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TOWN OF HUME

COMPREHENSIVE  
PLAN

2025

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**PREPARED BY**  
HUME COMPREHENSIVE PLAN  
COMMITTEE

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# ACKNOWLEDGEMENTS

The Town of Hume 2025 Comprehensive Plan was made possible through the combined efforts of the following;

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# EXECUTIVE SUMMARY

## **WELCOME TO “THE PLAN”!**

In these pages is the work of your town, from board members to residents and stakeholders like you, who are interested in the future of the town of Hume. In a nutshell this document lays out our local profile and statistics. It then reflects the work of the committee and the community through surveys and other feedback, defining our local challenges, goals, and proposed actions for continuing growth and viability as a community, looking ahead ten years. You can see the plan online by clicking the QR code or visiting the website.



In review of the 2010 Hume Comprehensive Plan and discussion of emerging and continued key issues, this document identifies an action plan with focus areas of Residential Living, Community Resources, Hamlet Revitalization & Economic Development, and Rural Environment. The following objectives were identified under each specific focus area, and are followed by several action items for the Town of supporting partners to undertake.

### **Residential Living:**

Preserve or increase existing property values.

Increase the variety of living options available, with an emphasis on senior housing.

Encourage a dense living pattern within and immediately adjacent to the hamlets.

### **Community Resources:**

Provide quality delivery of services necessary to ensure the health, safety, and welfare of residents.

Enhance recreation and leisure activities within the Town.

Expand the number of volunteers in the community.

### **Hamlet Revitalization & Economic Development:**

Develop an outreach campaign to increase the number of local jobs available, promote existing businesses and solicit new businesses that are consistent with our community objectives.

Locate civic and social uses within the hamlets.

Develop a more pedestrian friendly environment within the hamlets.

Increase the number of people living in the hamlets.

Preserve the historical and architectural value of sites and structures.

Improve the overall appearance of the commercial and industrial operations located in the hamlets.

### **Rural Environment:**

Foster the business of farming in the Town and preserve open space and farmland.

Promote Agritourism.

Ensure that future development activities protect and sustain our environment

Reduce, reuse, and recycle appropriate materials.

Pursue green policies, technologies and energy conservation techniques to minimize the community's environmental footprint.



# SECTION 1

# INTRODUCTION

## Plan Purpose & Intent

The Town of Hume Comprehensive Plan defines a vision for the future of our community.

The purpose of this Comprehensive Plan is to provide an overall blueprint for future public and private investment in our community. This investment can take many forms, including, but not limited to, our community's financial, civic, and creative resources. In Hume, it is this collective investment by our residents, businesses, churches, and our local government that will shape the physical, social, and economic character of our community. It is important to note that this plan is consistent with New York State Municipal Law. According to NYS Town Law 272-A, a Comprehensive Plan is defined as, —the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.

This Plan articulates the vision of the Town and establishes our community's policies and objectives in order to achieve that vision. It will serve as the foundation upon which future planning and policy decisions are to be based. Although this document is an instrument of Town Policy, it should not foreclose future decisions that may not align precisely with the stated vision and policies. However, for actions or decisions that deviate from the strategies expressed in the Plan, a sound argument and rationale must be presented that is as convincing as that presented in the Plan. Such deviations should not be a normal practice or easy to achieve and should be supported only after careful consideration of the overall benefit to the community.

In addition, a comprehensive plan provides other benefits, including:

- **Guidance** for local boards and committees
- **Collaboration** between community and inter-municipal partnerships
- **Capital improvement** tool for identifying prioritized initiatives and projects
- **Marketing** tool outlining town assets and opportunities
- **Funding Support** for future grant opportunities.

## Planning Horizon

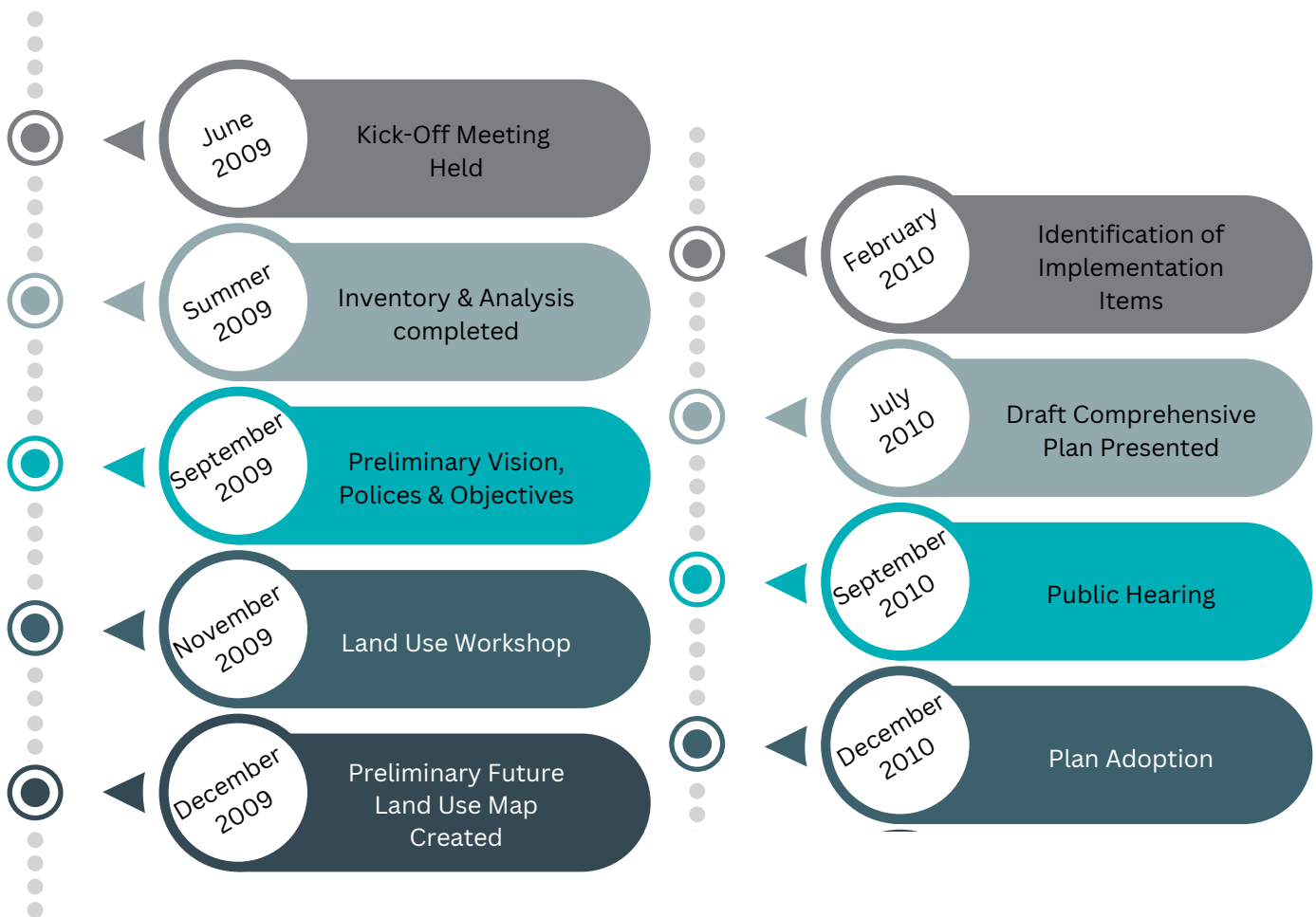
The planning horizon is defined by the length of time for which the plan is considered relevant and representative of the community. It also quantifies the length of time necessary to implement a majority of the plan's recommendations. The horizon for this comprehensive planning effort is approximately five year. This allows for regular review of the goals and objectives and continues to keep the content relevant and beneficial to the community. At a minimum, it is recommended that review begin in 2029.

*“Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”*

## History of Previous Plan

Previous to 2010, Hume did not have a comprehensive plan. The initial process took many years to formulate. An ad hoc planning committee was formed in 2003 with a community survey published the following year and public input session held. However, the planning process didn't pick up pace until 2009, when a consultant was selected to assist with moving forward and creating the plan.

As part of the process, a workshop was completed with the community, providing an opportunity for residents to discuss preferences on various types of development. Attendees were also asked to identify the preferred locations of future land uses within the community. The map that was developed during this workshop is provided in the Appendix of the current plan, as is referenced throughout this document.



## Regional Relationship to Other Planning Documents and Efforts

This plan was built on the foundation of the original Hume Comprehensive Plan, that was adopted in 2010, with consideration of projects, policies and objectives. All of the county-wide plans and regional plans are essential to guiding future development and other planning activities.

Where possible, important ideas from other documents have been absorbed in this document; however, it is also expected that there are direct tie-ins to other documents or plans that the committee was not aware of at the time of this writing, as they have been created by other agencies that weren't involved in development of this document.

There are also upcoming plans, studies, and projects in the near future that have not been developed yet that may have an impact on the community. It is suggested that the Town of Hume continue to research and review the documents listed below, as well as any future documents for consideration and support in the next rendition of this plan.

The following list is not exhaustive, but highlights some items that may have a direct tie-in. An appendix with links to these documents can be found at the back of the plan.

- Allegany County Comprehensive Plan; Our Vision, Our Mission: Outlook for 2030
- Town of Hume 2010 Comprehensive Plan
- Allegany County Multi-Jurisdictional Hazard Mitigation Plan, 2018 & 2024
- ACCORD Community Needs Assessment
- Town of Caneadea 2018 Comprehensive Plan
- Town of Rushford Comprehensive Plan
- Genesee Valley Greenway State Park Action Plan
- Western New York Regional Strategic Plan 2023
- Fillmore Central School Policies & Plans
- Cattaraugus-Allegany BOCES School Policies & Plans
- Trail Town Initiative Project Guides & Reports



# SECTION 2 PLANNING PROCESS

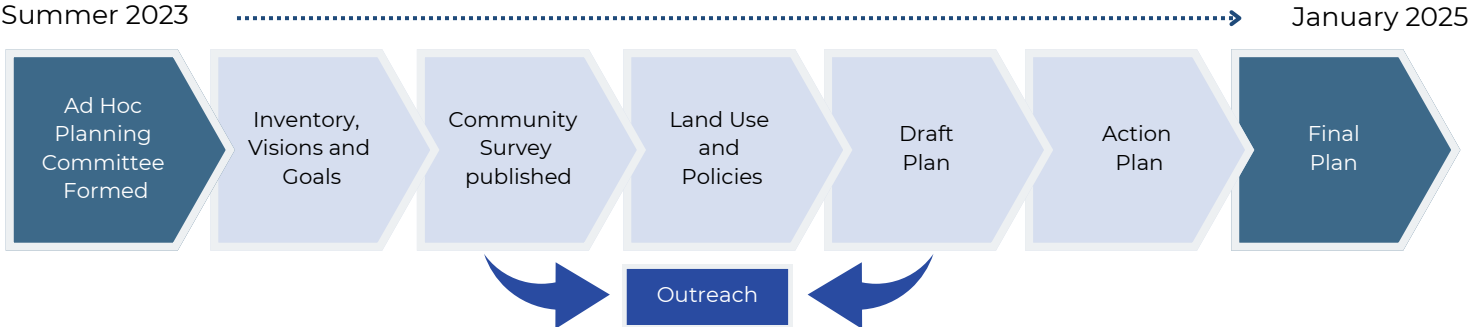
The 2024 Comprehensive Plan is a product of time, effort and collaboration between the community, the Planning Committee, Town Staff and County Planning. In 2023, the Town Board appointed the Hume Comprehensive Plan Committee to oversee an update of Hume's Comprehensive Plan. The Committee consists of 8 volunteers, representing a broad cross-section of residents living within Hume. The Planning process focused on three primary questions throughout the planning process:

- What are the assets in the Town of Hume? A Wealthworks exercise was used to identify related resources and capitals that have similar components. Information from this can be found in the appendix.
- What are the current conditions in the Town of Hume? A SWOT analysis was used to identify strengths, weaknesses, opportunities and threats. A summary can be found further along in this plan.
- What does the future of the Town of Hume look like? The Plan accomplishes this by establishing a community vision and a set of long-range goals.
- What actions can the community take to ensure the vision is attained?



Public outreach is an important component in developing a comprehensive plan which has strong community support. The process of collecting community input began with the development of a Community Survey, which was intended to reach residents,

property owners, business owners and visitors. The survey was made available online and in paper form. The Wide Awake Club distributed and collected paper survey's. The results were tabulated and documented. The Committee and the public are key participants in the process used to develop this Plan. The planning process is outlined below:





## Community Survey Summary

It is clear from the community survey conducted in 2003, and the brainstorming results in 2009 in comparison to the current 2024 community survey, that much of the priorities of Hume have remained consistent over time. The survey results helped determine the key issues and formulate the plan's objectives.

The current survey was released December 1, 2023 and closed on January 31, 2024, allowing for a total of 227 community responses. The full report is provided in Appendix B. A majority of respondents were over the age of 40, have lived in the Town of Hume for more than 20 years, and utilize local businesses either daily or weekly.

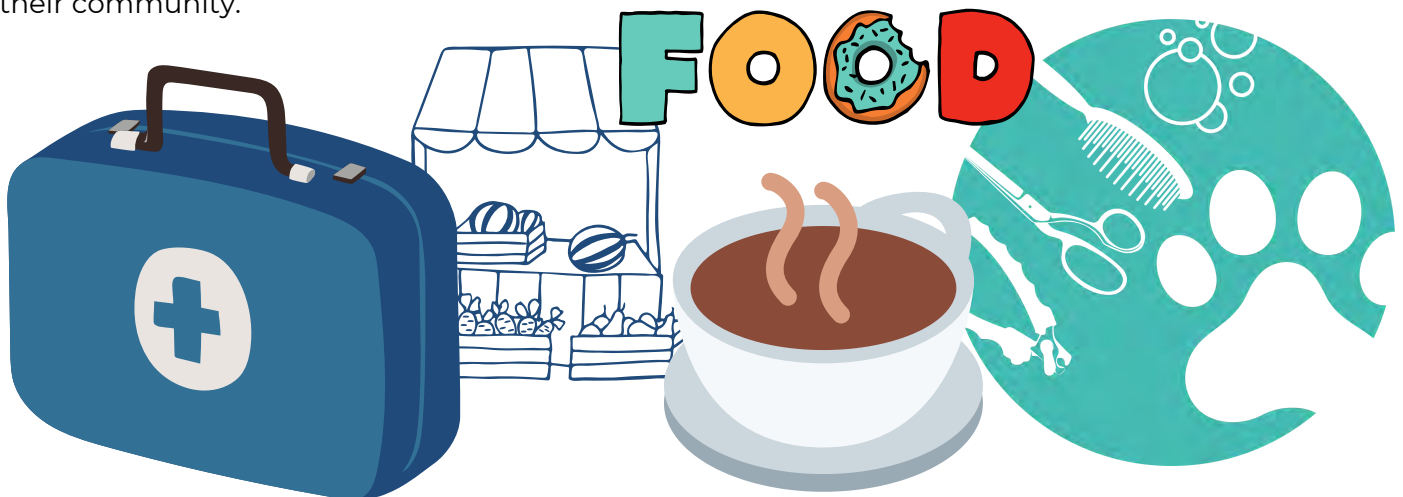
When asked what kind of development they'd like to see occur, general business in the Main Street area was the most popular, followed closely by Genesee River access sites and recreational development. Most also stated that in regards to the housing stock, it was either unimportant, in need of an overhaul, or that some could use attention. Other concerns cited for housing included a shortage of rentals and senior housing, property neglect, and presence of trash or blight.

People also felt that in general, Hume should have protections in place to prevent development in areas of farmland, rivers and streams, waterfalls, and forested areas.

Residents also ranked specific items within the town using a 5-star scale - 5 stars =very satisfied, 1 star=very unsatisfied. Of those items, Municipal Services, elimination of eye sores, Health and Safety, and Sense of Community were ranked most important; while the business atmosphere, historic preservation and river/trail access were rated least important in relation to community character.

I think if more housing was available for older single people, couples, etc., they would downsize and that would open up single family houses for young families.

Several goods, services and other items were also identified as things that residents wish Hume had in their community.



## Commonly used acronyms

There are numerous agencies, organizations, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

- ACAF - Allegany County Area Foundation
- AFT - American Farmland Trust
- AC - Allegany County
- ACIDA - Allegany County Industrial Development Agency
- AC EC Dev - Allegany County Economic Development Office
- AC Planning - Allegany County Planning Office
- CBD - Central Business District
- CCE - Cornell Cooperative Extension
- CPS - Community Preference Survey
- EFC - Environmental Facilities Corporation
- ESD - Empire State Development
- DEC - Department of Environmental Conservation
- DOT - Department of Transportation
- DPW - Department of Public Works
- FEMA - Federal Emergency Management Agency
- HUD - U.S. Department of Housing and Urban Development
- LWRP - Local Waterfront Revitalization Plan
- NYPF - New York Planning Federation
- NYS - New York State
- OFA - Office for the Aging
- PILOT - Payment In Lieu of Taxes
- ROI - Rural Opportunities Incorporated
- SEQRA - State Environmental Quality Review Act
- STW - Southern Tier West Regional Planning & Development Board
- US - United States



# SECTION 3

## HISTORY & COMMUNITY PROFILE

### Location

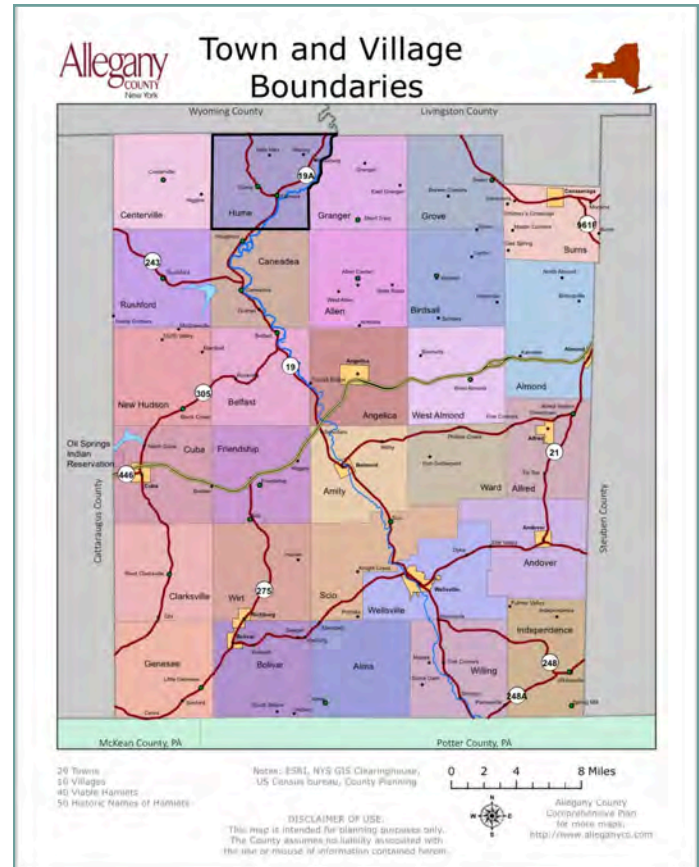
The Town of Hume is located in northern Allegany County, New York. As the map indicates, the Town is located along the border to Allegany and Wyoming County. The central business district (CBD) of Fillmore is still considered the heart of the community. The CBD is situated at the intersection of NYS Route 19 and NYS Route 19A. There are four existing hamlets within the Town; Fillmore, Hume, Wiscoy, and Rossburg.

### Early History (from Town website)

Hume was originally part of the territory known as the Town of Angelica. Nunda was split from that territory on March 11, 1808 and then the Town of Pike on March 3, 1818. Township 6, Range 1 of the Holland Land Grant officially became the Town of Hume on March 20, 1822. 'Brooks Gore' (Dutch Hill) was later added in 1846.

In the spring of 1806 at the age of 60 years, Roger Mills of Canajoharie, Montgomery County came here in search of a mill site. He traveled from Pike where he had spent the winter. There he hired a man named Olin for \$1.00 to lead him on his quest for land that would be of good use. Olin lead him through the Wiscoy Valley to the upper falls in Wiscoy Creek and there is where Roger Mills found the best location for water power.

