

INTRODUCTION

The goals and objectives are the heart of the Comprehensive Plan, indicating the intentions of the Village of Attica for its future. The goals and objectives are organized by headings that match the inventory and policy areas of the Comprehensive Plan. Each area is presented with statements of goals followed by a listing of possible objectives that support achievement of the stated goal.

Goals and objectives represent consensus guide posts, not rigid dictates for future policy. More important, applying individual goals to specific future cases may result in inconsistencies. Over time, the Village will likely need to balance inconsistent or competing objectives, and decide which policy takes precedence in a particular situation or whether a compromise is possible.

Budgetary considerations will also affect decision-making. Certain recommendations (e.g., Village acquisition of property) carry with them financial costs that will have to be weighed against project benefits and compared to the Village's fiscal and budgetary capabilities. Fiscal realities may restrict, delay, or eliminate an objective at certain times in the future.

Outside agencies and communities will also affect implementation of Comprehensive Plan objectives. For example, there is no assurance that the State can be successfully persuaded to serve local needs for any given recommendation in the Comprehensive Plan. Objectives that require inter-governmental cooperation and coordination will rely on the effectiveness of institutional cooperation.

The policy and decision-making that flow from the goals and objectives is a dynamic process. While the community goals and objectives are intended to guide policy making for the Village of Attica over the next five to 10 years, they are not meant to "bind the hands" of the Village leadership. It is suggested, however, that the goals and objectives statements be re-evaluated when future community planning decisions may be in conflict with these statements. If needed, goals and objectives statements may be modified if conflict arises through a Comprehensive Plan amendment at that time.

LAND USE AND PUBLIC POLICY GOALS

GOAL 1: Revitalize the Central Business District (CBD).

Objectives

- Fill downtown commercial and residential vacancies.
- Keep public buildings in the downtown area.
- Promote mixed-use development in the downtown.
- Add parking spaces in the CBD (see Transportation Goals).
- Enhance recreational uses in and within walking distance of the downtown.

GOAL 2: Minimize conflicts between competing land uses in the Village.

Objectives

- Protect residential neighborhoods from intensive land uses.
- Enhance training and awareness of State Environmental Quality Review Act (SEQRA) procedures for municipal officials to ensure that project review minimizes and mitigates land use impacts.
- Use special permits to ensure compatibility among uses.
- Identify underutilized properties and determine their best future use based on factors including environmental and cultural resources, economic development potential, and compatibility with adjacent land uses.

GOAL 3: Encourage land use patterns that protect and enhance the unique character of the Village.

Objectives

- Encourage village-scale, pedestrian-friendly development patterns in the downtown.
- Discourage incompatible and large-scale, auto-oriented patterns in the Village Center and its periphery.
- Allow sufficient opportunity for light industrial or commercial (non-retail) land uses in designated areas of the Village, with good railroad high way access and infrastructure availability, with emphasis placed on the Westinghouse Site.
- Promote historic building forms and development patterns in new subdivisions and retail developments to retain rural character.

GOAL 4: Encourage appropriate development of land outside the downtown to enhance the tax base and create employment.

Objectives

- Pursue appropriate reuse opportunities for the Westinghouse Site.
- Investigate the possibility of annexing adjoining Town lands.

GOAL 5: Maintain an effective, efficient, and up-to-date planning and land use development process.

Objectives

- Review and revise zoning, site plan, subdivision, design, and construction standards for development of land, and other land use regulations on a regular basis.
- Continue a high level of enforcement of environmental, building code, zoning, and other regulatory compliance.
- Conduct a review of the Comprehensive Plan on a regular basis (every five years).

ECONOMIC GOALS

GOAL 1: Improve the economic vitality of the downtown area.

Objectives

- Identify target business types that are needed in Attica or build on the Village's strengths and assets.
- Survey motorists to determine what businesses or improvements would encourage them to stop on their drive through Attica during the New York State Department of Transportation road construction project.
- Continue to promote the CBD on Water, Main, Market, and Exchange Streets as the primary retail and commercial center of the Village of Attica by sponsoring special events, implementing aesthetic improvements, working to improve pedestrian and traffic safety, and other appropriate measures.
- Conduct a retail survey of Village workers, residents, and workers at the correctional facilities, and other major employers.
- Develop a marketing program to recruit, retain, and promote businesses in the CBD.
- Identify service industries that will target employees of the correctional facilities, such as auto repair, pharmacy, restaurant, hotels, and business-services.
- Try to capture retail sales from the traffic flowing through the downtown; identify businesses that may encourage through traffic to stop, and provided adequate parking.

