residents in Wyoming County has increased steadily since 1970. The increases were stronger in the 1970s and 1980s, with population growth rates of between six and seven percent. However, the growth has leveled off between 1990 and 2000, with an increase of two percent. Detailed population numbers for the Village, Town, and County are shown in Table 2.3-1.

**Table 2.3-1**  
**Population Trends, 1970 - 2010**  
**Village and Town of Attica, and Wyoming County**

Jurisdiction	1960	1970	1980	1990	2000	Percent Change (1970-1980)	Percent Change (1990-2000)	2010* Projected
Village of Attica	2,758	2,911	2,659	2,630	2,597	-8.7%	-1.2%	2,568
Town of Attica	5,781	6,171	5,693	7,383	6,028	-7.7%	-1.8%	4,922
Town of Attica, excluding the Village	3,023	3,260	3,034	4,753	3,431	-6.9%	-2.8%	2,471
Wyoming County	34,793	37,688	39,895	42,507	43,424	5.9%	2.1%	44,361
* 2010 projected figures based on percent change from 1990 to 2000								
Source: U.S. Census Bureau								

**AGE AND RACE**

The median age of residents in the Village of Attica is 35.9 years according to the 2000 U.S. Census. The Village’s population is about midway between that of the Town of Attica (34.7 years) and Wyoming County (36.7 years). Nearly 99 percent of the Village’s population is white, similar to that of the household population of the Town of Attica and Wyoming County.

**INCOME AND POVERTY**

Attica residents’ income reflected that of County and Town residents. The median household income in the Village was \$40,234 according to the 2000 U.S. Census. In comparison, the median income figures for the Town and County were \$39,895 and \$44,877, respectively. A slightly higher proportion of Village residents (9.9 percent) had incomes below the poverty level in 1999, compared to 6.3 percent in the Town and 8.4 percent in the County.

**WORKER CHARACTERISTICS**

*Occupation*

In 2000, 1,258 Attica residents aged 16 years and older were employed. As shown in Table 2.3-2, service occupations comprised the largest percentage of Attica’s workforce with 30.8 percent. This percentage is higher than Wyoming County (17.8 percent) and New York State (16.6 percent). Attica had a lower percentage of management, professional, and related occupations (23 percent) than Wyoming County (26.1 percent) and New York State (36.7 percent).

**Table 2.3-2**  
**Employed Persons by Occupation, 2000**  
**Village of Attica, Wyoming County, New York State**

OCCUPATION	Village of Attica		Wyoming County	New York State
	Number	Percent		
<i>Employed persons 16 years and over</i>	<b>1,258</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Management, professional, and related occupations	289	23.0%	26.1%	36.7%
Service occupations	387	30.8%	17.8%	16.6%
Sales and office occupations	305	24.2%	22.0%	27.1%
Farming, fishing, and forestry occupations	13	1.0%	4.0%	0.3%
Construction, extraction, and maintenance occupations	99	7.9%	11.6%	7.6%
Production, transportation, and material moving occupations	165	13.1%	18.5%	11.7%

**Source:** U.S. Census Bureau, 2000 U.S. Census

*Industry*

Among industry types, public administration employed the highest number of workers residing in the Village with 23.4 percent. The high proportion of public employment compared to the County (8.1 percent) and the State (5.2 percent) reflects the presence of State and County correctional facilities, schools, and other public services in the Town. Educational, health, and social services is the second largest industry in the Village with 21.8 percent of employment, which is more comparable to percentages in the County (19.4 percent) and State (24.3 percent). The composition of Attica's workforce is presented in Table 2.3-3, below. Of the 1,258 employed residents, approximately 60.4 percent worked in the private sector, 35.5 percent worked in the public sector, and 3.3 percent were self employed.

*Journey to Work*

Workers in Attica are very reliant on their automobiles to get to their place of employment. There were 1,219 Attica residents that commuted to work in 2000. Of this amount, 1,032 drove alone, 129 drove in carpools, 50 walked or worked at home, and eight used other means. Thus, fully 95.3 percent of Attica's workforce relies on motor vehicles to get to work.