The following year a dam was built across the creek and a sawmill was erected. In the winter of 1807 castings and stones were brought from Albany by sleigh by George Mills and Zach Keys. The following year a gristmill was added, the first in the area. Men came from as far away as Geneseo (40 miles) and were also assisted by native americans from the nearby Canaedeaa Reservation, to help in the raising of the mill. The mill was primitively constructed, its gearing, cog-wheels, etc. made mostly of wood.





In 1809 Elisha Mills sold the first stock of goods from the mill. Part of the mill was also used for housing and it is said that Goodwin Mills was born there. The mill was also used as a make shift "hotel", for people who had traveled a great distance. They were given a meal provided by the miller and the use of a sack or bag of grain for bedding. The mill served as the distribution center of mail brought from the nearest Post Office. The mill served many uses for the early settlers of this area which became known as Mills Mills. And so the growth of the Town of Hume began..“

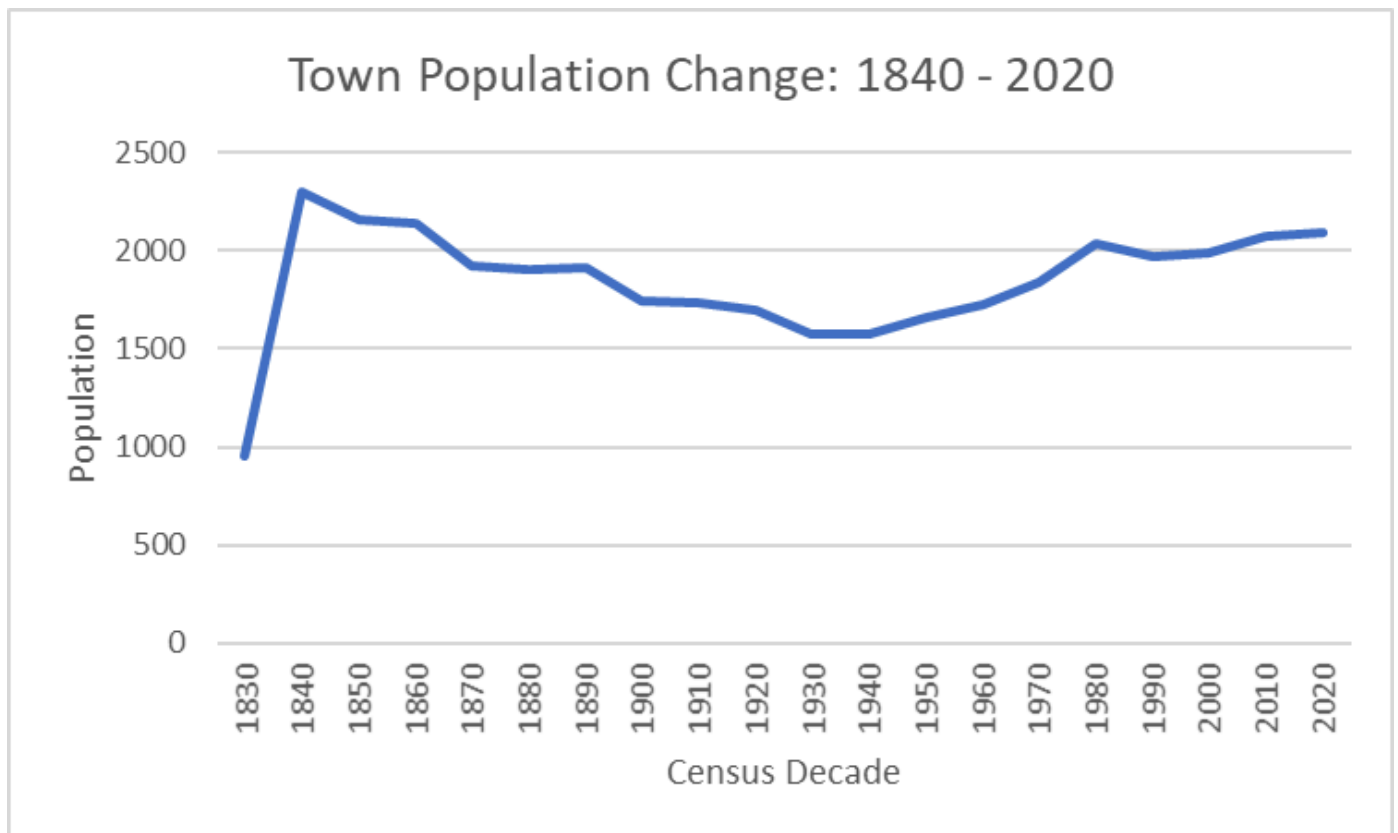
The Town of Hume is proud to have the FIRST town owned museum in Allegany County and the first in the Southern Tier, located on Claybed Road in the Hamlet of Hume.

According to the DEC Environmental Assessment Form, several properties in Fillmore proper and surrounding area are eligible for historic designation at either the State and National level. Those properties include Fillmore Central School, Wiscoy Hydroelectric Station #170, Wiscoy Creek Dam, St. Patrick’s Roman Catholic Church, St. Patrick’s Holy Cross Cemetery and several residential properties.

### Town Population History

Population history for the Town was obtained from the County Historian and the US Census Bureau. According to this information, the largest number of residents recorded within Hume was 2,303 in 1840. As shown in Figure 1, the Town’s population declined steadily until 1940 when it reached 1,577. In the years following World War II, Hume experienced a growth in population that was most likely due to the baby boom that was occurring across the country.

This increase in population peaked in 1980, followed by a slight decline. Since that time Hume’s population has increased steadily between 2010 and 2020. According to 2020 census, the population of Hume stood at 2,094.



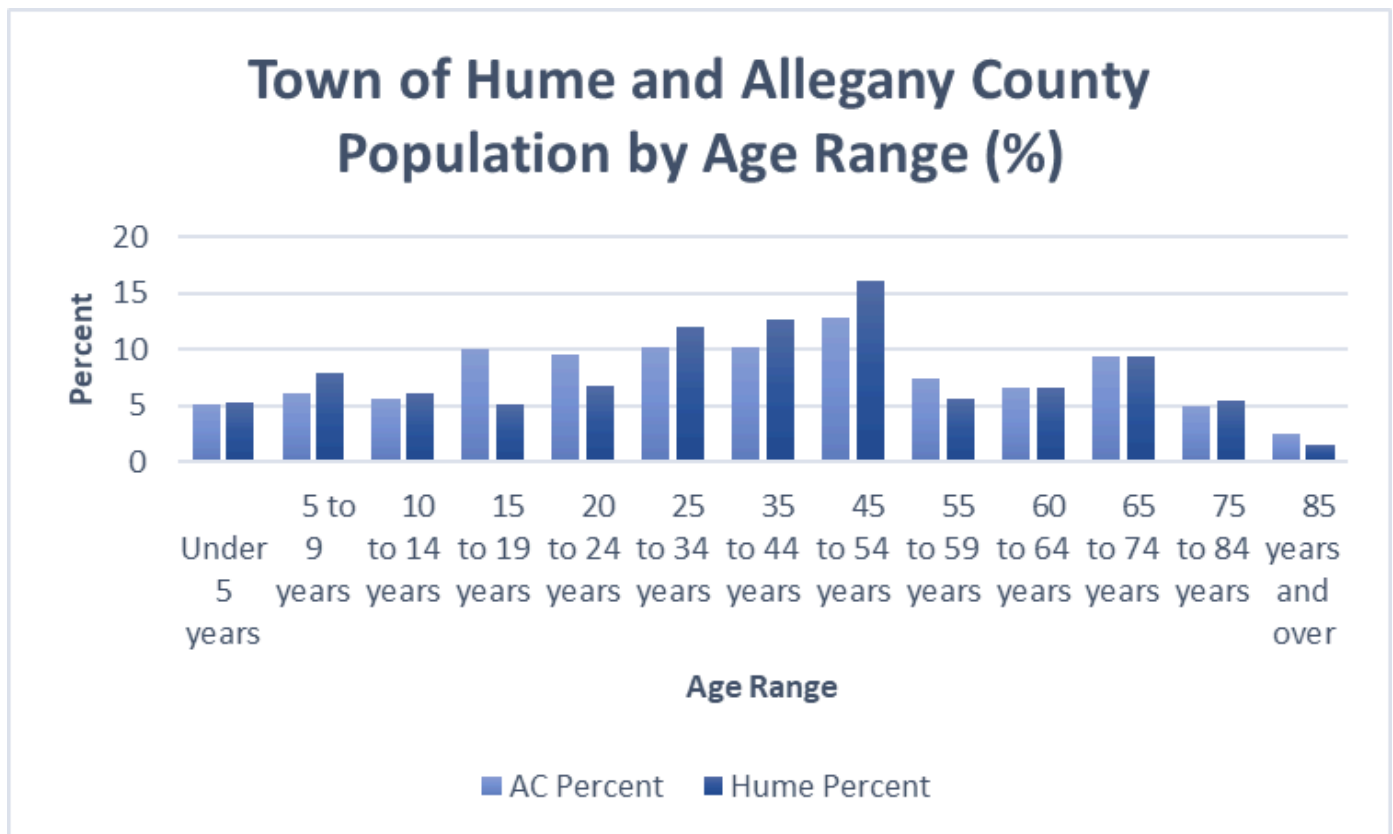


## Age of Population

The graphs shown below illustrate the breakdown of the Town and County population by age group according to the United State Census Bureau American Community Survey 5-year estimates. The median age in Hume is 42.6 years, which is notably higher than Allegany County at 38.5 years and New York State at 38.2 years. The gender population shows that is approximately 54% male and 46% female. In Allegany County, this comparison is at nearly 50% each.

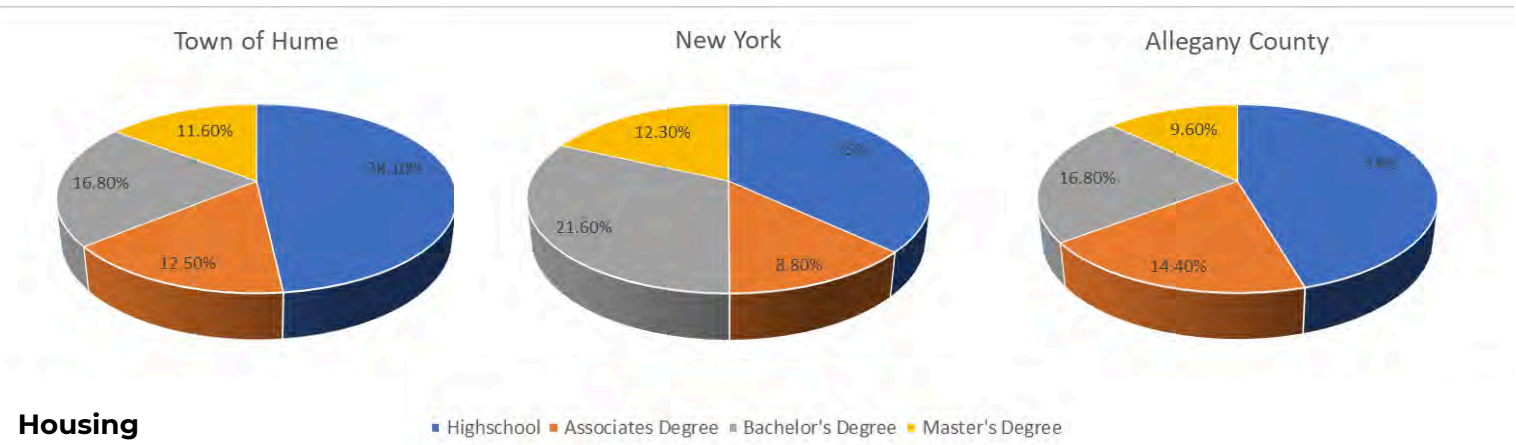
The age distribution of Hume is similar to that of Allegany County as a whole. However, Hume has a lower percentage of school aged children at 19%. In the 2010 plan, it was reported that the largest population group within the Town was 20-34 year olds. In comparison now, the largest population group within the Town has shifted to 35-54 year olds at 28.7%. This population sector are typically married, raising a family, and have an established career. People in this group are more likely to have a family, own a home, and be active members in their community. They are the most productive group in the workplace and are the least likely to move.

Finally, the combined percentage of those people approaching retirement (55 to 64 year-olds) and those people of retirement age (Over 65) is the second largest portion of the local population at 28.3%.



## Educational attainment

The figures below provides a comparison of the educational attainment for the Town, County, and New York State. A review indicates that Hume and Allegany County have similar education levels. In both the Town and County, over a third of all adults have at a high School diploma or equivalency degree. A comparison with New York State as a whole indicates that both Hume and Allegany County have a significantly lower percentage of residents with a Bachelor's or Master's Degree.



## Housing

According to the 2020 United States Census, Hume has a total of 883 housing units. Hume has a relatively high rate of home ownership with 85% of homes being owner-occupied as compared to the rate for New York State as a whole which is 54%. Homeownership is a widely-regarded measure of community stability due to the tendency of owners to invest in their properties and the community. These rates are a strength on which to build. However, this information may also be an indication that there may be limited rental opportunities within the Town.

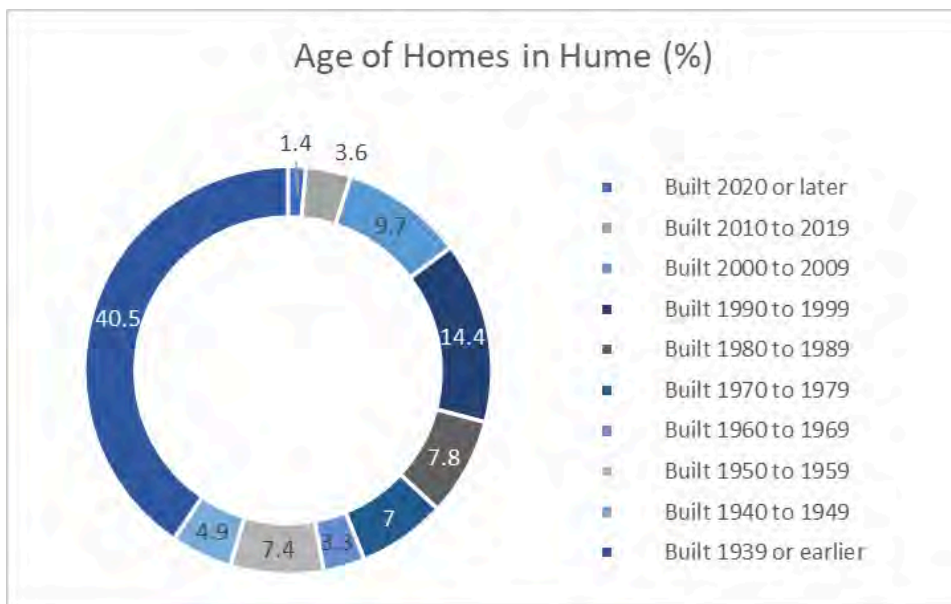
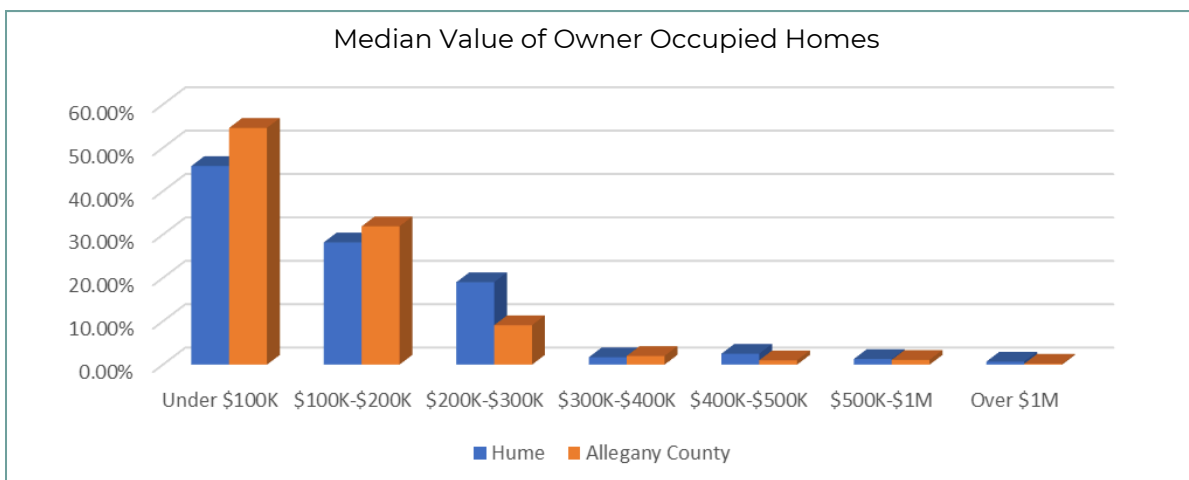
More than half of the housing stock in Hume was constructed prior to 1960, with more than 40% prior to 1940 and are single family housing averaging three bedrooms. This is not uncommon in New York State as whole, with an average of 53.1% constructed prior to 1960.

There are a number of factors that affect property values within a community. Communities with higher property values typically have good schools, safe neighborhoods, well maintained homes and provide convenient access to work and services and in turn increase the tax base for a town. As a result, the property values within a town or village reflect the overall quality of life enjoyed by its residents.

The 2020 census indicates that the median value of homes in the Town of Hume is estimated at \$106,100, which has gone up significantly since the 2010 census due to inflation rates all across the country, but is also significantly less than the rest of New York State with an average home value of \$384,100.



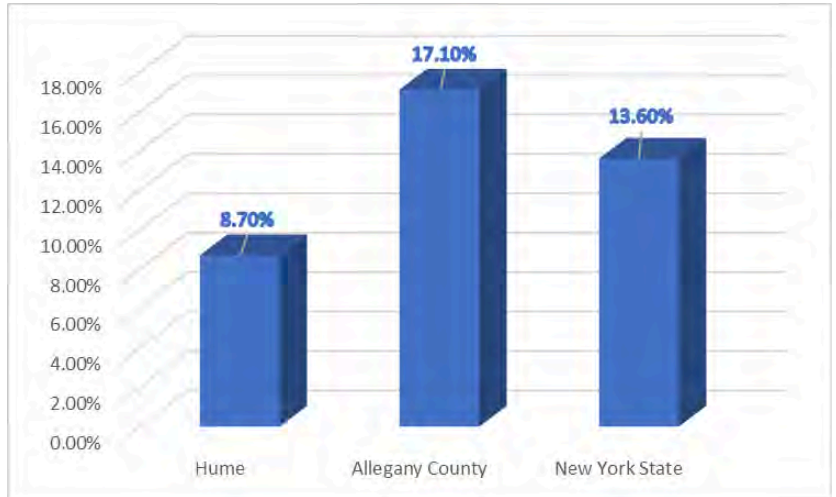
The age and size of these homes are of much concern to the residents in the area, as repairs can often be costly to aging homes. The lack of multi-family and rental properties is also a concern. According to data collected at city-data.com, between 2010 and 2022 twenty-six single-family new house construction permits were issued. While this indicates a slow but positive trend in housing development, additional options are needed to attract new residents to Hume, as well as to accommodate an aging population. As evidenced in the community survey and noted throughout this plan, the availability of senior housing is lacking.



## Family Income & Poverty

Family income is a traditional indicator of the quality of employment that individuals are able to find, their relative well-being, and their potential for investing in their property and community. Hume has a median family income of \$72,188 according to the 2020 Census. This is significantly higher than the County's median family income level of \$58,725 and only slightly less than New York State's level of \$81,386. The Hume Town Board is planning to conduct a family income census for those that are within the water district to gather a more accurate number. As indicated, Hume experienced an increase in their median family income since the first comprehensive plan was created in 2010. At that time the median family income was \$38,580.

A review of the persons living in poverty identified as part of the 2020 Census was conducted as part of this community profile. According to that information, the Town has a lower percentage of persons living in poverty than the County and the State, at 8.70%. The exact numbers are provided to the right.



## Economics

The town of Hume is home to a plethora of flourishing small businesses and shops. These businesses include professional services, small retail establishments, restaurants and small eateries, commercial specialties, and personal care services.

Valley Bread and Bounty occupies a former hardware store on Main Street in Fillmore, employing 13. Restaurants such as 71 West, Nevy's and the Corner Cafe provide the community with dining options. Located in the Village of Fillmore are a Dollar General, Fillmore Pharmacy and Shop N Save.