GOAL 2: Preserve and strengthen a diversified economy for the Village of Attica.

Objectives

- Identify specific business/industry types that the Village would like to attract.
- Continue to ensure that adequate infrastructure and municipal services are available to meet business and industry needs.
- Capitalize on the proximity of the correctional facilities as a potential customer base and an economic development opportunity.
- Investigate opportunities in agricultural-related industry which may benefit from proximity to farms.
- Promote the installation of fiber optic lines to economic development sites.

GOAL 3: Enhance the economy and tax base of the Village by promoting light industrial and commercial development on key sites outside the downtown.

Objectives

- Encourage the adaptive reuse of unused or underutilized commercial and industrial sites to attract new or expanded industries or businesses. These sites include the former sites on Dunbar Road or lots on Exchange Street opposite the correctional facility.

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- Identify potential annexation sites which could accommodate and attract targeted industries and businesses. If necessary, consider annexing them, zone them appropriately, and provide municipal services. Uses on such sites should not compete with downtown.
- Consider obtaining or purchasing options or rights of refusal on key privately-owned development parcels. Pursue county, state, and federal funding sources to assist business development.

GOAL 4: Recognize and promote tourism as an industry with substantial economic growth potential for the Village of Attica and the Genesee-Wyoming County Region.

Objectives

- Provide adequate and visible parking to accommodate visitors and residents.
- Promote and accommodate increases in visitors to the Village by attracting businesses such as full-service restaurants, specialty foodstores, and gift shops.
- Develop an attractive, visible, and user-friendly visitor information center in the downtown area.
- Protect and promote Attica's unique history and historic properties.
- Promote walking or bus tours of Attica's historic properties.
- Assign responsibility for tourism development within the Village government.
- Develop strategies to create spin-off and capture out-of-town dollars from the 22,000 attendees at Attica's annual rodeo.
- Enhance the appearance of the downtown commercial area and make it pedestrian friendly and safe.
- Promote the establishment of bed and breakfasts in the Village.

HOUSING GOALS

GOAL 1: Promote housing opportunities for all residents of the Village of Attica which is of quality construction, variety, affordability, and accessibility.

Objectives

- Identify areas for new housing development adjacent to the Village.
- Consider annexation of appropriate lands to zone as a village-density residential district to meet housing needs of existing and major employers (such as Maplewood Avenue and Clinton Street). Strengthen the provisions and enforcement of the property maintenance codes.
- Identify areas of substandard housing and other unmet housing needs.
- Increase the availability and quality of housing for seniors and physically-challenged persons.
- Encourage rehabilitation of existing housing. Pursue state or federal grants and loan programs to improve areas of substandard housing within the Village and to renovate suitable vacant structures into needed housing facilities.

- Use federal and state housing programs for the provision of affordable rental and home ownership units for Village residents.
- Ensure that new housing developments are compatible with the scale and architecture of the Village.
- Through the zoning law, encourage where appropriate infill housing, accessory units, apartments above commercial uses, artist's live/work lofts, two- or multi-family housing, and other privately-built, moderately-priced housing options for seniors who are downsizing and want to remain in the community, young families, and other residents.
- Facilitate the development of senior housing and assisted living complexes.
- Work with the correctional facilities to develop employee-assisted housing programs that will encourage employees to live in the Village.

COMMUNITY FACILITIES AND SERVICES GOALS

GOAL 1: Improve recreational facilities in the Village of Attica and ensure that they are accessible and meet the diverse recreational needs of all residents.

Objectives

- Budget, through a Capital Improvement Program (CIP) or other mechanisms, prioritize, and implement a recreation plan based on comprehensive plan recommendations, to address specific needs and opportunities for passive and active recreation facilities.
- Make improvements to existing village parks and recreation facilities to meet identified needs.
- Support an "all-ages" recreation/social center in Attica to meet the social and recreational needs of all the residents in the Village.
- Increase the use of all the Village's recreational facilities through promotion of multi-use and multi-seasonal activities, including winter sports such as cross-country skiing or a winter festival.
- Link recreational facilities with trails.
- Promote the use of Tonawanda Creek as a recreational resource by providing public access.
- Address specific deficiencies in the recreational facilities available to residents, especially for teenagers and younger children. Consider establishing a youth center to provide them with activities and a gathering place.
- Make provisions for bicycles.
- Enhance cooperation and coordination with the school district and other governmental entities to improve and expand recreational programming available to Village residents.