**Table 2.3-3**  
**Occupation by Industry, 2000**  
**Village of Attica, Wyoming County, New York State**

INDUSTRY	Village of Attica		Wyoming County	New York State
	Number	Percent		
<i>Employed persons 16 years and over</i>	<b>1,258</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Agriculture, forestry, fishing and hunting, and mining	32	2.5%	8.6%	0.6%
Construction	77	6.1%	7.7%	5.2%
Manufacturing	131	10.4%	16.4%	10.0%
Wholesale trade	14	1.1%	2.9%	3.4%
Retail trade	164	13.0%	11.1%	10.5%
Transportation and warehousing, and utilities	35	2.8%	4.2%	5.5%
Information	19	1.5%	1.5%	4.1%
Finance, insurance, real estate, and rental and leasing	52	4.1%	3.6%	8.8%
Professional, scientific, management, administrative, and waste management services	27	2.1%	5.2%	10.1%
Educational, health and social services	274	21.8%	19.4%	24.3%
Arts, entertainment, recreation, accommodation and food services	84	6.7%	6.1%	7.3%
Other services (except public administration)	55	4.4%	5.2%	5.1%
Public administration	294	23.4%	8.1%	5.2%

Source: U.S. Census Bureau, 2000 U.S. Census

## HOUSING CHARACTERISTICS

There were 1,165 housing units in Village of Attica in 2000. Of this, 1,083 (92.9 percent) were occupied. The Village provides a diverse range of housing options. Occupied housing units consisted of 563 (51.9 percent) owner-occupied units and 427 (39.4 percent) renter-occupied units. In comparison, 53 percent of occupied housing units in the County were owner-occupied. Of the 1,165 housing units in Attica in 2000, 682 units (58.5 percent) were single unit structures, 176 units (15.1 percent) were in two-unit structures, 175 units (15.0 percent) were in structures of three or four units, and 132 units (11.3 percent) were in structures of five or more units.

In 2000, the Village's housing vacancy rate was 7.1 percent. The Village's vacancy rate is between that of the Town of Attica and Wyoming County, which had vacancy rates of 6.6 percent and 12 percent, respectively. The rate of the Village's housing stock that is owner-occupied is 51.9 percent, compared to that of the Town (56.5 percent) and Wyoming County (52.8 percent). This leaves approximately 48 percent of the Village's housing stock available for rental units.

Attica experienced a five percent increase in housing units between 1990 and 2000, adding 61 units for a total of 1,165 units in 2000. These units were added primarily within the Colony Run section of the Village. This increase compares favorably with the Town, which added 2.4 percent, or 38 housing units between 1990 and 2000. The Village's housing stock increased by about 10 percent (115 units) between 1980 and 1990. During the same period, the Town's housing stock increased by about 10.6 percent (170 units). Reflecting its development largely in the early 1900s, the Village has an older housing stock. According to the 2000 U.S. Census, 64.9 percent of Attica's housing was built before 1939, which is substantially higher than the proportions in the Town (56 percent) and Wyoming County (47.3 percent).

The housing value in Attica was slightly lower than both the Town and the County in 2000. The median value for an owner-occupied home in Attica was \$72,200, 4.4 percent lower than the median value in the Town (\$75,500) and 2.4 percent lower than the median value in Wyoming County (\$74,000). The median gross contract rent in the Village was \$457 per month, which is comparable to the Town at \$461 per month and the County at \$482 per month.

#### *Condition of Housing*

The housing stock in the Village is generally in good condition, particularly in the central northern portion of the Village. There are scattered property maintenance issues, mainly related to ownership by absentee landlords.

#### *Housing Size*

The median household size in the Village in 2000 was 2.42 persons per household. This is slightly lower than the median household size in the Town (2.58) and the County (2.62).

#### *Subsidized Housing*

At present, the 55-unit apartment building at Colony Run is the only publicly-subsidized low-income housing available in the Village. Other low-income, unsubsidized housing is available on Exchange Street near the correctional facilities. The Village Park apartments on Sokol Drive in the Town of Attica is no longer subsidized housing and available to the general public, but caters primarily to senior citizens. The two-story structure has 36 units and no elevator. There is a waiting list for units on the first floor.

#### *Recent and Proposed Housing Activity*

Sermar Management Corporation, a not-for-profit housing developer, proposed a 24-unit low income senior retirement home on School Drive on the northwest portion of the Village in Wyoming County. The project is currently on hold pending a decision on the grant application to New York State.

There is limited land available for additional residences. The Village has considered annexing property and extending public water and sewer lines to accommodate demand.