Paige's Parlor recently relocated to a newly renovated location, also on Main Street. Located just down the street is Walker Insurance Agency, also housed in a renovated building.

As part of a growing agritourism market, Spring Bottom Farm is located on Rice Road in Fillmore, selling meats and other goods. Hume is also home to a growing Amish population.

Built in 2016, The Wide Awake Club serves as the local library, a community hub, hosting club events and meetings. Prior to new construction the library previously occupied the former State Bank of Fillmore building.

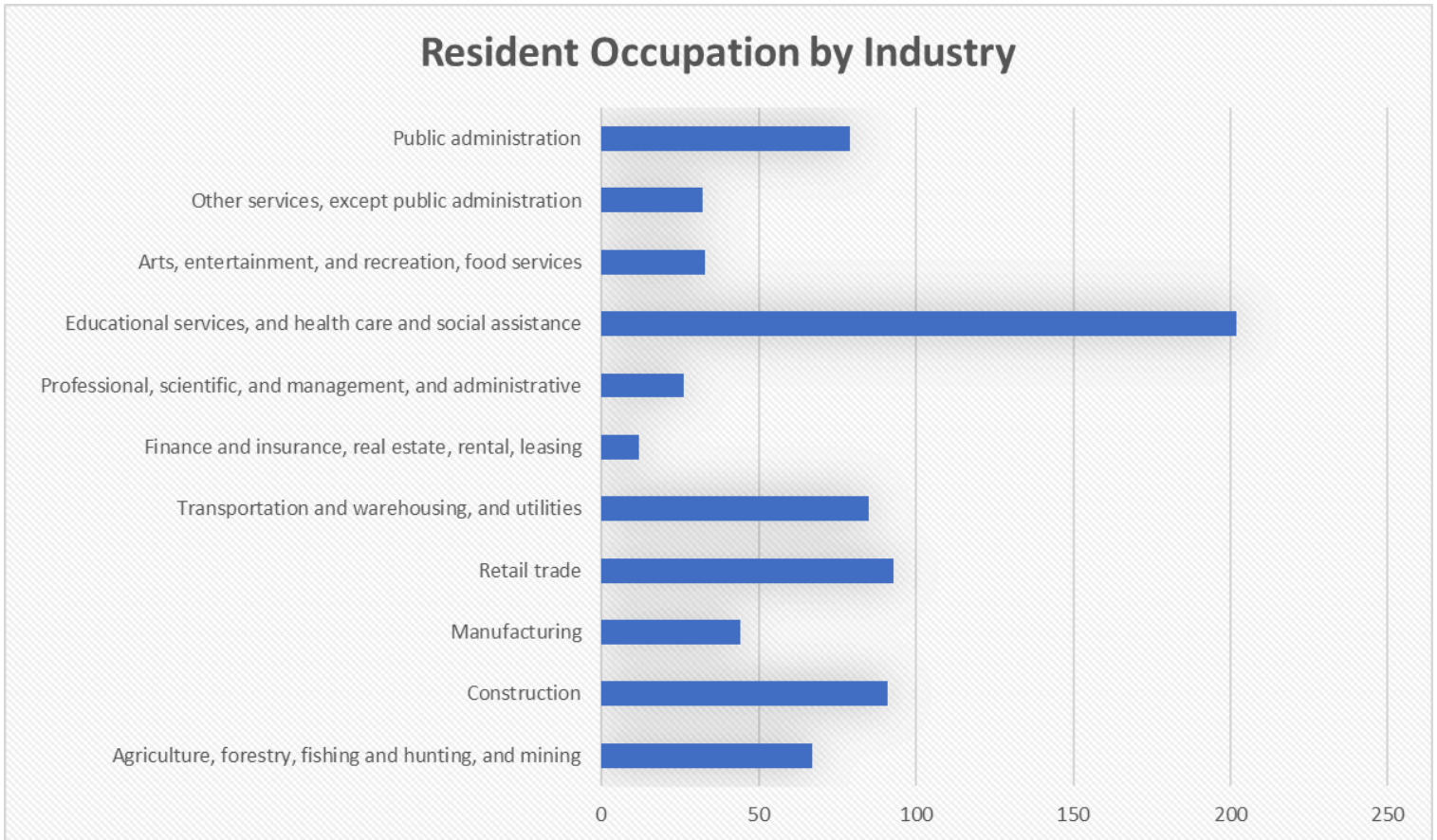




## Resident Employment and Occupation

The chart below illustrates the types of employment by industry held by Town of Hume residents. The largest employment sector is educational services, and health care and social assistance. Jobs in this sector can include; teachers, education administrators, physician's offices, hospitals, nursing homes, and youth and family service centers and more.

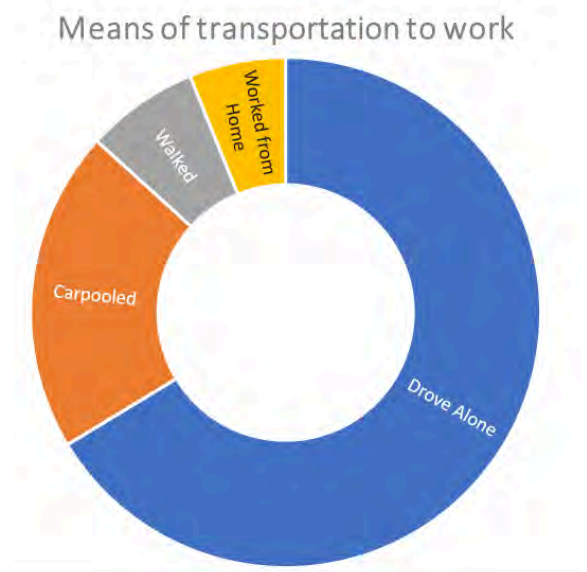
Retail Trade and Construction are similar in number, making them the second largest sectors. Public Administration, Transportation and warehousing, and utilities each have similar in number as well, bringing them in as the third largest sectors.



## Commuter Patterns

According to the 2019 American Community Survey (ACS), approximately 65% of Town of Hume residents drive alone to work. This is a slightly lower average than Allegany County at 76%, while higher than the New York State average of 50%.

20% of residents indicated that they carpool. 7% walk to work and another 6% work from their homes. The survey also indicated that zero residents rely on public transit for their work commute.



## Land Use and Development

The tables below contain breakdowns of the various land uses within Hume, while the existing land use maps delineate their locations. The data derived from the land use codes in the Allegany County Real Property Office tax files from 2023. Land use codes were developed by New York State to provide a statewide uniform classification system for assessment administration. It is the responsibility of the local assessor to assign each code to each property on an assessment roll.

CLASSIFICATION	PARCELS	ACRES	% TOTAL ACREAGE
100 - AGRICULTURAL	80	7,965.85	32.58
200 - RESIDENTIAL	718	8,287.63	33.90
300 - VACANT LAND	261	4,891.69	20.01
400 - COMMERCIAL	41	354.54	1.45
500 - RECREATION, ENTERTAIN.	2	241.19	0.99
600 - COMMERCIAL SERVICES	25	82.94	0.34
700 - INDUSTRIAL	1	4.5	0.02
800 - PUBLIC SERVICES	10	89.32	0.37
900 - WILD, FORESTED, ETC.	3	237.6	0.97
0 - NO PROPERTY CLASSIFICATION	64	2,293.2	9.38
TOTAL	1,205	24,448.46	100

In general, Hume has 1,205 assessed parcels covering nearly 24,450 acres of land. Residential properties that consist of primarily single family homes, and rural residential with acreage accounts for most of the acreage in the community at 33.9%. The page that follows provides a breakdown of all the residential codes under this classification.

While agricultural properties account for less parcels, it carries the second largest amount of land at 32.58%. The town also has a vast amount of properties classified as “vacant”, which can incorporate land from residential, commercial, industrial, agricultural or forested areas.

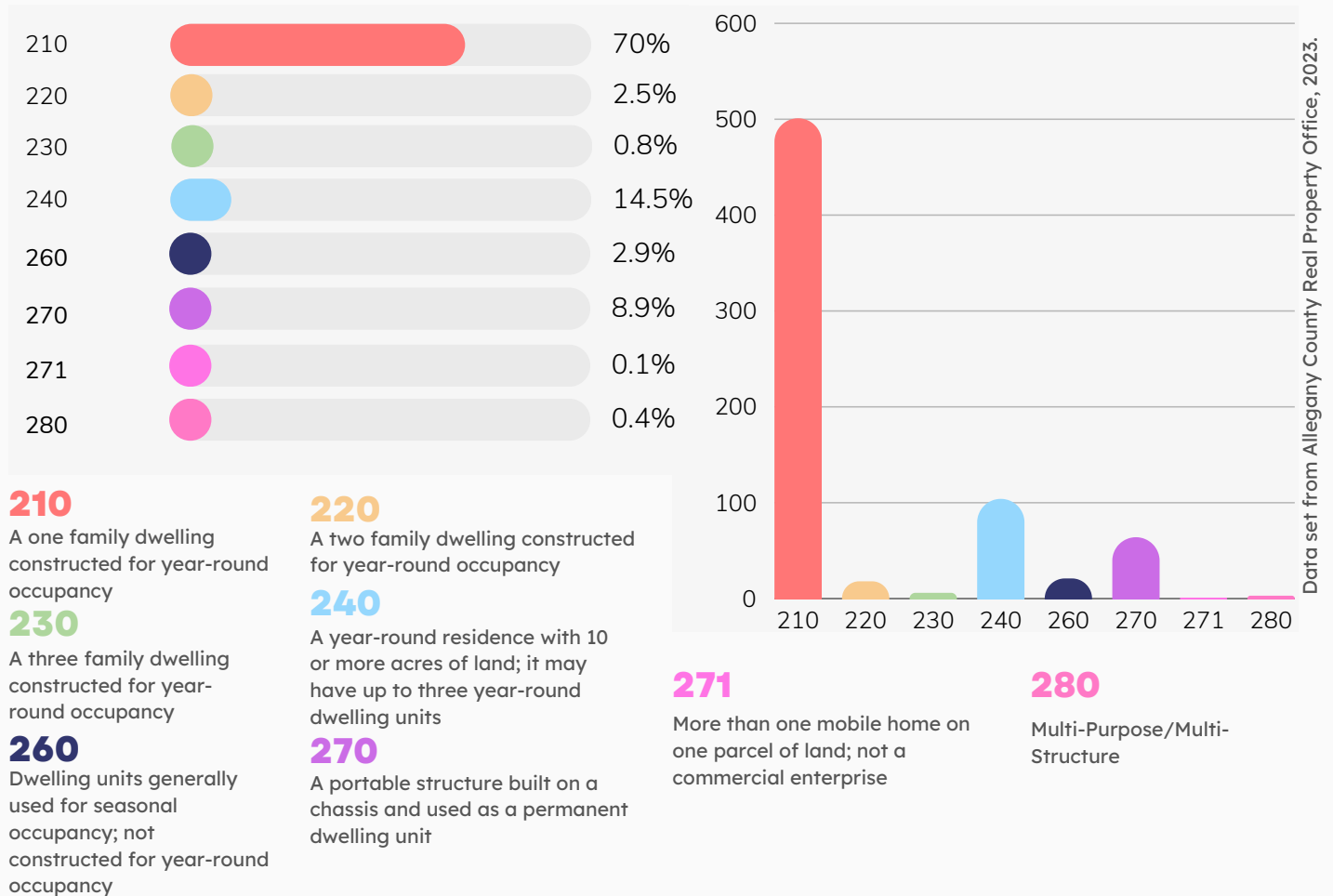
There are approximately 2,293 acres of land that remain undefined without a property classification. This could be due to a number of reasons that often vary by municipality, but are most often because the parcel was combined with another for tax assessment purposes.

A review of the existing land use map, provided in the appendices, indicates that agricultural uses are dispersed throughout the town. A significant portion of the town’s commercial land uses are spread along NYS Routes 19 and 19A, clustered in downtown Fillmore.

# 2023 RESIDENTIAL DETAILS

## TOWN OF HUME

There are 14 classifications codes under residential, which is defined as “a property used for human habitation”. In Hume, eight of those classifications are utilized and shown below. The table to the left provides the percent of parcels identified as each. The table to the right provides the physical number of parcels in each classification.



## Infrastructure

### Road Network/Highway Department

There is a total of just over **42** miles of road in the Town of Hume, **6.5** miles of which are unpaved.

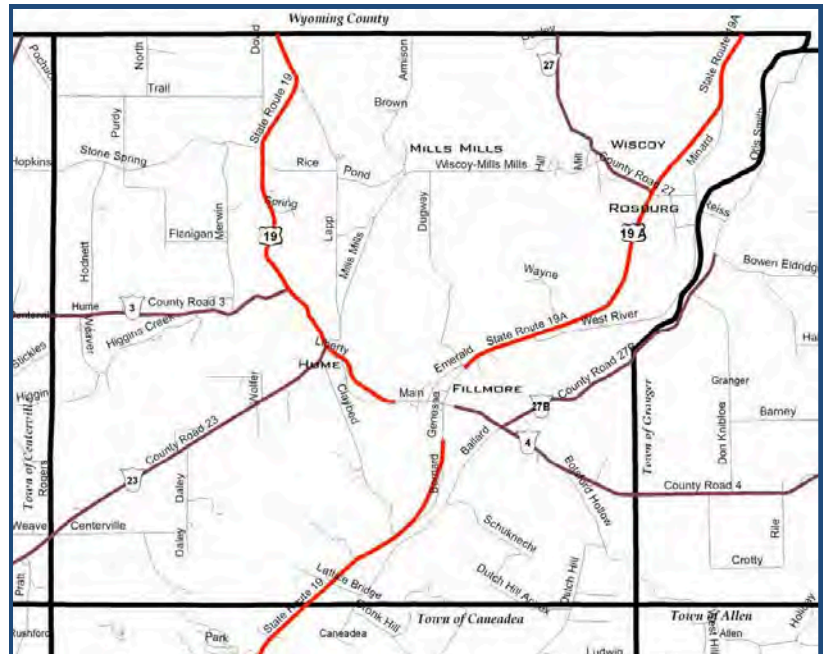
The primary travel routes within Hume are NYS Route 19 and 19A. These roads accommodate north/south travel across the Town. There are six county roads within the Town. These include County Road 3, 4, 23, 27, 27B and 36. Together these state and county facilities form the backbone of Hume's transportation system. Sidewalks are concentrated within the hamlet of Fillmore.

The town is currently working on sidewalk extensions within the hamlet of Fillmore, extending through Claybed Road, and to the pharmacy on NYS Route 19. The current streets outside of the hamlet at some points provide a small, almost unnoticeable buffer between vehicular traffic and pedestrian traffic, outside of the general road shoulder.

In the community survey, residents concluded that the general condition of the road network is acceptable, but most would like to see additional traffic calming methods, and improved walkability, safety initiatives and better landscape. A general traffic study of the area is recommended.

There are stop signs at the end of each town and county road. The only traffic signal in the community is at the intersection of Route 19 and 19A and it is currently a blinking light. The Town would like to explore and upgrade to the light, or removal and replacement with stop signs at that location. The last fatal vehicular accident in Hume was reported in 2012 on NYS Route 19; however, the amount of near misses and non-fatal accidents have increased.

Existing Road Network





## Local Government and Government Services

Hume is governed by a town board consisting of a Town Supervisor and four councilmembers. Government decisions are made by the Town Board. Their meetings are held the second Wednesday of each month and, if necessary, the fourth Wednesday of each month at 7:00 PM at the Town of Hume Museum/Courthouse at 10842 Claybed Road.

While there is currently not a planning board, it is the expressed interest of the Hume Comprehensive Plan Committee tasked with this update that the board, authorized by local law or ordinance, create a planning board consisting of five members.

The Clerk's office consists of : Town Clerk, Dep. Clerk, Records Management Officer (part-time), 2nd Dep Clerk (part-time) and Tax Recorder (part-time), and is responsible for tax collection, issuance of licenses and permits, recording, response to Freedom of Information Law (FOIL) requests, communication to residents, and offers notary services.

The Town Highway Department is responsible for general maintenance of all town roads. The department consists of four full time staff, one position is currently vacant. The town highway equipment included; two F450 pick ups with plows, one 3/4 ton pickup, a bucket truck, pay loader, road grader, excavator, wheeled excavator, and three ten-wheeled dump trucks. The highway department and salt shed are located on Route 19.

Government assistance programs and other activities are primarily the responsibility of the Allegany County government offices located in Belmont, NY, but some activities are offered locally as well.



## Local Laws

Local laws adopted by the Town of Hume are filed with the New York State Department of State pursuant to section 27 of the Municipal Home Rule Law and are available at the Clerk's office for review. If adopted incorrectly, a local law may be found to be invalid and unenforceable. For this reason all steps of the adoption process must be clearly documented, using board minutes and affidavits where appropriate, and they must be on permanent file in the municipal clerk's office for public inspection.

Local laws filed after January 1, 1998 are also available at <https://locallaws.dos.ny.gov>. A few of Hume's local laws are highlighted below.

### Local Law 1 of 2019

**A local law Regulating Use of Limited Use Vehicles and All Terrain Vehicles on Town Highways.** The intent of this law is to provide lawful operators of limited use vehicles and all terrain vehicles with suitable locations for their use, to encourage tourism but to discourage unlawful trespass upon public lands managed by the New York State Department of Environmental Conservation, private lands and unsafe operation of limited use vehicles and all-terrain vehicles. The Town Board enacts this law regulating limited use vehicles and all-terrain vehicles on town roads.

### Right to Farm.

The general purpose and intent of this law to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to support the initiation of farms, farm enterprises and agri-business, and to promote new ways to resolve disputes concerning agricultural practices and farm operations.

### Local Law 3 of 2019

### Local Law 1 of 2020

### Solar Energy Systems and Facilities Local Law.

Adopted to advance and protect the public health, safety, and welfare of the Town of Hume by creating regulations for the installation and use of solar energy generating systems and equipment. Objectives include; To take advantage of a safe, abundant, renewable and non-polluting energy resource; decrease the cost of electricity to the owners of residential and commercial properties, including single-family house

### Cannabis Opt Out

opting out of licensing and establishing retail cannabis dispensaries and/or onsite cannabis consumption establishments within the Town of Hume. This local law local laws is subject to a permissive referendum as outlined in section twenty-four of the Municipal Home Rule Law.

### Local Law 1 of 2021

## Water/Sewer

The location and intensity of new growth within the Town is dependent on the availability of public drinking water and sanitary sewer service. The public water system is owned and operated by the Town. In 2007, the Town consolidated Water Service Districts 1A, 1B, 2, and 3 into a single consolidated district. As shown in the Water and Sewer Service Map, the extent of the public water service within Hume is generally located as follows:

- Along County Road 3, east of Merwin Road past Cold Creek;
- Along NYS Route 19, from CR 3, through the hamlets of Hume and Fillmore;
- Along CR 4, from Fillmore to the Genesee River;
- Along NYS Route 19A from Caneadea to Wyoming County line; and
- Along CR 279 and the Genesee River.

The sanitary sewer service area is also operated by the Town. In July, 2008 a study was completed to evaluate the feasibility and costs associated with the consolidation of the municipal wastewater treatment systems for the Towns of Hume and Caneadea. According to that study, the Town of Hume's wastewater collection system was built as a grey water system, with each sanitary service having an individual septic tank. The purpose of each septic tank is to provide primary treatment, i.e. primary settling and anaerobic digestion of accumulated solids. The septic tanks discharge into small diameter interceptors which convey the primary treated wastewater to a pump station located in the northeastern part of Fillmore off Route 19A. The pump station transports the primary treated wastewater to the wastewater treatment facility (WWTP) located north of the Fillmore west of Route 19A.

A study was completed through the Engineering Planning Grant Program in 2022 evaluating the disinfection alternatives for the wastewater treatment plant, and in 2023, Hume was awarded \$1,000,000 grant funds through the Water Quality Improvement Project Program. This is allow for them to achieve required effluent disinfection by eliminating the wastewater treatment plant, upgrading the Route 19A pump station and constructing a regional pump station with forcemain that discharges to the Town of Caneadea's wastewater treatment plant, ultimately improving the water quality of the Genesee River.

The existing sanitary sewer service within Hume generally consists of the former Village limits of Fillmore. The recent sewer evaluation confirmed that the existing sewer system has the capacity to service an additional 60 residential units within Fillmore.