GOAL 2: Preserve and enhance permanent open space that protects cultural, scenic, and natural features and helps to maintain the Village's small town character.

Objectives

- Establish relationships, when appropriate, with not-for-profit land trusts to protect important open spaces or natural features, such as land along Tonawanda Creek.
- Review supply of Village-owned land for potential open space/recreational value.
- Investigate opportunities for the exchange of Village-owned developable land for open space or recreational land to meet the recreational needs of the community.

GOAL 3: Provide adequate community services and facilities that meet the needs of all residents in an efficient and cost-effective manner.

Objectives

- Actively work with other jurisdictions to maximize the joint use of community facilities -- including school, park, recreation, and public safety systems -- to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- Coordinate, consolidate, share and centralize Village governmental facilities and services and functions where possible.
- Consider cost-sharing initiatives.
- Ensure that adequate space and equipment is available for all necessary municipal facilities.
- Work to keep the library in the existing location and open to the general public.
- Recognize the importance of public buildings to the vitality of the downtown. Look to downtown sites first when evaluating locations for Village facilities.
- Through site plan and SEQRA review, ensure that adequate municipal services will be available for new developments and require mitigation of any potential adverse impacts.
- Continue to take advantage of Federal, State, and County funding and shared staffing available to offset Village costs for municipal services.
- Review the Village code to ensure that important social services such as child and elder care and assisted-living facilities are permitted by zoning and other local land use regulations.
- Continue to publicize Village regulations and services via the Village of Attica Internet web site.
- Ensure continuous, reciprocal dialogue between Village residents and the Village government.

CULTURAL GOALS

GOAL 1: Promote the historic and cultural heritage of the Village of Attica through the preservation of historically significant features.

Objectives

- Survey potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. Nominate eligible resources to the S/NR program.
- Encourage and support, where appropriate, the preservation and adaptive reuse of historic properties throughout the Village of Attica, particularly in the downtown business district.
- Investigate the potential for designation of a historic district in the Village.
- Develop an interpretive program for the history of Attica based on its most important development influences including the railroad, the correctional facility, and agriculture.
- Utilize the SEQRA process and work with the State Historic Preservation Officer (SHPO) to fully review and mitigate any adverse impacts resulting from any proposed developments that occur within or substantially contiguous to any historic resources.
- Encourage educational programs to promote awareness of local historic and cultural resources.
- Develop authentic special events that focus on the unique history of the Village. For example, celebrate the German ancestry of Village residents by coordinating an Oktoberfest festival each fall.
- Promote the establishment of a series of walking tours of historic locations in and proximate to downtown.

GOAL 2: Increase the amount and types of cultural activities available to the Village residents and visitors.

Objectives

- Increase the number of special events in Attica, particularly in the downtown area. As discussed, events should focus on unique attributes of the Village (e.g., a maple syrup festival).
- Encourage the development of land uses that serve and attract visitors such as places to eat and drink, gift shops, a visitor information booth, and lodging facilities in and around the downtown area.
- Explore ways of attracting tourists to downtown Attica from nearby attractions (e.g., Letchworth State Park, the Arcade & Attica Railroad, and the Attica Rodeo) through increased advertising and promotion, special tours, van service, etc.
- Cross-market the Village and establish and promote connections to regional agricultural tourism initiatives.
- Designate a tourism development official for the Village and develop a tourism “game plan.”
- Consider designing a street tree theme for the Village and host an annual tree festival.

VISUAL CHARACTER GOALS

GOAL 1: Maintain and enhance the rural visual character of the Village of Attica.

Objectives

- Identify views and vistas that are important to the community and promote them.
- Improve the appearance of lands and buildings adjacent to Tonawanda Creek.
- Improve the appearance of Village gateways (e.g., soften the appearance of the railroad bridge overpass on Route 98).
- Improve the streetscapes in the downtown area, focusing on Main, Market, and Exchange Streets.
- Require the design of new subdivisions to fit in with the surrounding rural landscape.
- Use distinctive signage to highlight gateways, historic features, and information points in the Village.
- Consider acquiring or placing conservation easements on threatened historic properties.

ENVIRONMENTAL GOALS

GOAL 1: Preserve and enhance the water quality and habitat value of Tonawanda Creek and its tributaries, feeder streams, trees and other vegetation.