## **B. ECONOMIC CONDITIONS**

### **TRANSPORTATION**

Attica's connection to regional and interstate highway, freight rail, and air transportation system is an important asset from an economic development perspective.

## **Village of Attica Comprehensive Plan**

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The Village of Attica is well-connected to Interstate, State, and local transportation systems, with major roadways only minutes away. The Village is located midway between two New York State Thruway (I-90) interchanges - Exit 48A (Pembroke) and Exit 48 (Batavia), each approximately 11 miles to from Attica. The I-90 primarily connects Attica to metropolitan areas in the western portion of New York State (Buffalo, Niagara Falls) and to metropolitan areas in central New York State (Rochester, Syracuse, and to points beyond). Three New York State-owned highways run through the Village. Route 98 runs north-south and Route 238 runs east-west through the Village's central business district. Route 238 also runs north-south to the Village boundary. A portion of West Main Street, Route 354, is also owned by New York State, and is located off of Route 98. One County route, CR-31 (Exchange Street) runs north-south through the southern portion of the Village.

The Village is also well-connected by freight railroad. Norfolk Southern has a freight rail line that runs east and west through the Village every 30 to 60 minutes. In addition there is a secondary spur that sprouts from the main tracks and runs to the northeast. The closest passenger station is the Amtrak station in Buffalo (Depew).

Air transportation access to Attica is relatively good. The Buffalo-Niagara International Airport (BNIA) is the main public airport in the Western New York region, servicing about 4.25 million passengers annually. The airport averages 99 daily flights with nonstop service to 24 cities and plays a key role in the development of business and tourism in the Buffalo Niagara region. The BNIA is located approximately 25 miles west of Attica and can be accessed by residents from the I-90 Interstate Thruway or Route 20 (Broadway).

### **INFRASTRUCTURE**

Sewer and water utilities are village-owned, and available at a relatively inexpensive rate to Village residents and businesses. The Village is interested in pursuing ownership of other utilities, including electric and cable, to reduce rates for businesses and residents.

### **EMPLOYMENT**

As shown in Table 2.3-4, Wyoming County experienced an 11 percent increase in non-agricultural employment between 1990 and 2000. All sectors, except manufacturing, experienced employment growth, with a total of 1,328 jobs. The public sector remains the largest employer in Wyoming County, employing 4,201 people in 2000, nearly one-third of the County's non-agricultural employment base. Manufacturing, despite a 12.8 percent decrease in employment over the last decade, continues to be the second largest industry sector in the County with 2,448 employees. The manufacturing share of County non-agricultural employment fell from 23.5 percent to 18.4 percent between 1990 and 2000.

The sectors to experience the largest percentage increase in employment in Wyoming County are "other private industries" which had a 458-employee increase, or 114.2 percent, and "services" which added 624-employees, or 50.0 percent increase since 1990.

**Table 2.3-4**  
**Wyoming County Non-Agricultural Employment Trends, 1990 to 2000**

Sector	1990 Employment	2000 Employment	Percent Change (1990-2000)
Manufacturing	2,808	2,448	-12.8%
Construction	428	481	12.4%
Transportation and Public Utilities	389	499	28.3%
Wholesale and Retail Trade	2,416	2,441	1.0%
Finance, Insurance, and Real Estate	406	475	17.0%
Services	1,248	1,872	50.0%
Other Private Industries	401	859	114.2%
Public Sector	3,852	4,201	9.1%
<b>Total</b>	<b>11,948</b>	<b>13,276</b>	<b>11.1%</b>

Source: New York State Department of Labor

As illustrated in Table 2.3-5, below, Wyoming County has several major employers, the largest of which are located immediately outside the Village boundary in the Town of Attica. The Attica Correctional Facility is the area's largest employer with 850 employees, followed by Wyoming Correctional Facility with 610 employees. Together, the two facilities account for one out of every 10 jobs in the County.