Allegany County is currently working on a Comprehensive Sewer Study that will include a thorough analysis of conditions of existing sewer systems including the Town of Hume, as well as the needs of areas not covered by municipal systems to facilitate economic growth. The expected release date is in early 2026.





## Cable/Internet/Phone Providers

According to the data received from the Allegany County Telecommunications Development Corporation and STW, the Town of Hume is primarily covered by Spectrum (green), Armstrong (gray), and Hughes Net (red). The map below is provided in the appendix. Frontier also provides DSL service and satellite services are available through several entities. Southern Tier Wireless also offers an alternative service in the area as part of Allegany County's broadband initiative.

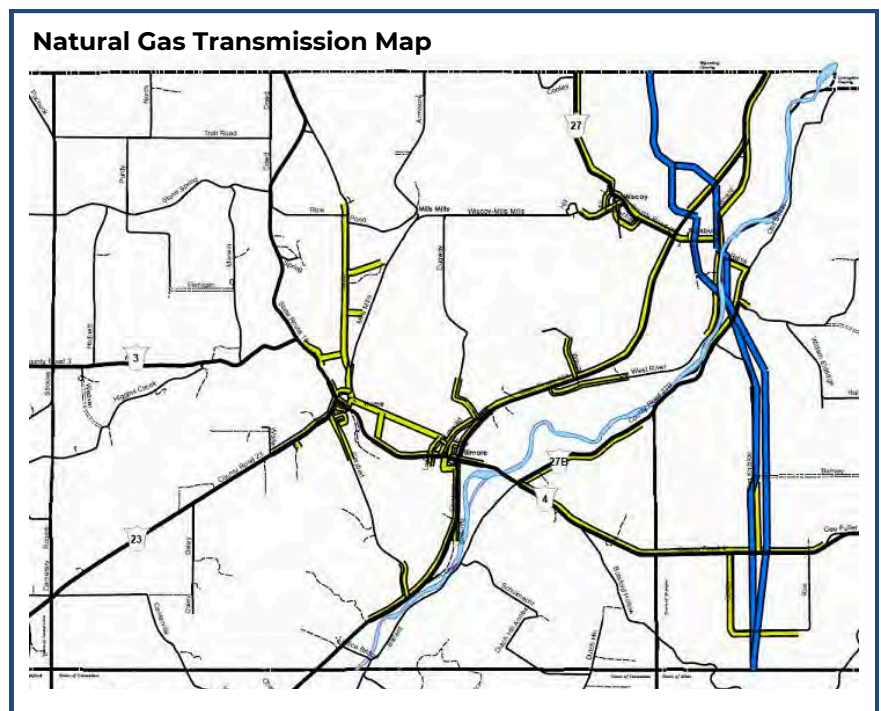


Cable Provider	Type
Spectrum	Fiber
Armstrong	Fiber
Spectrum	Coax
Starlink	Satellite
ViaSat	Satellite
HughesNet	Satellite
Frontier	DSL

## Energy

Hume is serviced by RG&E for electric services. In recent years, New York State has deregulated the services so customers have a choice of supplier. The local distribution company of natural gas within Hume is the Fillmore Gas Company.

The company responsible for supplying natural gas is Dominion Transmission Inc. According to their website, Dominion operates one of the largest underground natural gas storage systems in the United States, with links to other major pipelines and to markets in the Midwest, Mid-Atlantic and Northeast regions of the United States. They maintain 7,800 miles of pipeline in six states; Ohio, West Virginia, Pennsylvania, New York, Maryland and Virginia. They store and transport large quantities of natural gas for large customers, such as major utilities and power plants.





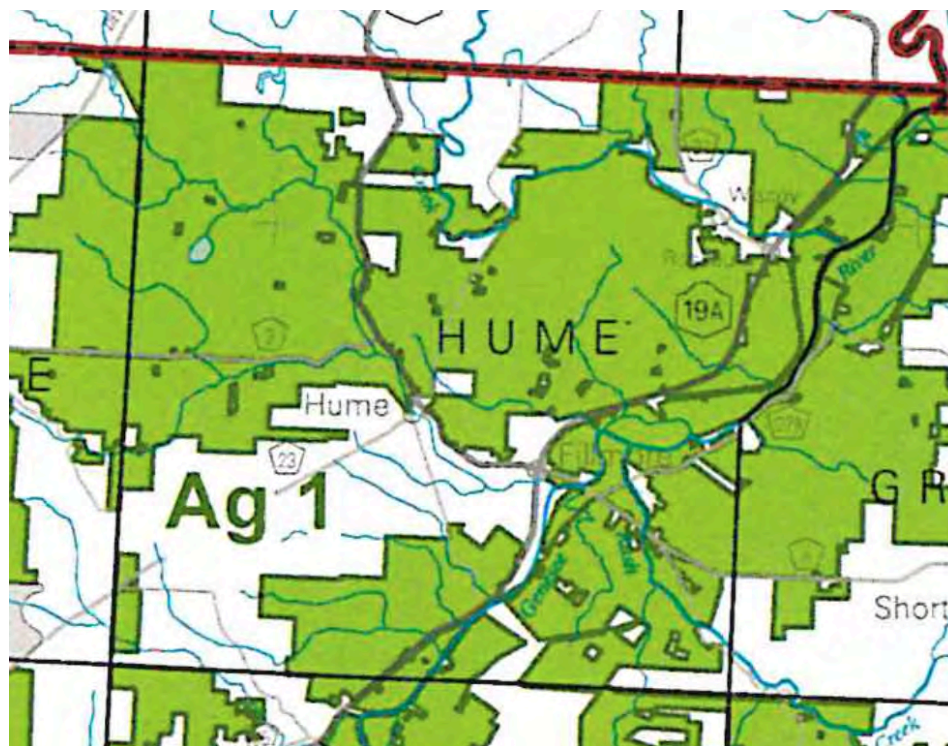
## Agricultural Lands

Farming and agricultural related businesses remain one of the Town's primary business sectors. The United States Department of Agriculture National Agriculture Statistics Service released the last Census of Agriculture in 2017, with an update expected to be released in November 2024. According to the 2017 Census of Agriculture, there are a total of 91 active farms within the 14735 zip code. Out of the 83 farms, most of which the primary operator lived on the farm. Of the commodities field crops, hay, cattle and food were mentioned. It is important to note that farming in the community has changed over the years and the community has transitioned from traditional farming operations to those that support smaller operations, tourism activities and food stands. There has also been an increase in the amish population, utilizing farms and other in home business operations.

The Town of Hume is in Allegany County's Agricultural District 1 with the towns of Allen, Birdsall, Caneadea, Centerville, Grove, Granger, New Hudson and Rushford, most recently modified in 2024. There were 812 landowners with 55,203.7 acres in the district - 17 additional landowners and 1,865.6 acres were added during the 2024 update. Over 40% of the landowners are in Hume. Of the more than 57,000 acres, 16,170.48 of that is in Hume, a substantial amount of land in the community.

The agricultural district program was developed to preserve, protect and encourage continued use of farmland for agricultural production. Benefits of participating as a landowner include property assessment values, minimizing adverse impacts to farmlands and right to farm protection. Property assessments done on land that is in an agricultural district are based on the agricultural production, rather than its development value, and limits the power to impose other benefit assessments. It also provides a mandate to avoid or minimize adverse impacts to farm operations when pursuing projects that involve acquisition of farmland and other land use activities that may impact nearby farm operations. The Town of Hume enacted its Right to Farm law in 2019, which discourages private nuisance lawsuits against agricultural practices.

The map below provides the 2017 properties within the agricultural district in Hume. The update with additional properties discussed above has not been released yet.





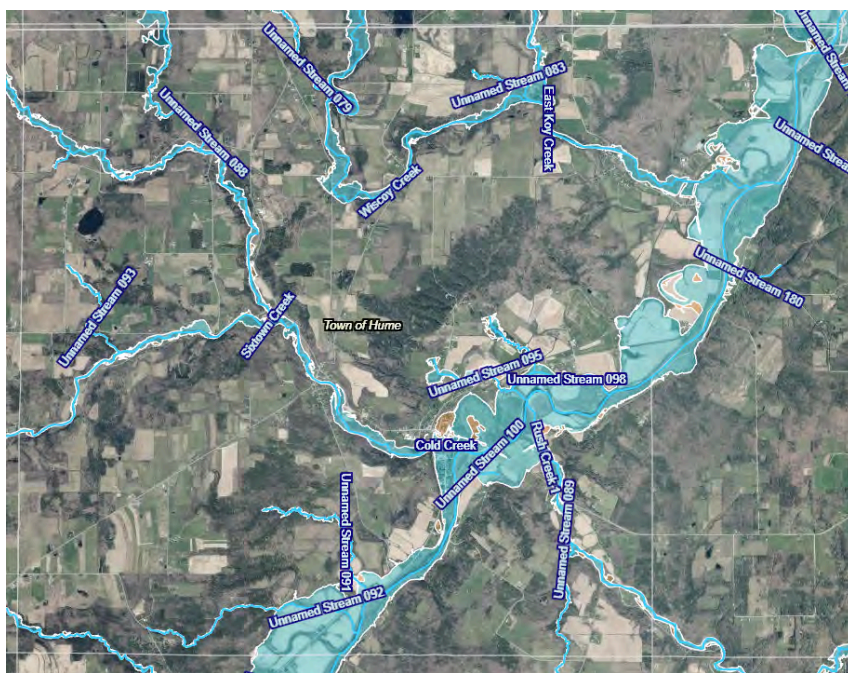
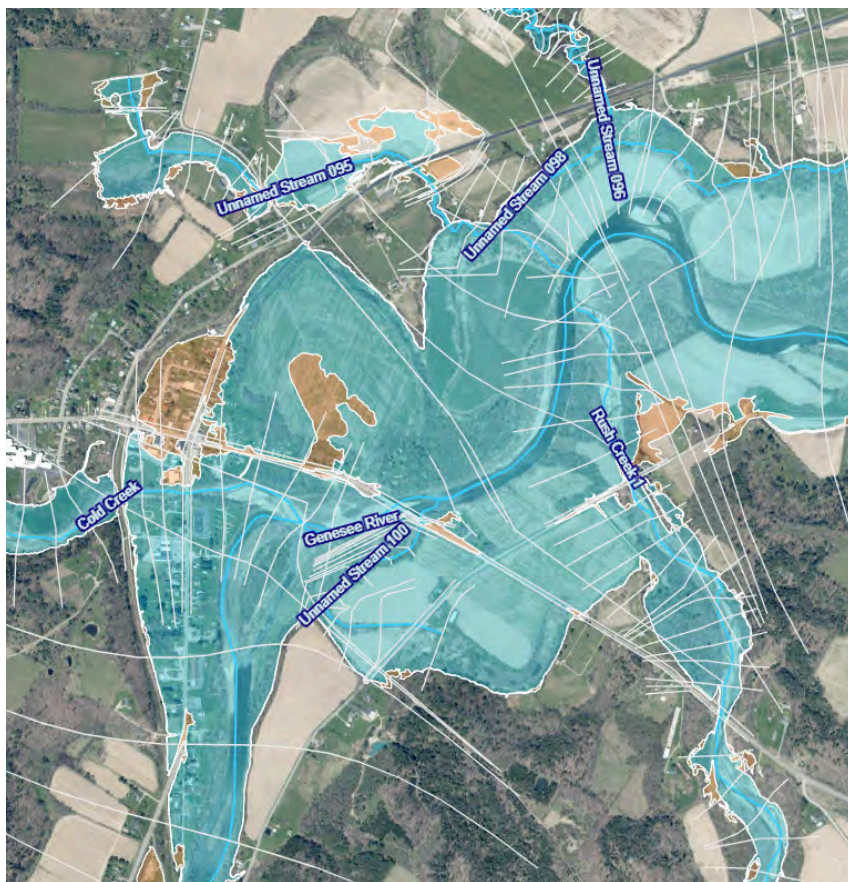
## Wetlands/Floodplains

In June 1972, tropical storm Agnes caused severe flooding in Pennsylvania and southern New York. The flood, on many major streams were the highest known since the river valleys were settled. Maximum discharges were as much as twice the discharge of a 50-year flood. In southern New York, large areas in Corning, Elmire, Wellsville, Salamanca, and in many smaller communities were inundated to depths of several feet. Levels of all of the Finger Lakes were higher than any previously recorded, and extensive flooding of lakeside properties resulted.

The extent of flooding shown on the map was delineated by the U.S. Geological Survey from earlier photography and limited field survey.

The investigation was conducted in cooperation with the State of New York and the U.S. Army Corps of Engineers.

Hydrologic studies have made it possible to mathematically calculate or model watersheds based on topography, soil characteristics, rainfall data, watershed areas, etc. and to determine a probability factor for flooding occurrences at various stream flows. For example, a 100-year flood is a calculated flow that has a one percent (1%) chance of occurring in any year, and a 10-year flood has a ten percent (10%) chance of occurring in any year. Under normal conditions, stream flows are contained within an existing channel. During periods of heavy precipitation and/or excessive storm runoff, increases in flows can exceed the capacity of the channel, also known as the floodway, and cover adjacent lands. The location of the 100 year flood plain and the floodways map is shown below. The FEMA Region 2 Base Level Engineering Viewer was updated in 2019 and provides the most up to date data.





## Trails/Recreation

There is no shortage of outdoor recreational activities in Hume. Designated as a “Trail Town”, Hume boasts everything visitors need to for a complete outdoor adventure, from farm-to-table dining to camping, and everything in between. Explore the Genesee Valley Greenway Trail along the Genesee River in Hume, which connects to Letchworth State Park and includes 90 miles of trails. The New York State Bike Trail runs along Route 19 and 19A.

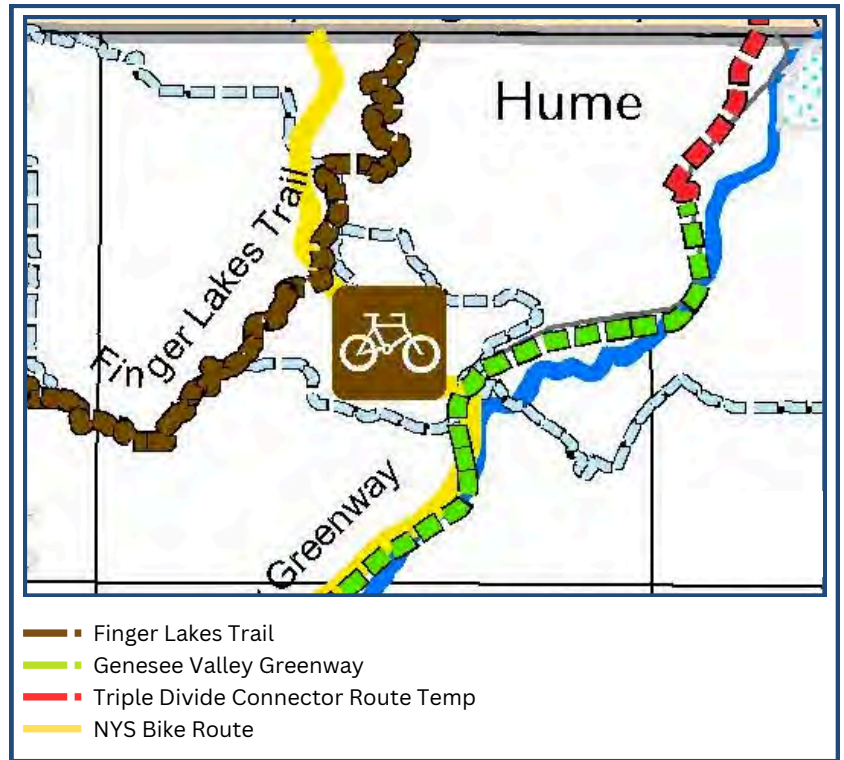
Hike the Finger Lakes Trail along Higgins Creek. Discover the beauty of Wiscoy Falls, which connects to the Genesee River on the east. Kayak, fish or take a dip in the Genesee River. Go birdwatching along the trails or in a neighboring state forest.

The 1,395-acre English Hill State Forest contains a mixture of native hardwood species and planted conifers. There are no designated trails but hiking is allowed throughout the property. Hunting and trapping is permitted on the property in accordance with all game regulations.

Also, located in Hume is Swift Hill State Forest, which covers a total of 1,569 acres. The forest contains a mixture of native hardwood species and planted conifers.

Hume is in close proximity to Letchworth State Park (less than 15 miles). Known as the “Grand Canyon of the East”, Letchworth features 14,350-acres of year-round recreation and scenic beauty. The park boasts horseback riding, biking, nature, history and performing arts, guided walks, tours, whitewater rafting, kayaking, a pool for swimming, games area, and hot air ballooning.

Hume also has several assets dedicated to youth sports and outdoor play. The Hank Miller Memorial Park (pictured below left) is home to Fillmore Little League and boasts two baseball fields. In addition, Fillmore Park (pictured below right) is located behind William P. Brookes Hose Company #1 has a community pavilion and playground.





# Hume is a Trail Town

In 2020 Letchworth Gateway Villages (LGV) out of Perry, NY and its network of partners were awarded funding from [USDA Rural Development](#) and the [Northern Border Regional Commission](#) to launch a Trail Town initiative in [10 communities](#) across the rural Genesee Valley Region in 2021-2022. Three of those communities reside in Allegany County - Cuba, Caneadea and Hume.

[Trail Town Programs](#)® revitalize rural communities by growing outdoor tourism and small businesses. First launched in 2007 by the [Progress Fund](#) to help support communities along the 150 mile Great Allegheny Passage (GAP), the program now helps trails nationwide follow their lead. Using a combination of consistent trail-wide marketing, infrastructure improvements, business coaching and support, Trail Town initiatives have proven to be an effective approach for growing rural economies.

In 10 years, the [Allegheny Passage Trail Town](#) program was able to grow 65 new businesses and 270 jobs, achieving an overall economic impact of \$50 million per year with 40% of local income generated from outdoor recreation (an increase of 25% from when the initiative started).

As part of this program, communities receive key benefits including small business coaching and support; consistent marketing, branding and wayfinding; increased visibility to strategic visitor markets; improved capacity at the municipal level; and a model trail town program.

In 2022, Parks and Trails New York provided grant funding in total of \$50,000 to the trail town communities, allowing them to take advantage of visitation to the Genesee Valley Greenway and other outdoor recreational resources in the area, foster place-making efforts, create safer streets for cyclists and pedestrians in Trail Town communities, and implement projects identified in the Genesee Valley Trail Town Initiative's community action plans.

Hume was awarded grant funding to demolish a former tennis court in town-owned park space directly adjacent to the greenway in preparation for the site to be used as a community gateway, and the purchase and installation of bicycle racks at three locations. Installation of wayfinding signage and other improvements have also been completed. The Hume Trail Town Committee intends to continue to make improvements along the Genesee Valley Greenway and make the area more inviting to all visitors of the trail community.

LGV continue working with municipalities in Southern Monroe, Livingston, Wyoming and Allegany Counties to develop a network of Trail Town hubs along the Genesee Valley Greenway State Park and Genesee River corridor. The project aims to boost outdoor recreation, create more resilient communities and support the region's post-COVID recovery.



## Volunteer Organizations

Ambulance Services - Emergency Medical Services in the Town of Hume are provided by the Fillmore Rescue squad which is part of the William P. Brooks Hose Company #1 fire department. They are contracted to provide service in the towns of Hume and Granger and portions of the towns of Allen and Centerville. There are about 15 active members working to provide this service. This agency is one of the last non billing ems agencies in the county providing service at no charge to the service recipient. Back up service is provided through mutual aid agreements with surrounding communities and through MTS. Currently the agency houses two ambulances, one a 2021 model and the other a 2015.



Current squad members keep updated credentials through a continuing medical education program authorized by New York State. operating funds are provided through town contracts, fundraisers, and community donations. The annual chicken barbecue scheduled for each Memorial Day is a long standing community event and sees significant community support. The squad is always looking for volunteers because the process of certification is time consuming and requires a significant amount of commitment. Members report significant satisfaction in being able to serve their neighbors and friends in their times of greatest need.

Fire Services - There are approximately 45 volunteer members combined within the fire departments in the Town of Hume with a working fleet of five fire trucks. Mutual aide services are provided between William P. Brooks Hose Company #1, Wiscoy-Rossburg Volunteer Fire Company, Centerville Memorial Fire Company and the Short Tract Volunteer Fire Company. Members complete required New York State trainings in coordination with the Allegany County Office of Emergency Services and surrounding counties.