Objectives

- Maintain and enhance storm and sanitary sewer infrastructure to control runoff and erosion into Tonawanda Creek and its tributaries.
- Develop a Village-sponsored testing program to ensure that septic systems are functioning properly in the Tonawanda Creek watershed.
- Consider additional regulations to protect water quality, such as a shoreline overlay zone.
- Promote local officials training in the use of SEQRA to assess environmental impacts.
- Make development of land adjoining Tonawanda Creek a Village-designated "Type 1" action under SEQRA, which will require a more complete review of environmental impacts.
- To encourage and, where appropriate, require dedication of parkland and/or open space in new developments in the Village.

GOAL 2: Work toward the remediation and reuse of environmentally contaminated sites.

Objectives

- Coordinate and participate in discussions with New York State, Wyoming County, the County Industrial Development Agency, and private owners to encourage the clean up of environmentally contaminated properties.
- Review municipally-owned properties for potential contamination, and apply for State funds for environmental audits and remediation, if applicable.

GOAL 3: Improve safety in the Village's flood plain.

Objectives

- Institute a flood damage prevention construction program.
- Purchase land or facilitate the creation of a land trading program to prevent flood damage to homes and increase the flood storage capacity of the area.
- Encourage land uses in the floodplain to be of ecological benefit to the area.
- Confirm the 100-year flood elevation with an updated Federal Emergency Management Study (FEMA) flood study.

PUBLIC INFRASTRUCTURE GOALS

GOAL 1: Promote the maintenance, enhancement, and development of municipal utilities that meet the needs of as many people as practicable in the most cost-effective manner.

Objectives

- Evaluate the feasibility and economic costs and benefits of establishing a municipal electric system, and/or a municipal cable system.
- Provide for utility services to new developments and projects outside the Village only if annexation of these properties occurs or if an intermunicipal agreement is in place.
- Promote the development of fiber optic lines in the Village.
- Maintain, enhance, or, when necessary, replace, the Village's water and sewer systems.
- Identify potential parcels for wind farms, either in the Village or in proposed annexation areas. Develop zoning controls for these uses.
- Structure the utility rate system to be self-supporting.
- During the Route 98 Reconstruction Project, work to relocate utility lines underground and make other desired improvements.
- Enhance the Village's practice of exploring ways to coordinate municipal utilities with neighboring communities.
- Develop and regularly update a Village-wide CIP, to plan for and prioritize capital expenditures.

TRANSPORTATION GOALS

GOAL 1: Maintain and enhance the existing roadway network and improve traffic flows and safety in the Village.

Objectives

- Improve the safety of intersections, particularly at Main and Market Streets.
- Implement an overall roadway improvement plan (through a Village-wide CIP) which identifies and prioritizes streets that need repair and/or replacement.
- Work closely with NYSDOT during the reconstruction of Route 98 and other state roads in the future, to ensure that the plans address local traffic flow and safety concerns.

GOAL 2: Provide a “pedestrian-friendly” atmosphere in the Village.

Objectives

- Provide sufficient and safe pedestrian crosswalks across Main Street and Market Street, and provide curb cuts for pedestrians where needed.
- Develop a sidewalk plan to identify priority areas for sidewalk construction and rehabilitation.
- Improve and increase the linkages from parks, schools, and other community facilities to downtown.
- Use traffic calming methods to slow vehicular traffic, and make drivers alert to pedestrians in the downtown area.
- Require sidewalks in new subdivisions and commercial developments to promote pedestrian use and safety.
- Use landscaping and street trees to enhance the streetscape, calm vehicular traffic, and attract pedestrians.

GOAL 3: Enhance the appearance of the roadways in the Village.

Objectives

- Roadway improvements, especially on the New York State and County roadways entering the Village, should include street trees, landscaping, and “gateway” signage where appropriate to enhance the visual characteristics of the roadway.
- Maintain and expand the Village’s street tree replacement program.
- Place utilities underground along Main and Water Streets in the downtown area.
- Reduce unnecessary or duplicate roadway signage and upgrade existing roadway signage.

GOAL 4: Ensure that adequate and attractive public parking is available in the downtown area.

Objectives

- Encourage and facilitate shared parking facilities to accommodate business in downtown Attica.

- Provide adequate signage directing visitors to municipal parking areas.
- Consider increasing the number of parking spaces in downtown Attica.
- Provide dedicated parking for merchants and employees.
- Use existing parking areas to the maximum efficiency