**Table 2.3-5**  
**Major Employers in and around the Village of Attica, 1997**

Name	Location	Business Type	Number of Employees
1. Attica Correctional Facility	Town of Attica	Public	850
2. Wyoming Correctional Facility	Town of Attica	Public	610
3. Wyoming Community Hospital	Town of Warsaw	Health Care	560
4. Prestolite Electric	Town of Arcade	Manufacturing	475
5. Wyoming County	Village of Warsaw	Government	400
6. American Precision Industries Heat Transfer	Town of Arcade	Manufacturing	255
7. Perry Central Schools	Town of Perry	Education	225
8. Attica Central Schools	Town of Attica	Education	210
		<b>Total</b>	<b>3,585</b>

Source: Wyoming County Chamber of Commerce

## **Village of Attica Comprehensive Plan**

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The Town of Attica is the location of three major public-sector employers in Wyoming County including the two correctional facilities and the Attica Central School District. The Town and Village of Warsaw is also a major public sector employer as the seat of Wyoming County government and the primary location of the County's major health care facilities. The Town of Arcade is the location of the major manufacturing employers. Two manufacturers, Prestolite Electric and America Precision Industries Heat Transfer, are located in Arcade. Prestolite Electric manufactures alternators and starter motors for vehicles and industrial equipment, and conducts business worldwide. American Precision Industries Heat Transfer is the largest producer of industrial heat exchangers and heat transfer systems in North America, and employ 2,000 people worldwide.

In 1990, the Village's unemployment rate was 2.7 percent, compared to 3.6 percent in the County and 1.8 percent in the Town.

### **C. OPPORTUNITIES AND ASSETS**

#### **POPULATION**

- Village population and income levels have been relatively steady over the past 25 years. This indicates that the residential consumer market base is stable.

#### **ECONOMIC**

- The Village has historically served as the center of commerce and industry for the surrounding rural and farming communities.
- Historic resources in the Village present an economic opportunity for tourism development.
- The Westinghouse Site has utilities, access, railroad siding, ample parking, and direct access through freight lines, and is large enough to subdivide and use for multiple industrial purposes.

#### **EMPLOYERS**

- Attica's major employers - the correctional facilities and school district - are located in the Town immediately adjacent to the Town/Village border.

#### **TRANSPORTATION AND INFRASTRUCTURE**

- The Village is geographically well-situated. It is located halfway between Rochester and Buffalo, and is in close proximity to two I-90 interchanges.
- Direct freight access for industry is possible.
- Village-owned sewer and water allows the Village to provide inexpensive utilities to businesses.
- The Village is interested in the possibility of offering additional utility services such as electricity and cable, to ensure lower rates and attract industry.
- Relatively high traffic volumes on Route 98 provide an opportunity to capture potential retail sales.

### **D. LIABILITIES AND CONSTRAINTS**

#### **IDENTIFIED NEEDS**

Local residents surveyed by the Planning Board and merchants surveyed in April 2002 for the Comprehensive Plan identified a number of business desired by the community. These include:

- Full service and/or family restaurant

- Service-type businesses such as a dry-cleaner
- Recreational facilities such as a bowling alley

#### **TRANSPORTATION AND INFRASTRUCTURE**

- Local businesses have identified a lack of parking on streets in the Central Business District as a deterrent to doing business in the Village. Also identified as a need were service-type businesses such as a dry-cleaner, gas station, and recreational facilities (e.g., bowling alley).
- The absence of fiber optics hinders the Village's ability to attract certain high-tech industries.
- Older buildings are perceived as costly to restore. There is limited land available to develop.

#### **MARKET CHALLENGES/BUSINESS ENVIRONMENT**

- New competition exists for downtown businesses in the highway-style commercial development on Prospect Street in the Genesee County portion of the Village.
- There has been a general disinvestment in downtown Attica, leading to building vacancies and maintenance issues.

#### **EMPLOYMENT**

- The removal of the residency requirement for correctional officers by the State after the 1971 riots has led to a decline in the number of officers residing in both the Village and the Town.

#### **ENVIRONMENT**

- Certain environmental – both natural and man-made – constraints exist in the Village including Tonawanda Creek and the railroad. These constraints present a challenge to land development.

#### **PROPOSED AND POTENTIAL DEVELOPMENT ACTIVITY**

The former Westinghouse Site is undergoing a Phase II environmental review and will soon be available to subdivide. Possible uses for this site include manufacturing and light industrial.

### **E. BUSINESS INVENTORY**

Table 2.3-6 on the following page provides a summary of commercial establishments in the Town and Village, and shows how the commercial activity is concentrated. The table indicates that most of the commercial activity is concentrated in “neighborhood services” (41.9 percent). The table also shows that there are no apparel and accessory stores to serve the Village.