Rev-UP Hume - Established in 2022, this volunteer based, collaborative community planning committee works on behalf of town residents and businesses with a goal to revitalize, unify and promote Hume through strategic planning and pursuit of funding. There are eight board of directors and four different action groups within the organization. With their involvement in community engagement, Rev-Up Hume often hosts community or sponsors community events and posts them on social media as well.



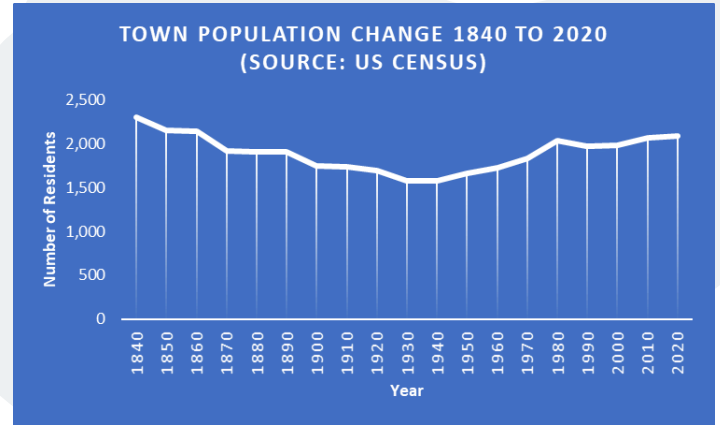
Most recently, they hosted a pumpkin carving workshop in collaboration with Eric Jones, Fillmore Central School and Friends of the Genesee Valley Greenway, featuring a ribbon cutting for the newly constructed pavilion, followed by a pumpkin carving workshop and a Greenway hike where all the carvings were displayed along the trail.

# Town of Hume Demographics At a Glance



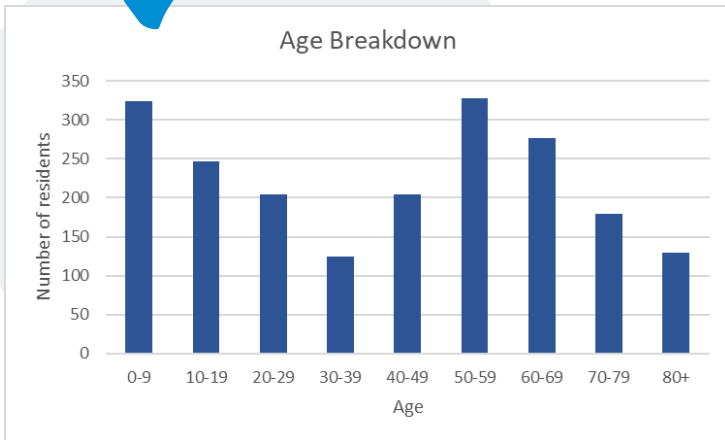
## Population

Per the 2020 Census, the town population was 2089, which represents roughly a 3.16% increase since 2015.



## Age Breakdown

The median age in Hume is 45.9.



## Median Home Value

According to 2020 Census

**\$106,100**

About 10% above average median home value in Allegany County of 93,200.

## Number of Housing Units

According to 2020 Census

**883**

### Types of Structure

- Single Unit - 79%
- Multi-Unit - 10%
- Mobile Home - 11%



## Median Household Income

According to 2020 Census

**\$72,188**

About 25% above average median household income in Allegany County of \$58,725.

## Average Commute

According to 2020 Census

**32.7 minutes**

About ten minutes longer than the average commute in Allegany County.



## Educational Attainment

According to 2020 Census

**92.6%** are high school graduates or higher

**28.6%** have a bachelor's degree or higher

# SECTION 4

## THE PLAN

### Community Vision

It is the vision of Hume to remain a town known for its rural vistas and thriving hamlets. Residents enjoy a variety of living options from country homesteads to more densely populated neighborhoods in the hamlets. The Town and its partners provide quality community resources that serve to improve the quality of life in the community and make Hume an attractive place to grow-up, work, raise a family, and retire.

The community fosters community pride by promoting their thriving school, anchor businesses and growing economic enterprises. The town takes pride in its farming heritage and cares about its natural resources as evidenced by its efforts to preserve its rural environment. The Town will achieve this vision by engaging its residents, capitalizing on its assets, and ensuring future public and private investments are developed in a manner that enhances the character of our hometown.

# KEY ISSUES

In August 2023 the Planning Committee participated in a brainstorming exercise to identify the community's strengths, weaknesses, opportunities, and threats. A partial list of the issues raised by the group are listed below and are the basis for the Comprehensive Plan. The Plan will build upon Hume's strengths and opportunities, while it addresses its weaknesses and threats. (The complete list of issues raised by the Committee is contained in the Comprehensive Plan's Appendix.)

## Strengths

- Quiet, friendly and safe place to live
- School is first rate – provides entertainment, sports, enrichment opportunities.
- River, hills, geography, natural landscape
- Proximity to College, Letchworth State Park – increase in visitors/rentals
- People want to stay & move here - retirement
- Strong fiscal position & low(er) taxes
- Recreational opportunities (hunting, fishing, snowmobiling, etc.)
- Good road system
- Stable community with strong family bonds/ties
- Housing is affordable compared to state/national average
- Good infrastructure – public water, electricity, internet
- Business climate has improved

## Opportunities

- Presence of farming – farmers market, Amish population growth, hobby farms
- Recreational resources (Greenway, creek, parks, Genesee River, etc)
- Wiscoy Creek – wild trout, well known.
- Additional public recreation sites – now have fewer.
- Access to river by Little League fields, Cold Creek. needs signage
- Waterfalls at gorge, County Route 23
- Addition of trails for community loop
- Cultivate a welcoming, inclusive community
- Market first rate school
- Tourism – downtown shops, create marketing material
- Town website upgrades
- Pursue partnerships with school, college, etc.
- Quality of existing housing
- Proximity to new cheese plant
- Renewable energy – solar and wind
- Architectural / historic buildings & metal bridge
- Main Street grant for homeowner repairs, upgrades
- Functional business core, enhance Main Street

## Weaknesses

- Junk stored on properties & un-kept properties
- Business climate is weak, lack of local jobs – has improved
- Population decreasing - young people moving away, lack of senior housing.
- Number of residents living in poverty creates negative frame of mind moving forward
- Lack of community communication
- No Chamber of Commerce, or clubs like Rotary, Lions
- Universal loss of volunteers (fire, ambulance, nonprofits)
- Distance to cultural events
- Fearful of partnering with outside organizations
- Many local farmers are gone - farms now operated by Wyoming County farmers
- Lack of housing options
- No senior living facility
- Lack of medical facilities

## Threats

- Flooding & erosion issues (Genesee River, Cold Creek, etc)
- Public drinking source (well) is near creek erosion
- Portion of town in 100 year flood plain
- Junk, blight
- Decline in student enrollment
- Drug use
- Phone/internet/cable TV dead zones
- Increase in vagrant population



# PRIORITIES

It is clear when comparing the 2010 Hume Comprehensive Plan to the community survey conducted in 2023, as well the brainstorming results from subsequent planning committee meetings that the priorities of Hume have remained constant over time. This Comprehensive Plan should focus on the following issues:

- 1 Providing quality community services at a reasonable cost; and recruitment of quality, medical services to the area;
- 2 Creating a wider range of residential living opportunities, especially for senior citizens making senior housing a high priority;
- 3 Fostering a more vibrant local economy;
- 4 Enhancing and strengthening the traditional character of the hamlets, fostering community pride and providing support to residents to assist in property clean up;
- 5 Preserving the Town's rural landscape;
- 6 Maintaining the small town atmosphere that residents enjoy; Protecting the environmental features of the community; specifically, the Genesee River;
- 7 Continuing to seek partnerships between the Town and with other regional entities;
- 8 Showcase and enhance Hume's history.

## **Leveraging our Strengths;**

- *Quiet, friendly and safe place to live.*
- *Well regarded school system/facilities*
- *Natural resources, geography*
- *Proximity to regional attractions*
- *Preservation of Agriculture*
- *Recreational opportunities*
- *Good highway & road system*
- *Stable community with strong family bonds/ties*
- *Affordable housing*
- *Good infrastructure – public water, electricity, internet*
- *Small businesses*

These key issues form the basis of the community's vision and policy areas within the Comprehensive Plan. The information contained within the Community Profile will help to formulate the plan's objectives.

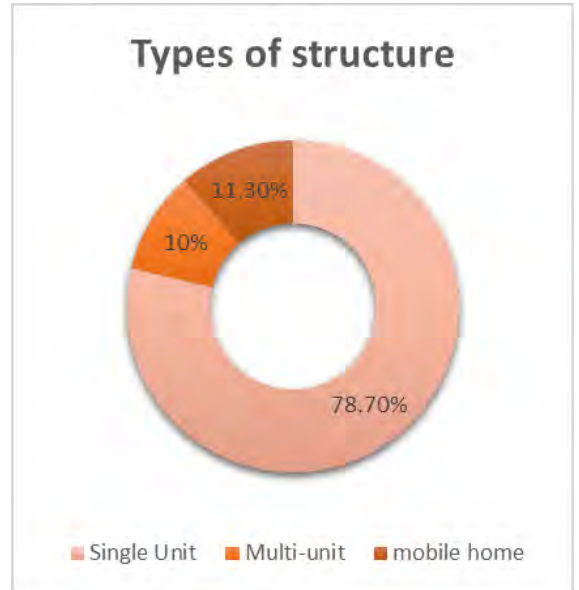
In addition to the items discussed in this plan, goals and objectives from the Allegany County Multi-Jurisdictional Hazard Mitigation Plan, specifically the annex for the Town of Hume, should also be considered.

# ACTION PLAN

## Residential Living

### Goal/Policy:

It is the policy of the Town to have neighborhoods and residential living opportunities that are safe, attractive and foster an active lifestyle for people of all ages. In the hamlets, the Town will focus their efforts on preserving the quality and character of existing neighborhoods while developing new neighborhoods that reflect a more traditional development pattern. Outside of the hamlets, future residential development will be located in a manner that efficiently uses available infrastructure capacity, while minimizing the loss of high-quality farmland and avoiding environmentally sensitive areas. Over the next decade, Hume will strive to have a combination of housing types available to residents of various ages, incomes, and family structures.



As evidenced throughout the survey results, a need for quality affordable and available housing is top priority. It is recognized that to attract younger families to the area, suitable and affordable housing options are needed. When young people cannot afford to live in an area, population and community character can be negatively impacted. This in turn can affect the robustness and resiliency of the community. In addition, a lack of senior housing will push aging residents, many who have lived in Hume for decades, to seek housing outside the area.

### Objectives:

Preserve or increase existing property values.

One of the primary factors that determines the value of housing in a given area is the overall economic health and desirability of the region in which it is situated. The presence of junk stored on properties throughout the Town was seen as a key issue that should be addressed over the next decade. The Town should do more to facilitate the removal of large junk items, sponsoring more pick-up days, and publicizing them more aggressively. It may be appropriate to charge a nominal fee for this service (five dollars per stop, perhaps). The Town should also continue to have public officials tour the Town periodically to enforce existing junk rules. The Town should no longer rely solely on neighbors turning in neighbors, but should take this responsibility on itself. Finally, the Town should investigate the possibility of a tire pick-up and recycling program. This may even be a possible opportunity for the Town to encourage a local enterprise that would draw business from the surrounding area.

Increase the variety of living options available, with an emphasis on senior housing.

Throughout the public input process used to develop this Plan, it was made clear that the Town should work toward the development of senior housing. Town residents do not want to see the Town act as a developer, but they are strongly convinced of the need for such a facility, and would like the Town to pursue all means short of acting as a developer (e.g. identifying developers, offering incentives to developers, etc) to get such a facility built. All the committee's research suggests that there is adequate demand to justify such a facility. Residents are not interested in a high level of assistance, but in a low level that would enable reasonably healthy senior citizens to remain in the Town past the point where home ownership becomes an excessive burden for them. Rent assistance and grounds keeping are the main forms of assistance for which there is a strong public demand. Those in attendance at the public meetings were clear about their preferred location for such a facility: downtown Fillmore. They stressed repeatedly how important it is for residents of such a facility to be able to walk to the post office, the grocery store, etc. There are several potential sites that fit these criteria.



Encourage a dense living pattern within and immediately adjacent to the hamlets.

As new residents choose Hume as a place to live and raise a family, there will be a need for new housing units within the community. How this demand for housing is accommodated will directly impact the existing small town character that residents enjoy. Throughout the public input process there has been a consistent desire expressed by both the Steering Committee members and the attendees of the various workshops to continue the traditional residential development pattern with smaller lots within and adjacent to the hamlets and more rural living elsewhere in the Town as depicted on the Future Land Use Map.

The recommended housing density within and immediately adjacent to the hamlets should be a maximum of a one unit per ½ acre lot, also referred to as two units per acre. However, higher densities ranging from three to four units per acre would also be appropriate. These densities are consistent with the existing settlement pattern within the hamlets of Fillmore, Hume, Wiscoy, and Rossburg. Opportunities for even greater housing densities should be facilitated in the form of apartments or homes that are typically 6 to 12 units per acre.

The benefits of expanding outward from an existing hamlet or village center have been well documented. One such benefit includes enhancing the character of the hamlet by creating dense, walkable neighborhoods. These dense neighborhoods maximize the number of households that can be accommodated within the available land area, thus reducing the need to build houses on one, two, or five acre lots within the Town. As a result, the development pressure on Hume's farmland and open space will remain low.



Hamlet of Fillmore - Eagleview 2023

The preferred level of residential density within the hamlets can best be achieved with access to public drinking water and sewer service. Water service is currently provided by the Town within the hamlets of Fillmore and Hume. However, the only available sewer service is within Fillmore. As a result, the Town would need to extend sewer service to Hume and water and sewer service to the Wiscoy-Rossburg areas. In the meantime, alternative methods of waste disposal were investigated to accommodate increased residential densities. Currently the sewer plant is at maximum capacity. Work is underway to connect to the wastewater plant in Caneadea. Currently the town contracts with an outside company to pump the septic tanks of those homes in the hamlet of Fillmore that do not have municipal sewer hookup at an interval of once every three years.

## Action Items

### Residential Living

SHORT-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Pursue development of senior housing units. Seek developer(s) and funding.	NY Forward, DRI, AARP	Local leaders, non-profits, grant writers, civil engineers, State officials
Facilitate/sponsor garbage/junk pickup days and publicize in the community.	General fund, ACAF	ACAF, Town Highway Dept., County DPW
Enforce junk storage and blight ordinance.	General fund	Code Enforcement Officer
Develop a recycling program for tires, whitegoods, etc.	General fund, ACAF	Code Enforcement Officer, ACAF
Partner with Allegany County OFA on age-friendly community planning, strategies, opportunities for growing the aging population.	AARP	OFA, Ardent Solutions
Create a plan for marketing the community to both potential residents, business owners and investors, include market research, costs associated, tax incentives and possible grant opportunities	Market NY	ACIDA, Rev Up Hume, State officials
Review and revise building code ordinance or consider zoning ordinance that will ensure any new industrial and commercial developments are attractive with minimal impacts to adjacent properties.	General fund, ESD	Code Enforcement, Town Board, Planning Board, AC Planning, ACIDA
Schedule routine tours with town leaders and code enforcement to identify problem areas.	General fund	Code Enforcement, Town Board
Meet with LandBank to learn more about the organization and how they may be able to help with housing opportunities and blight properties.	General fund, CDBG	ACLB, Town Board, State officials
Extend and improve public water/sanitary sewer facilities to serve development in areas identified for growth in this plan.	EFC	RCAP



## Action Items (continued)

MEDIUM-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Market ideas and the area to developers; buy, build and rehabilitate.	CFA, CDBG	AC Ec Dev, ACIDA
Seek out local non-profits to rehabilitate existing buildings.	CDBG	ACCORD, Arbor Development, Habitat for Humanity, other local housing authorities
Partner with organizations that work to promote “live where you work” initiatives.		AC Ec Dev, ACIDA, Young Professionals Group
Hire a consultant to complete a study to identifying ways to improve walkability	AARP, NYSDOT	OFA, Ardent Solutions, AC Planning
Work with local realtors, Land Bank, developers to determine possible locations for senior housing complex.	CDBG, HUD	Landbank, ACIDA, AC Ec Dev
Hire a consultant to conduct a town wide housing inventory to determine unit types, affordability, and accessibility.	CFA, CDBG	Allegany County, HCR
Preserve vacant properties with a focus on rehabilitation and reuse.	CFA, CDBG	Landbank
Promote and utilize an incentive system for residential property upgrades.	PILOTS, Tax Credits	ACCORD, Town Board
LONG-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Expand water district into Wiscoy and Roszburg.	EFC	AC Health Department
Keep up on current housing initiatives and policies.	CDBG, HUD	ACCORD
Prioritize development in relatively close proximity to public utilities.	ESD	AC County Planning
Foster partnerships between private lenders and housing organizations to connect homes that are undergoing foreclosure with new owner-occupants or investors.	Banks	Landbanks, Arbor Development, ACCORD, HUD
Work with community development financial institutions to develop or promote existing home improvement and renovation loan products/grants.		Banks, ACCORD, community organizations, Rev-Up Hume
Pursue development of senior living and higher level of care senior centers.	CFA, CDBG	ACCORD, OFA

# Community Resources

## Goal/Policy:

It is the policy of the Town to have community resources that provide a high level of service to the local businesses and residents at a reasonable cost. The quality of life within Hume is positively impacted by the health and safety benefits provided by law enforcement and emergency service providers, as well as public water and sewer service (in certain areas). The community's wellbeing is ensured by the combined efforts of the school district, the library, the faith community, and public recreation facilities. As the population characteristics change within the community, it is imperative that the community resources continue to meet the needs of Town residents.

## Objectives

### Provide quality delivery of services necessary to ensure the health, safety, and welfare of residents.

The health, safety, and welfare needs of a community continually change over time for a variety of reasons. It could be the result of an increase in population or a shift in demographics such as an aging population. Sometimes the needs change due to emerging interests, for example a trending sport or activity. The Town and its partners will have to monitor the community's requirements and respond accordingly. The public input process used to develop this plan indicated that three areas of concern for residents include access to healthcare needs, emergency medical services and law enforcement.

Healthcare - Throughout the outreach process one thing that was made abundantly clear is that access to healthcare is a challenge and a real concern amongst residents of all ages. As residents continue to age, it will become more difficult for them to travel outside the area to have their healthcare needs met. There is not currently a medical facility or dental office in Hume. The closest primary care doctor is in Houghton. It was noted that the Houghton facility has a relatively high turnover in providers. The Town and its partners intend to engage larger medical organizations - University of Rochester, Olean Medical Group and the like, in hopes of encouraging expansion of services to Hume.

Emergency Medical Services (EMS). - The Town has grappled with a shortage in EMT volunteers for years, which sadly is not unusual for rural communities. There has long been a struggle to recruit new volunteers to replace long-time aging volunteers. New legislation aims to help reverse decades-long declines in volunteer emergency responders, such as increased personal income tax credits. If such incentives do not produce enough volunteers, the Town should look at ways to supplement EMS coverage, such as partnering with MTS or providing a unique local incentive. If EMS availability problems are countywide, the Town should lobby the county to establish a centralized, county-wide service.



Law Enforcement - Community policing, like sidewalks, is an area in which residents are willing to see the Town invest directly and significantly with public funds. Residents especially want to see speeding checked by consistent law enforcement, although they have other concerns as well (e.g., good order at all hours around local bars) The Town should explore each of the following options, with the aim of, one way or another, reestablishing a substantial local police presence: a contract for services with the county sheriff's office; a paid constable; a citizens' patrol; or a part-time police officer.

Fire Department - Fire response is covered by volunteers of Fillmore William P. Brooks Hose Company, which was founded in 1887 and Wiscoy Rossburg Fire Department. Volunteerism is down in recent years. There are several Junior Fireman programs in the region with the closest being in Houghton, Wiscoy and Rushford. Similar to EMS, the Town should consider local incentives and promote a regionalized program to support response.



Unimproved Roads - An unimproved road can be described as one that is surfaced using dirt or gravel. There are just over 50 miles of roads within the Town; approximately 6½ miles remain unimproved. The process of improving the roads consists of putting down a layer of cold mix paving to provide a more durable surface for driving and snow plowing. Over the next decade the Town will continue to upgrade one to two miles of these roads on an annual basis.

Water & Sewer System Improvements - The Town's existing sanitary sewer system is nearing its capacity. In addition, the lack of water or sewer service in densely populated areas like Wiscoy-Rossburg create a potential hazard to public health. As a result, the Committee identified improvements to its public water and sewer system as a high priority. The town has completed several evaluations of the existing systems and have identified potential solutions with the assistance of the Town Engineer. Hume and its leaders will continue their efforts to fund and implement these solutions over the planning horizon.

Creation of a Town of Hume Planning Board - The Town does not currently have a planning board, only a planning committee whose sole purpose is to complete the update to the comprehensive plan. The Planning Board would take on the responsibility of shaping guidelines for future development, based on The Comprehensive Plan. In addition, planning boards typically review all development projects, and make recommendations on all commercial, industrial, and business development, as well as land use considerations or other projects as deemed appropriate by the town board. They would also be tasked with generating and reviewing proposed ordinances intended to become part of Hume Town Law, while working closely with the Town Board and Code Enforcement.



Enhance recreation and leisure activities within the Town.

Over the next decade, the Town should invest in improved and expanded parks and trails, considering among other possibilities a splash pad, a public pool, a significant redesign of the Fillmore park, and a new park on the outskirts of Fillmore.

The Town should partner with The Hume Trail Town Committee and Friends of the Genesee Valley Greenway (FOGVG) to expand efforts on trail maintenance and expansion, promoting the 1.8 mile Fillmore portion of the Greenway as “the perfect place for an easy walk, jog, or bike ride off the paved path.” During the completion of this plan the FOGVG was notified that they were awarded \$5,000,000 to the New York State Department of Parks, Recreation and Historic Preservation to construct and improve culverts in key drainage locations parallel to State Route 19/19A and construct a continuous trail in sections previously lost due to disrepair or erosion.

The Hume Trail Town Committee and other trail towns, in partnership with Letchworth Gateway Villages, developed a Trail Towns Design Guide that provides preliminary design guidance with regards to attracting visitors, communicating authentic stories and prioritizing their signage and infrastructure update to cater to potential users.

In addition to the items mentioned above, Hume should work with the GVG to develop a better parking area and utilize the signage recommendations from the Trail Towns Design Guide. The current parking area, while next to the greenway is not clearly identified as parking, and often causes parking congestion, blocking a private drive in the area.



Top left photo: Genesee Valley Greenway State Park Fillmore Site Access on Music Way. Photo by Jules Hoepfing

Top right photo: People walking on the trail at the Fillmore Site. Photo by Friends of the Genesee Valley Greenway.

Lower left photo: Current Genesee Valley Greenway State Park Fillmore Site Access parking area. Photo by Steve Thomas.



## Expand the number of volunteers in the community.

The volunteer fire company, an institution that dates to Ben Franklin, is slowly going the way of the horse-drawn pumper. Blame it on the changes in society: longer commutes, two-income households, year-round youth sports, chain stores that won't release workers at midday to jump on a firetruck. Blame it on new folks in town who don't even know the department is volunteer. Blame it on stricter training requirements and fewer big fires and the lure of paying fire jobs in the cities. The kinds of volunteers who used to be able to cover weekday calls — farmers, shop owners, factory shift workers — are becoming as rare as a firehouse Dalmatian. But even though emergency calls are up, the number of volunteer firefighters has dropped nationally. According to FASNY Secretary John D'Alessandro, "Over the past 20 years, New York state has seen a significant decrease in the ranks of volunteer firefighters by approximately 40,000 individual."

The declining interest in volunteering is spreading beyond firefighting into other facets of communities across the country. Community organizations are struggling to maintain the membership levels necessary to meet their operational needs. A smaller percentage of the local population are volunteering, and those that do are spread thin, doing too many things as they recognize the need. Throughout the county, the smaller percentage of volunteers is combined with little or no population growth and is resulting in a significant loss of volunteer resources in communities similar to Hume.

In order to ensure that the staffing levels of existing community resources are adequate, the Town and local service providers will have to actively recruit new volunteers into the various organizations on an ongoing basis as well as consider merging services with neighboring municipalities. The community should have a recruitment strategy that includes:

- Educating potential volunteers on the mission and importance of the various local community organizations.
- A public outreach program within the community must be developed and maintained. This campaign should include the school system.
- Asking for volunteers. This should be a combination of an ongoing recruitment effort as well as more focused membership drives.
- Maintaining a volunteer database. Every volunteer should be entered into a database in order to facilitate matching a volunteer with an appropriate activity.
- Having jobs ready for volunteers to do. If volunteers are not called upon in a timely manner, it sends the message that the organization does not really need or is ready for any assistance.
- Recognizing volunteers for service.

**VOLUNTEERS  
NEEDED**



# Action Items

## Community Resources

SHORT-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Create a Town of Hume Planning Board.		Town Board
Work with OFA to identify other aging in place initiatives.	AARP	OFA
Work with County EMS and MTS to recruit EMS volunteers, educate on the importance of volunteerism.	AFG, Safer Program	EMS, MTS, EOS, Fire departments
Voice support for a county wide EMS service.		911, Sheriff's Department, OES, local legislators
Lobby state police for expanded patrols, especially during events and on school days.		NYSP, local legislators
Promote Hume's Genesee Valley Trail Town designation and utilize guidelines developed.	NYS Parks, ESD, Trail related grants	LGV, Parks & Trails NY, NYS Parks
Work to restore the museum and make it more accessible to the public.		
Host EMS trainings in Hume, or within close proximity.		EOS, Fire departments
Work with local educational institutions and EOS to promote need and educate on the importance of volunteering/civic engagement opportunities.		Houghton University, Fillmore Central School, Leadership Allegany, Young Professionals, Houghton Academy
Ensure all municipal officials and employees are provided with adequate access to necessary education and training.	General fund	AoT, NYPF, STW, DOS
Continue to explore the feasibility and efficiency of sharing specific municipal operations and services. Explore partnership with local schools.		County DPW, AC Highway Superintendent's Association, Fillmore Central School, Alfred State College
Engage larger medical organizations; University of Rochester, Olean Medical Group, etc. in hopes of encouraging expansion of services to Hume.		UofR, OMG, Rural Health Network, Ardent Solutions, Health Department, AC Ec Dev

## Action Items (continued)

MEDIUM-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Research and implement possible incentives to offer fire and EMS volunteers.		EOS
Maintain public facilities at consistently high levels and commit resources for street and sidewalk maintenance, street cleaning, and general community appearance.	CFA, DOT	Town Highway Dept., USDA, NYSDOT
Identify changes to improve stormwater management.	CFA	
Complete improvements and upgrades to sanitary sewer system and increase capacity.	CFA, EFC	
Seek grants for recreational improvements, parks and trails.	NYSOPRHP	Hume Trail Town Committee, NYPT, GVGSP, LGV
Connect hamlet sidewalks to trails.	Parks & Trails NY	Hume Trail Town Committee, NYPT, GVGSP, LGV
Create a program that regularly recognizes community volunteers, or have special sessions during Town Board meetings.		Town Board, Fire, EMS, other volunteer organizations
Complete a traffic study at the intersection of SR-19 and SR-19A to determine safety needs.	DOT	Health Department, Cornell Local Roads, AC Highway Superintendent's Association
LONG-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Upgrade remaining unimproved roads.	CHIPS, DOT	Cornell Local Roads, Town Highway Dept, County DPW, DOT
Review this plan on an annual basis to monitor progress, ensure relevancy with changing conditions and amend as necessary.		Town Board, Planning Board, AC Planning
Continuously inspect, maintain and replace or repair existing infrastructure through long term capital budget practices to ensure services meet the needs of residents and businesses.		Town Department of Public Works

# Hamlet Revitalization & Economic Development

## Goal/Policy:

It is the policy of the Town to focus future public and private investments within the four existing hamlets. In addition, the hamlet of Fillmore should continue to serve as the economic, social, and cultural center of the community. Over the next decade, the Town will strive to improve the appeal of the hamlets in order to attract new services, shopping opportunities, civic uses, jobs, and unique housing options. The community recognizes that there may be some economic development opportunities that are best placed outside of the hamlets due to their particular needs or their potential to negatively impact the traditional character of the hamlets.

## Objectives

Develop an outreach campaign to increase the number of local jobs available, promote existing businesses and solicit new businesses that are consistent with our community objectives.

The Town should place a premium on growing the number of jobs available within the community. More specifically, the emphasis should be on higher paying jobs typically associated with industrial operations or professional services. Minimum wage positions (usually associated with the retail sector), while important to provide entry level employment, should not constitute the majority of jobs created within the community.

In order to achieve this objective, the community must facilitate the expansion of existing businesses as well as the recruitment of new businesses. However, the Town does not have the human and financial resources necessary to effectively implement an economic development strategy by itself. In order to overcome this, they will need to continue to work closely with local, regional, State, and Federal organizations.

The Town should undertake some simple steps to help lay the ground work for economic development. The Town may wish to conduct a market study to determine the spending patterns of the local residents and to identify any leakages that might be able to be recaptured by an existing or new, local business. This study may be undertaken in conjunction with the County to determine how Hume fits into the overall regional approach to economic development and job creation. The results of the market study should be reconciled with the wish list of goods and services that residents identified in the community survey. This information would serve to provide an informed next step by enabling the community to target their efforts as well as the efforts of other economic development organizations.

A “Welcome Committee” could also be formed to meet with businesses interested in expanding or locating within the Town. The membership can be tailored to meet local needs but could include at a minimum: an elected official, Public Works Superintendent, and a member of the business community. This committee is intended to provide positive feedback and guidance to business operators in an informal setting. Topics of discussion typically include: where to locate; local code requirements and necessary approvals; summary of local planning efforts; and any capital improvements that may be necessary to accommodate the operation.

Locate civic and social uses within the hamlets.

Fillmore currently has a number of civic uses located within the hamlet. These include; the school, library, post office, and Town Hall. These uses attract visitors into the hamlet to complete regular transactions such as borrowing books or paying bills. Once these visitors are in Fillmore, it is common for them to patronize other businesses nearby. Meanwhile, the hamlet of Hume boasts, the FIRST town owned museum in Allegany County and the first in the Southern Tier! The Town should make every effort to place additional civic uses in the hamlets in order to increase the stream of visitors into Fillmore, Hume, and Wiscoy-Rossburg and add to their vitality.



Develop a more pedestrian friendly environment within the hamlets.

With respect to sidewalks, the community consensus is clear. This is one of the most important areas for the Town to address in the coming year or two. It is one of several areas in which residents seem willing to see the Town invest directly and significantly with public funds. The priority areas are, in order: West Main St. in Fillmore, S. Genesee St. out to the pharmacy, Emerald St., and the Town's other hamlets, notably Hume. The community could benefit from a walkability study, assessing the overall built environment and to help identify and clarify the factors that impede walkability.

Increase the number of people living in the hamlets.

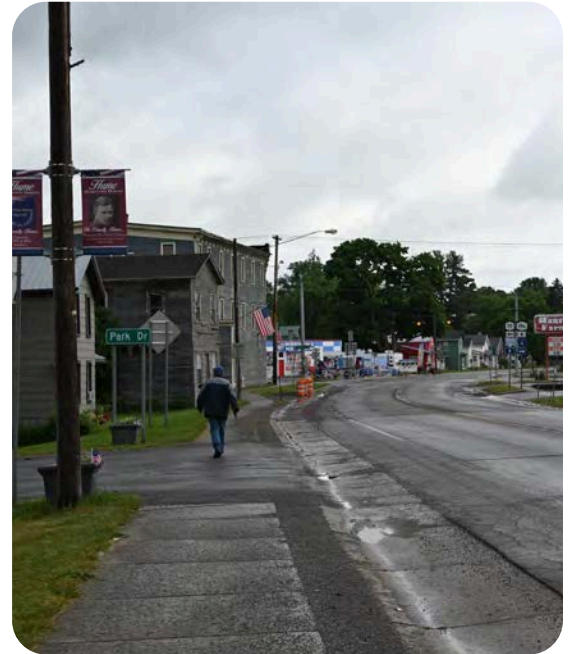
A strong residential component is critical to a prosperous hamlet or village. Hamlet residents enjoy close proximity to restaurants, shopping, and professional services and increase the demand for these products and services. Furthermore, these residents ensure that the area has activity throughout the day and into the evening. As new development occurs within the hamlet areas, the Town should strive to increase the number of residential units within each hamlet. The NYS Housing Trust has established the NYS Main Street Program to enhance downtowns across the state. One of the key components of this program is the creation of new residential units in the upper floors of older buildings. Hume should discuss this funding opportunity with the owners of the traditional buildings within downtown Fillmore in order to gauge the level of interest in creating new or rehabilitating existing units to make them more marketable.

Preserve the historical and architectural value of sites and structures.

The Town has a number of historic and architectural assets throughout the Town. However, a significant portion of these resources are clustered in the hamlets. The Town does not have any local regulations in place to protect these buildings and sites. As a result, Hume should utilize the NYS SEQR process as appropriate. According to SEQR Handbook published by the NYSDEC, —The terms archeological and historic resources are also often referred to as cultural resources. These resources may be located above ground, underground or underwater, and have significance in the history, pre-history, architecture or culture of the nation, the State, or local or tribal communities.

Improve the overall appearance of the commercial and industrial operations located in the hamlets.

Commercial buildings in Hume, especially in the hamlet of Fillmore where most people shop, are in need of façade upgrades and other repairs. It is the intent of the planning committee to encourage business and municipal leaders to seek grant funding opportunities to make repairs and upgrades. If a Planning Board was created, this task could also fall under their umbrella of duties.



# Action Items

## Hamlet Revitalization & Economic Development

SHORT-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Review and revise building code ordinance or consider zoning ordinance that will ensure any new industrial and commercial developments are attractive with minimal impacts to adjacent properties.	General fund, ESD	Code Enforcement, Town Board, Planning Board, AC Planning, ACIDA
Market the community, values, assets with emphasis on why Hume is a great place to live.	CFA	Marketing consultants, Fillmore Central School, Rev Up Hume
Perform a walkability study to identify factors that impede walkability.	DOT	AARP, OFA, Ardent Solutions
Work with Code Enforcement to educate town officials on state regulations, process, SEQR, building and fire codes.		Code Enforcement, DOS, Town Board
Consider utilizing concept drawing from the ASC Architecture Class Visualization Study, completed in 2022 to entice developers and in grant applications for various projects.	CFA	Alfred State College
MEDIUM-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Promote and partner with economic development agencies that can provide direct assistance to individuals and businesses looking to expand or start a business		ACIDA, AC Ec Dev, SBA, SBDC, ACCORD Business Center
Pursue grant research and writing capacity to support comprehensive plan goals and objectives as appropriate.	CFA	ACIDA, AC Planning, Town Board, WNY REDC
LONG-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Maintain public facilities at consistently high levels and commit resources for street/sidewalk maintenance, street cleaning and general community appearance.	General fund	County Highway Dept, DOT, Town Highway Dept.

## Goal/Policy:

It is the policy of the Town to be a rural community that values and protects its farmland, open spaces and natural environment. The Town recognizes the significant contribution that the agricultural industry makes to the local economy and its role in maintaining Hume's rural character. The community also understands that protecting our air, water, and soil resources positively impacts our quality of life and improves our recreational and economic opportunities. As a result, the Town will support regulations and activities that protect agricultural land and other natural resources from residential and commercial encroachment. Foster a balance between development and rural character.

## Objectives:

Foster the business of farming in the Town and preserve open space and farmland.

There was, perhaps, nothing about which Town residents felt so strongly as the need to preserve the Town's rural character. 2021 saw the establishment of a farmer's market. The market consisted of local farmers and growers and operated one day a week on school grounds. However, the future of the market remains unknown. Due to lack of interest, it was announced that it would cease operation in 2024, despite a variety of local produce. Some residents wondered whether such a market would do much to help local farmers, few if any of whom engage in truck farming. But it is reasonable to hope that the presence of such a market, even if it was initially supplied mostly by producers from outside Town, would make it more feasible for area farmers to branch out into truck farming.

## Right to Farm Community

In 2019, local law 3 of 2018 proclaimed Hume a Right to Farm Community. This law recognizes farming as an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of Hume. The Town Board further declares that it shall be the policy of this Town to support agriculture and foster understanding by all residents of the necessary day to day operations involved in farming so as to encourage cooperation with those practices.

It is the general purpose and intent of this law to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to support the initiation of farms, farm enterprises and agri-business, and to promote new ways to resolve disputes concerning agricultural practices and farm operations.

In order to maintain a viable farming economy in the Town of Hume, it is necessary to limit the circumstances under which farming may be deemed to be nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of unreasonable and unwarranted interference or restriction.



## Key Recommendations of the County Agricultural Enhancement & Farming Protection Plan

- Each Town should adopt a Right to Farm Law.
- Ensure local roads and bridges are of sufficient widths, weight carrying capacity, and finished surface that provide adequate access to farmsteads and fields.
- Educate local assessors on agricultural assessment valuations.
- Encourage educational tours for adults and children to improve understanding of the dairy and livestock food production sector.
- Foster positive relationships between farmers and neighbors.
- Encourage consumers to —buy local|| agricultural products.
- Publicize the County Fair and other agricultural endeavors.
- Host financial planning seminars for existing and future farmers.

### Promote Agritourism

Agritourism has become increasingly more popular in recent years as people are become more interested in learning about where their food comes from, the processes involved in growing and producing, and interest in also growing their own food. Hume has an abundance of farms and markets that offer this experience to residents and visitors. Recently, county tourism created a county-wide map highlighting places of interest.

Spring Bottom Farm produces beef and maple syrup, as well as host many special events, food trucks and live music. They also offer Christmas trees and wreaths during the holiday season.

Wagoner Bees and Produce offers local honey and seasonal vegetable produce.



Local goods for sale at Spring Bottom Farm – Photo provided by Spring Bottom Farm

### Ensure that future development activities protect and sustain our environment.

The most effective means of achieving this objective is to ensure that the Town enforces the existing State regulations as part of their review process. These regulations include but are not limited to; the State Environmental Quality Review (SEQR) procedures and the State Pollutant Discharge Elimination System (SPDES) Phase II Requirements. In order to effectively implement these regulations, Hume should continue to work closely with other concerned organizations such as the NYS Department of Environmental Conservation (DEC).

There is also a vast array of best management practices available to developers in order to ensure that a community's natural resources are not harmed by construction activities. The Town may want to identify those practices that are desirable in Hume. These techniques can be tailored to enhance the more urban environment of the hamlets and the more rural character of the Town

In addition to ensuring that development activities do not negatively impact the environment, the Town should continue to proactively protect its natural resources. The Genesee River Armoring Project (completed in 2005) successfully protected the shoreline from future erosion. The Town has identified the remediation of the erosion along Cold Creek as a community priority over the next decade.



Reduce, reuse, and recycle appropriate materials.

The Town should continue to build upon their existing recycling efforts in order to highlight the importance of recycling and reducing the amount of material sent to the county landfill. A prime example of this is the Town's Adopt-A-Highway Program along Lapp Road, Claybed Road, Mills Mills Road, and Centerville Road. The town has a deposit return business, as well. The town should help implement a recycling program, and look into the creation of incentives to encourage residents to recycle.

Pursue green policies, technologies and energy conservation techniques to minimize the community's environmental footprint.

The Town of Hume adopted a Solar Energy Systems and Facilities Local Law in 2020. The purpose was to advance and protect the public health, safety, and welfare of the Town of Hume by creating regulations for the installation and use of solar energy generating systems and equipment. The laws purpose is to inform and facilitate local efforts to expand solar energy generation in a sustainable way and regulates the installation, operation, maintenance, and decommissioning of solar energy systems.

The Hume-Wiscoy Solar Farm I & II are located in the town of Hume. The size of this project totals 10 megawatts, and consists of two separate 5 megawatt projects with 34,000 panels total rotating east to west and has the potential to supply enough energy for 3000 homes in the region.



Reducing our collective footprint on the environment is a growing concern of individuals, businesses and governments. According to Redefining Progress; a leading public policy think tank dedicated to smart economics, communities should pursue the following policies to lessen its footprint:

- Analyze environmental and economic impacts of projects and decisions (e.g. SEQR);
- Support mixed use development (e.g. focus revitalization efforts on the hamlets);
- Construct green buildings;
- Buy locally grown foods;
- Reduce our need for car transportation (e.g. provide sidewalks, trail connections, etc);
- Implement natural waste treatment systems (e.g. integrate natural waste treatment systems, such as wetlands, into sewage treatment methods).

Smaller, more implementable steps should also be taken as opportunities arise. These include changing incandescent light bulbs with compact fluorescent units or replacing town owned vehicles with more fuel efficient models. It is recommended that the Town prepare a Sustainability Plan or Policy Document that identifies future programs and projects to be undertaken by the Town. Once completed, this document will better position the community for existing and emerging funding opportunities for green practices.

# Action Items

## Rural Environment

SHORT-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Partner with local farms and businesses to promote agritourism in the community.		Farm Bureau, AC Tourism, Cornell Cooperative Extension
Foster working relationships and establish partnerships with the Amish community.		Farm Bureau, AC Tourism, Cornell Cooperative Extension
Re-open Farmer's Market	CFA	local farmers, volunteer organizations, Cornell Cooperative Extension, OFA
Ensure that Hume remains a Right-to-Farm community.		Town Board
More oversight for land use development. Consider implementation of site plan review law and other land use regulations.		Allegany County Planning Board, Planning Board, Town Board
Look into the feasibility of HIP Camps, inviting campers to utilize farmland.		Rev Up Hume, land owners, Health Department
MEDIUM-TERM ACTIONS	POTENTIAL FUNDING SOURCES	PARTNERS
Create a separate land use plan.		County Planning Board, Planning Board
Hire a consultant and conduct an Open Space Study.	CFA	County Planning Board, Planning Board
Discourage development on farmland and in floodplains.		Code Enforcement, Town Board
Utilize state programs to purchase properties that are considered SRPL	CFA, FEMA, DEC	OES, AC Planning, ACSWCD

## Additional Action Items

As part of the planning process, employees of the each municipal department, as well as emergency services, were interviewed to determine their needs. Below is a chart representing information gathered from those meetings.

<b>Justice Court and Museum Action Items</b>	<b>Time Frame</b>	<b>Potential Funding Source</b>	<b>Partners</b>
Install water sprinkler system	Long-term	Justice Court Assistance Program Grants	Historic Preservation Commission, Town Board, NYSHCR
Add a research area in museum	Long-term	Preserve New York grant, Environmental Protection Fund Grants for Parks, Preservation and Heritage	Historic Preservation Commission, Town Board, NYSHCR
Upgrade temperature control mechanisms for records	Medium-term	Preserve New York grant, Environmental Protection Fund Grants for Parks, Preservation and Heritage	Historic Preservation Commission, Town Board
Create media center	Long-term	Preserve New York grant, Environmental Protection Fund Grants for Parks, Preservation and Heritage	Historic Preservation Commission, Town Board
Replace flooring throughout		Justice Court Assistance Program Grants	Historic Preservation Commission, Town Board
Increase museum capacity	Long-term	Preserve New York grant, Environmental Protection Fund Grants for Parks, Preservation and Heritage	Historic Preservation Commission, Town Board
Finish making building ADA compliant	Short-term	Justice Court Assistance Program Grants	Historic Preservation Commission, Town Board

<b>Wiscoy-Rosburg Fire Department</b>	<b>Time Frame</b>	<b>Potential Funding Source</b>	<b>Partners</b>
Remodeling fire hall to accommodate a bigger tanker truck	Long-term	Assistance to Firefighter Grants	FEMA, Allegany County Emergency Management and Fire



<b>Highway Department Action Items</b>	<b>Time Frame</b>	<b>Potential Funding Source</b>	<b>Partners</b>
Upgrade equipment – 10-wheeler, pick-up truck, pay loader, 450 truck.	Medium-Term	General fund	Town Board
Replace bridge on Merwin Rd	Long-term	BridgeNY	DOT, County DPW
Upgrades to shop roof	Short-term	General fund	Town Board
Pave roads to maintain surface condition	Ongoing	CHIPS, PAVE-NY	DOT
Replace 300-foot culvert on Mechanic Street	Medium-term	CHIPS	DOT
Move Higgins road away from creek	Long-term	FEMA	DOT, FEMA, County DPW
Replace steel on salt shed	Medium-term	General fund	Town Board
New laptops	Short-term	General fund	Town Board

<b>Clerk's Office Action Items</b>	<b>Time Frame</b>	<b>Potential Funding Source</b>	<b>Partners</b>
Vital Records Fireproof storage cabinet	Medium-term	Local Government Records Management Improvement Fund	NYS Archives
Fire Suppression System for records storage room	Long-term	Local Government Records Management Improvement Fund	NYS Archives
Dehumidifying system to prevent record deterioration and mold	Medium-term	Local Government Records Management Improvement Fund	NYS Archives
Entrance amp needs to be replaced.	Short-term	General Fund	Town Board, Highway Dept.
Front Porch needs painted	Short-term	General Fund	Town Board, Highway Dept.
Carpet needs to be replaced.	Short-term	General Fund	Town Board, Highway Dept.
Create a town owned kennel instead of transporting (Dog Control)	Long-term	General Fund	NYS Ag and Markets

<b>Water and Sewer Department Action Items</b>	<b>Time Frame</b>	<b>Potential Funding Source</b>	<b>Partners</b>
Prevent ground water from getting into the sewer system	Medium-term	USDA	ESD, DEC, EPA, Soil and Water
Purchase vacuum truck to pump septic tanks	Long-term	General Fund	DEC, EPA, Soil and Water, Health Dept.
Expand the water district to Wiscoy-Rosburg area	Long-term	USDA	DEC, EPA, Soil and Water, Health Dept.

## **Future Land Use**

### **Zoning**

Zoning laws protect the health and safety and property values by separating potentially incompatible uses. A well-written zoning regulation permits appropriate uses in each zone and can even regulate the location of the development on the site and its building design. The town of Hume does not currently have any zoning laws in place but has expressed an interest in adopting restrictions in the future.

### **Camping**

KOA Letchworth-Houghton, formerly Mariposa Ponds, is located between Centerville Road and Daley Road in the southwestern portion of the Town. It is the only campground within the town limits; however, there has been interest in exploring HIPcamps and various locations. This provides private landowners the opportunity to earn extra monthly income by hosting with Hipcamp to allow campers, glampers, RVers, and outdoor enthusiasts to stay on their land or in their cabin, similar to VRBO and AirBnB.

### **Commercial/Industrial**

The areas on the Future Land Use Map designated as Commercial/Industrial Districts are shown in red. The areas are generally located along; NYS Route 19, south of Fillmore to Claybed Road; NYS Route 19, south of Claybed Road; NYS Route 19A, north of Fillmore to Rossburg; and NYS Route 19A, north of Rossburg to the Townline. The Commercial/Industrial Districts are intended to accommodate the widest range of business activity within the community. Typical uses include (but not limited to) retail operations, office uses, manufacturing, and distribution activities. The building and sites are designed to cater to the automobile traffic traveling along the state highway system. This includes larger scale buildings and parking areas that are conveniently placed for the motorist. In addition, the results of the Community Preference Survey (shown to the right) indicate that the Town prefers to have a higher quality of development in these areas in order to avoid creating an unsightly and confusing corridor.

### **Hamlets**

As previously stated, there are three existing hamlets within the Town. These areas are depicted on the Future Land Use Map in purple. They are generally located around the following intersections:

- Fillmore - NYS Route 19 and 19A;
- Hume - NYS Route 19, County Road 23 and Claybed Road;
- Rossburg - NYS Route 19A; and
- Wiscoy - County Road 27.

Fillmore has historically been the community's primary central business district. Throughout the planning process, residents clearly expressed a desire to maintain and enhance the traditional mix of retail, office, civic, and residential uses within Fillmore. Hume contains a dense collection of homes and limited commercial activity. It is the home to the Town Highway Garage and the Historic Society. Wiscoy and Rossburg have little or no non-residential uses. However, the Town would support such uses in the future within those hamlets.

The preferred commercial character of the hamlets is described and illustrated on pages 47-50 of this plan. As previously stated, the community favors higher density living options within the hamlets. More specifically, an assisted living-type facility. The images to the right show the desired character of various types of residential living for the hamlets



# APPENDICES

- A. MAPS
- B. SURVEY
- C. WEALTHWORKS EXERCISE
- D. ALFRED STATE COLLEGE  
VISUALIZATION STUDY



# APPENDIX A - MAPS

1. Town of Hume - Location in New York State
2. Address Points
3. Land Use - Town
4. Land Use - Hamlet
5. Land Cover
6. Future Land Use
7. Water System
8. Transportation - Town
9. Transportation - Hamlet
10. Sewer System
11. Proximity to Hospitals
12. Flood Plains
13. Broadband Coverage
14. Agricultural Districts
15. Recreation
16. Historical Sites and Cemeteries
17. Fire Districts and Facilities
18. Ambulance Districts and Facilities
19. Watersheds
20. Wetlands



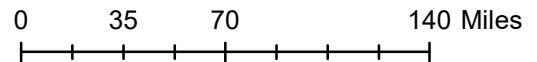
# Town of Hume

# Town Location

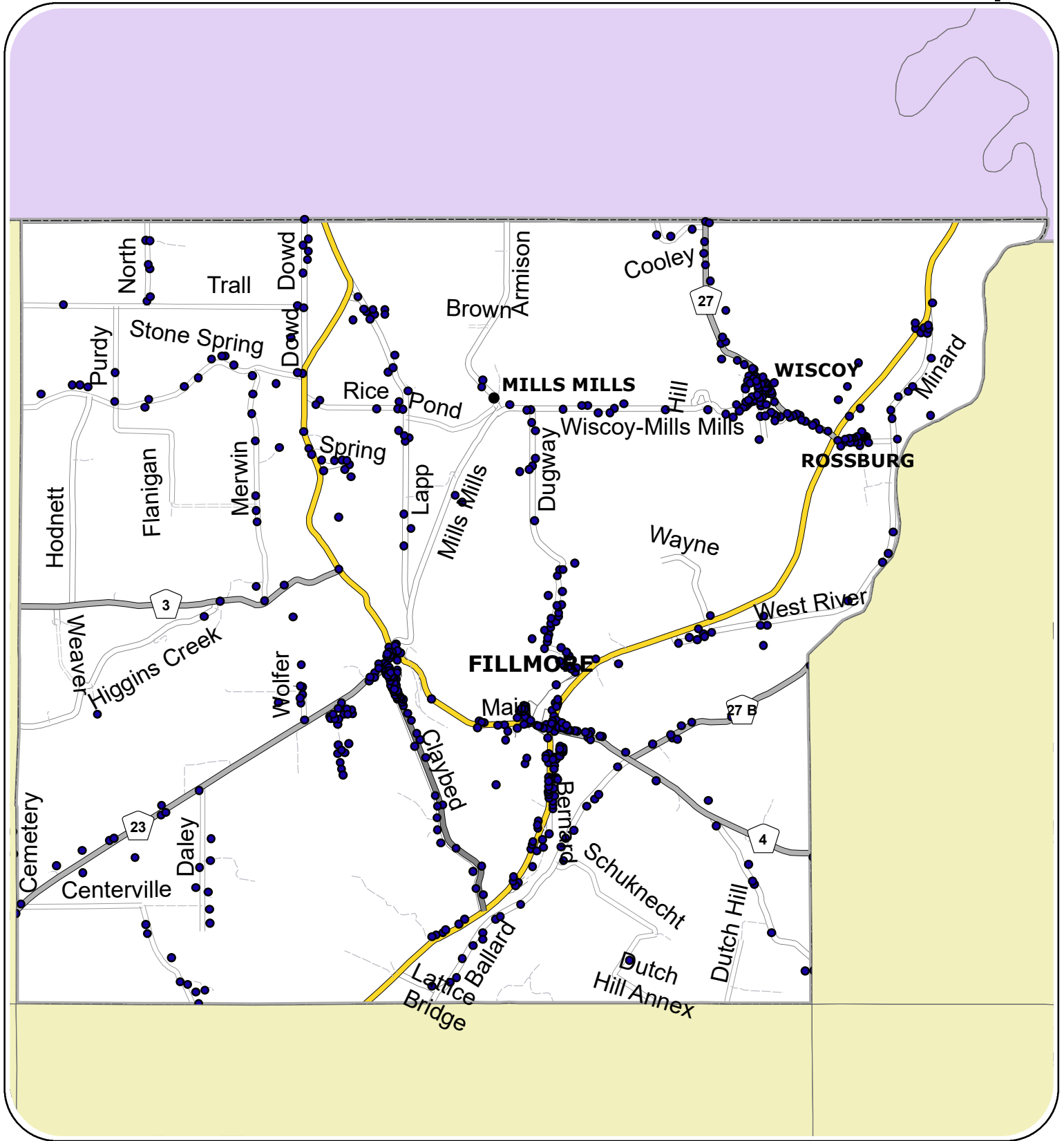


Esri, Garmin, GEBCO, NOAA/NGDC, and other contributors

Note: Mapping provided by Allegany County Planning Department. Information is for general planning use only and not definitive. Contact Town or Village Clerk for more information or laws.

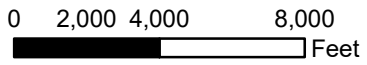
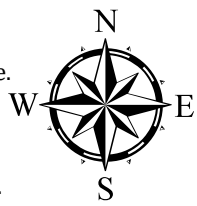


**Allegany**  
COUNTY  
New York



- Legend**
- Addresses
  - ▬ Expressway
  - ▬ NYS Road
  - ▬ County Road
  - ▬ Village Street
  - ▬ Paved Town Road
  - ▬ Gravel Improved Town Road
  - ▬ Gravel Unimproved Town Road
  - ▬ Drives and Paths

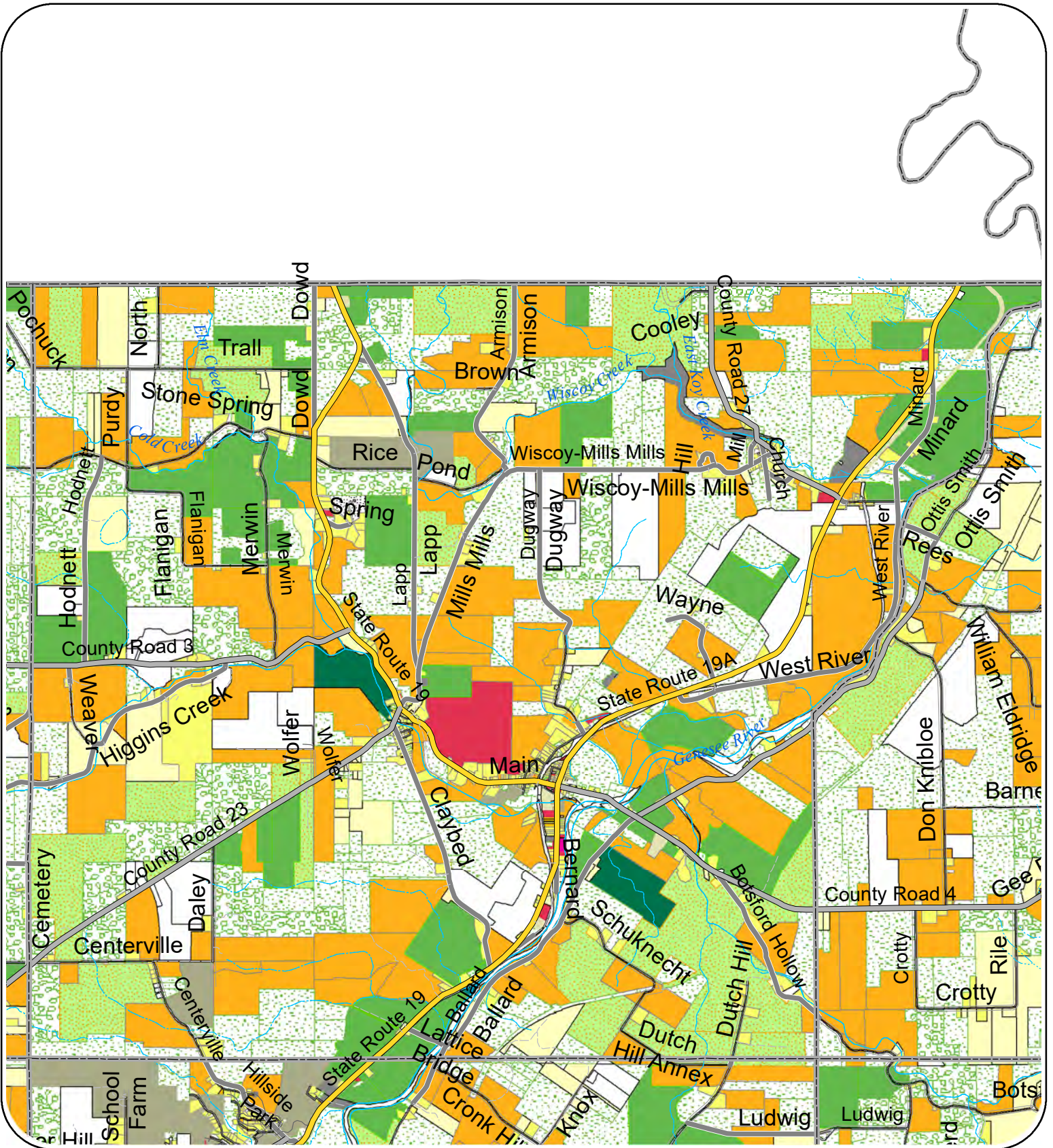
Note: Mapping provided by Allegany County Planning Department. Information is for general planning use only and not definitive. Data Subject to company Information accuracy. Contact Town Clerk for more information or laws.





# Town of Hume

Land Use Map  
Assessor Classification



**Legend on Separate Sheet**

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0 3,700 7,400 Feet

**Allegany**  
COUNTY  
New York

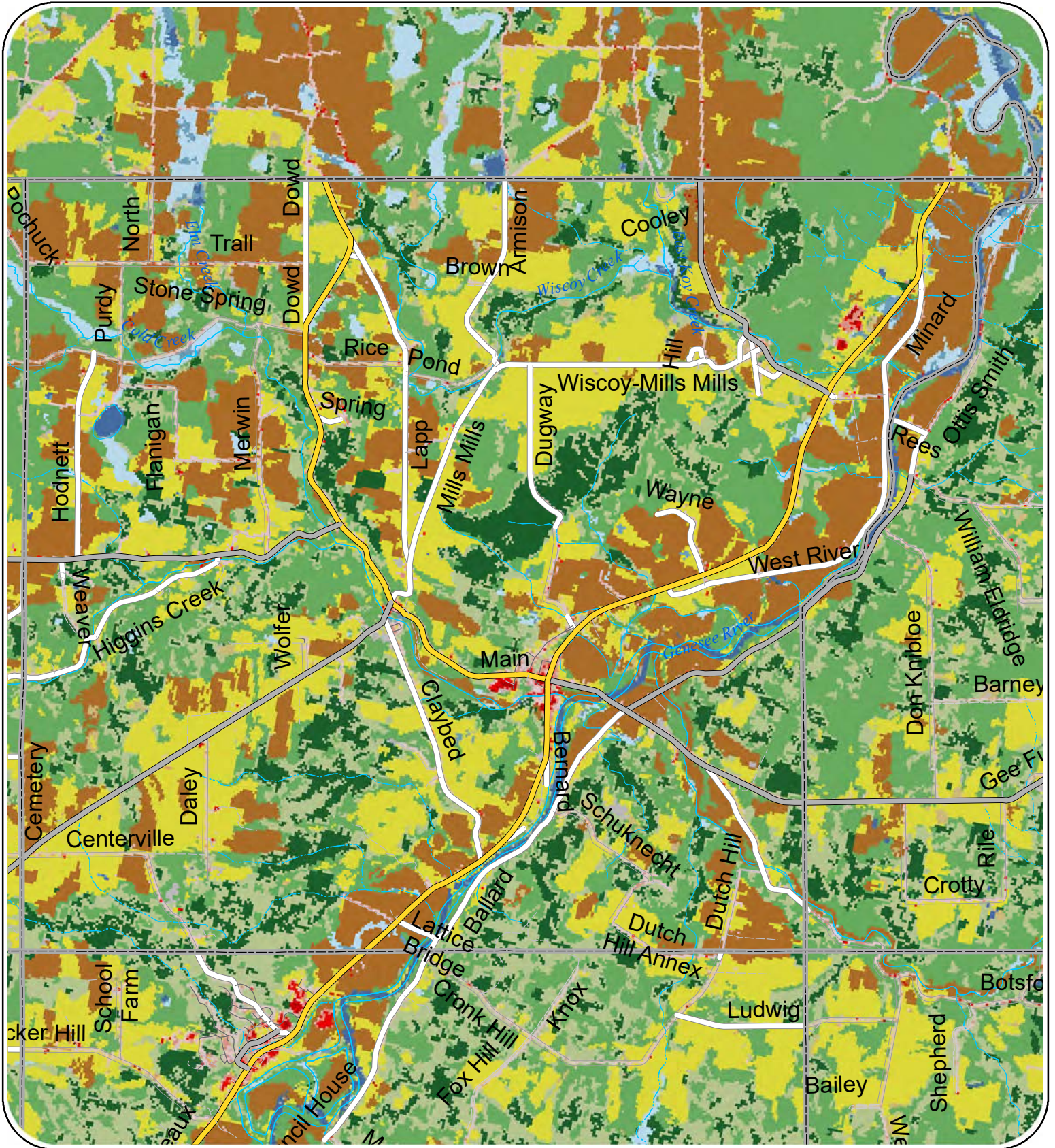






# Town of Hume

# Land Cover Classification Map



Legend			
	Woody Wetlands		Emergent Herbaceous Wetlands
	Shrub/Scrub		Developed, Open Space
	Perennial Snow/Ice		Developed, Medium Intensity
	Open Water		Developed, Low Intensity
	Mixed Forest		Developed, High Intensity
	Herbaceous		Deciduous Forest
	Hay/Pasture		Cultivated Crops
	Evergreen Forest		Barren Land

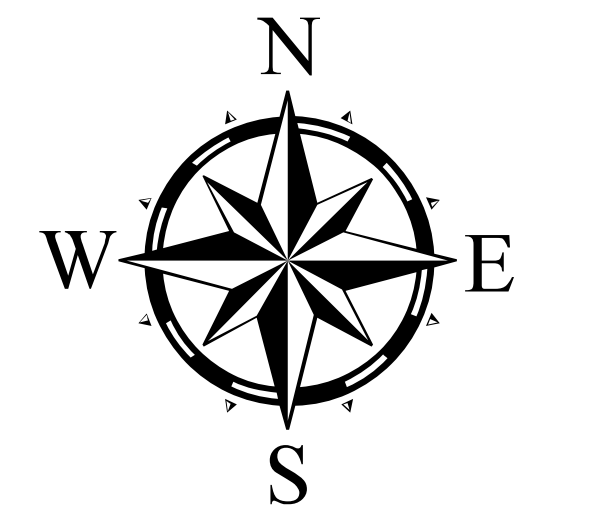
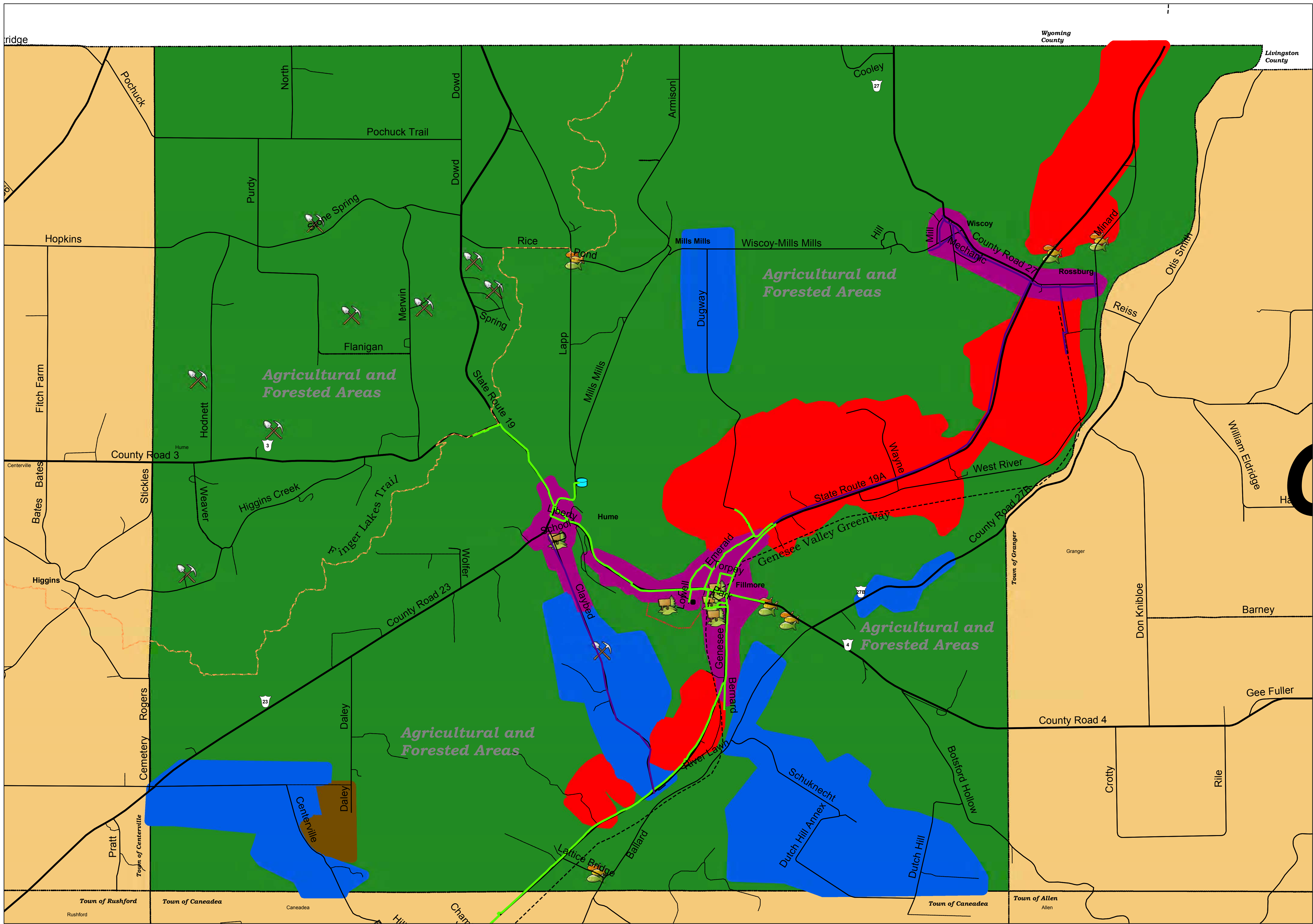
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0 4,000 8,000 Feet

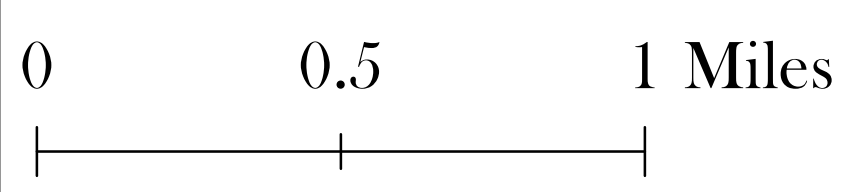
**Allegany**  
COUNTY  
New York



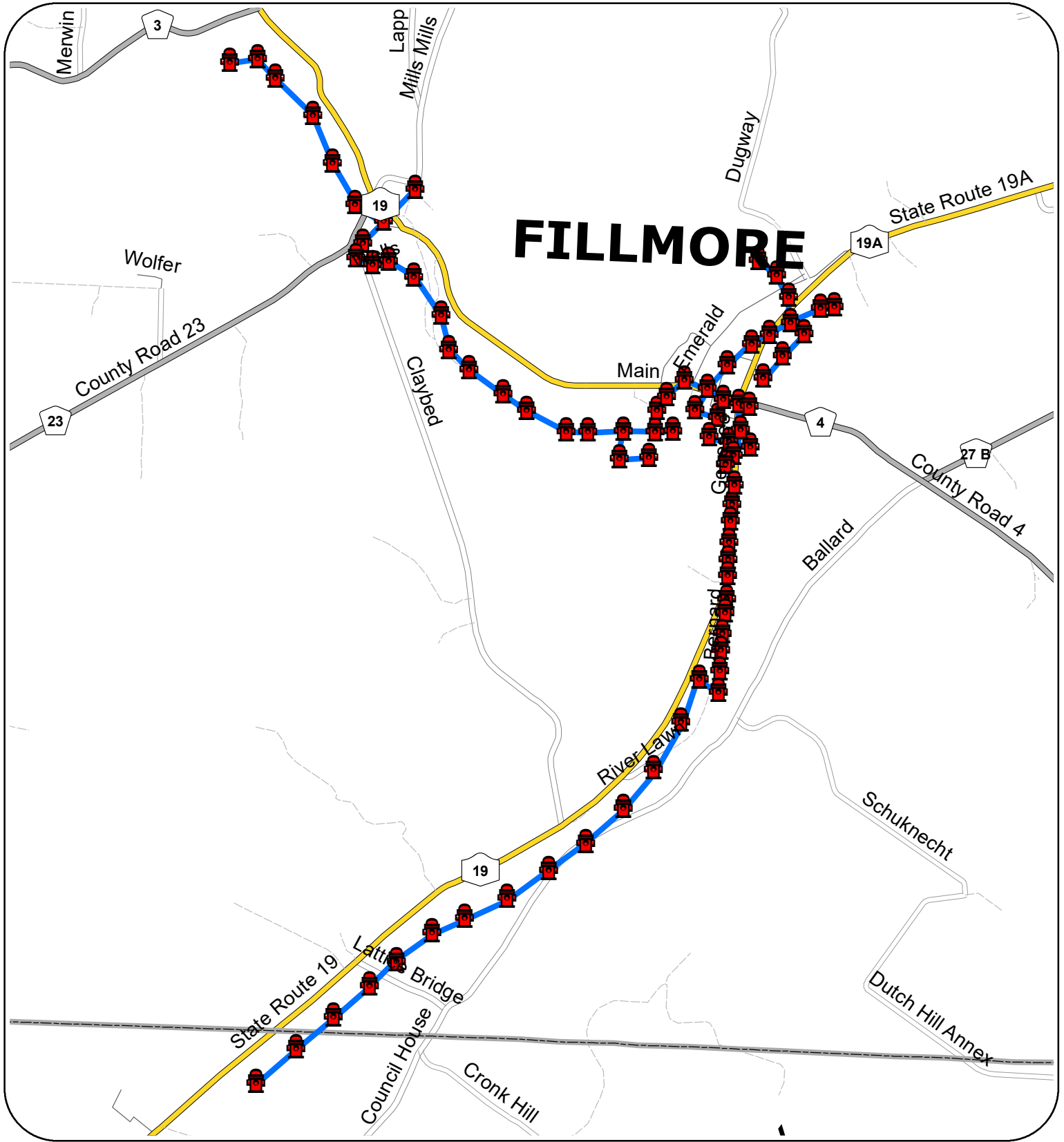


**Legend:**

-  Proposed Water Line
-  WATERMAINS
-  Finger Lakes Trail
-  Genesee Valley Greenway
-  Unimproved Road
-  Improved Road
- Hume Points of Interest**
-  Park/Recreation
-  Mine
-  Fishing
- Proposed Land Use Plan**
-  Commercial/Industrial
-  Camping/Recreation
-  Agriculture/Forestry
-  Hamlets
-  Residential

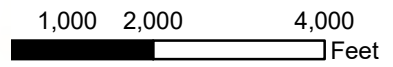
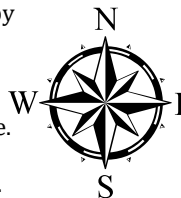


**Future Land Use Map**

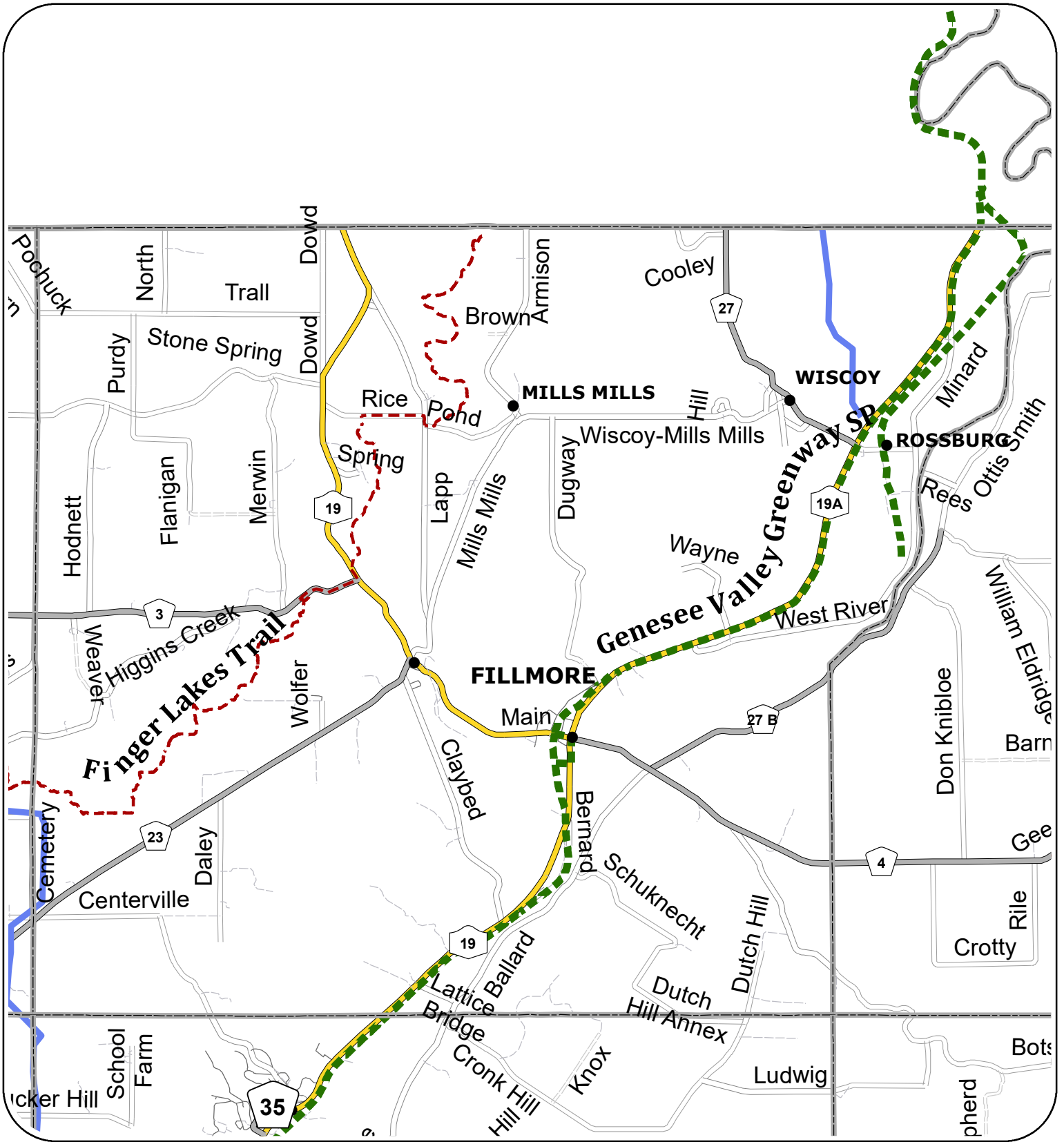


- Legend**
- Hydrants
  - Hamlets
  - Approx Waterline
  - Expressway
  - County Road
  - NYS Road
  - Town Lines
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths

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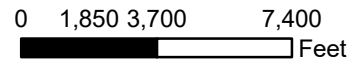
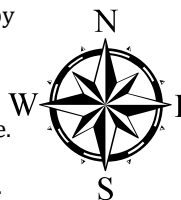




**Legend**

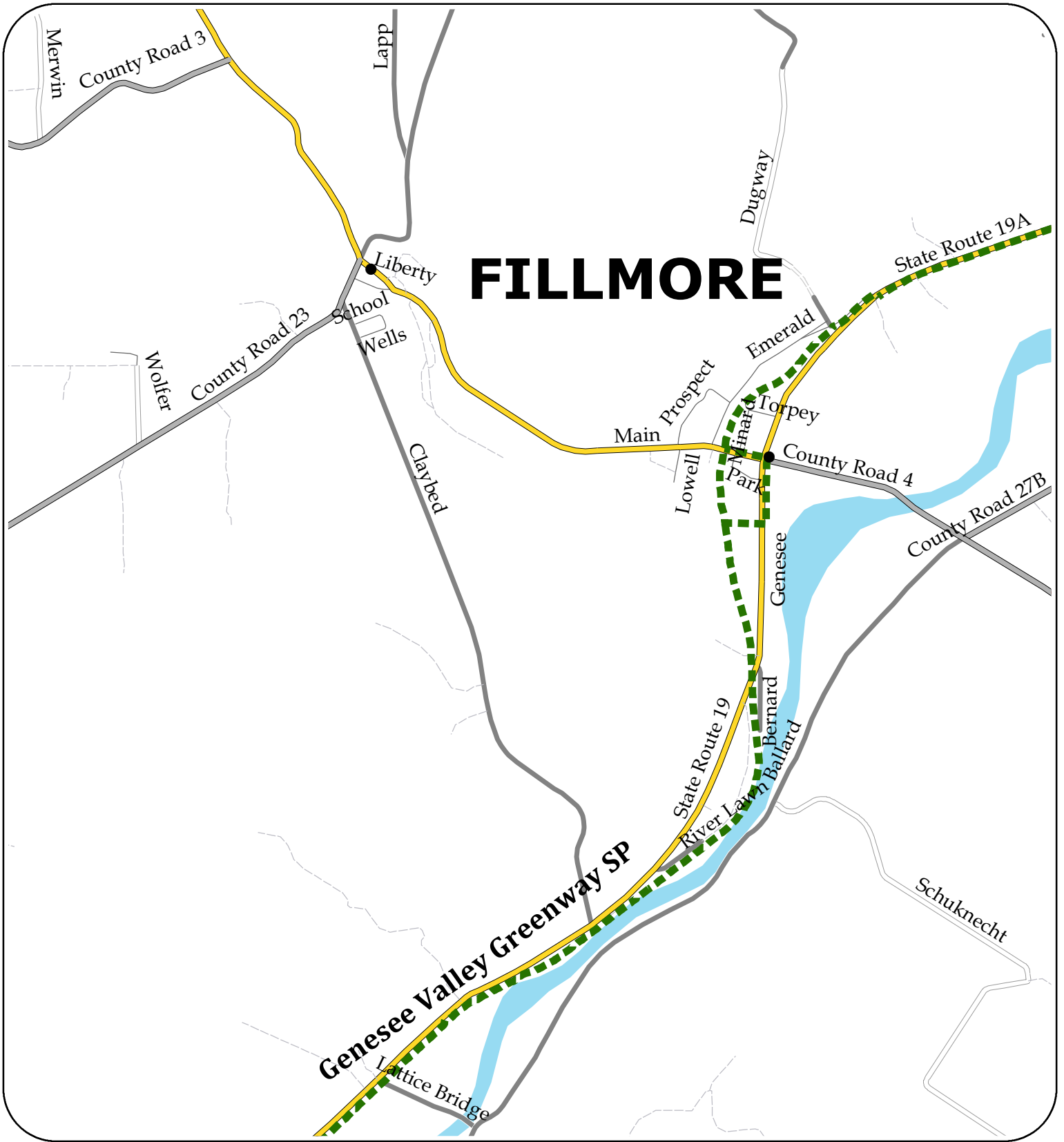
- Town Lines
- Hamlets
- Finger Lakes Trail
- Genesee Valley Greenway
- Snowmobile Trails
- Expressway
- NYS Road
- County Road
- Village Street
- Paved Town Road
- Gravel Improved Town Road
- Gravel Unimproved Town Road
- Drives and Paths

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# Town of Hume Hamlet of Hume & Fillmore Transportation Map



- Legend**
- Genesee Valley Greenway SP
  - Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths
  - Town Lines
  - Hamlets

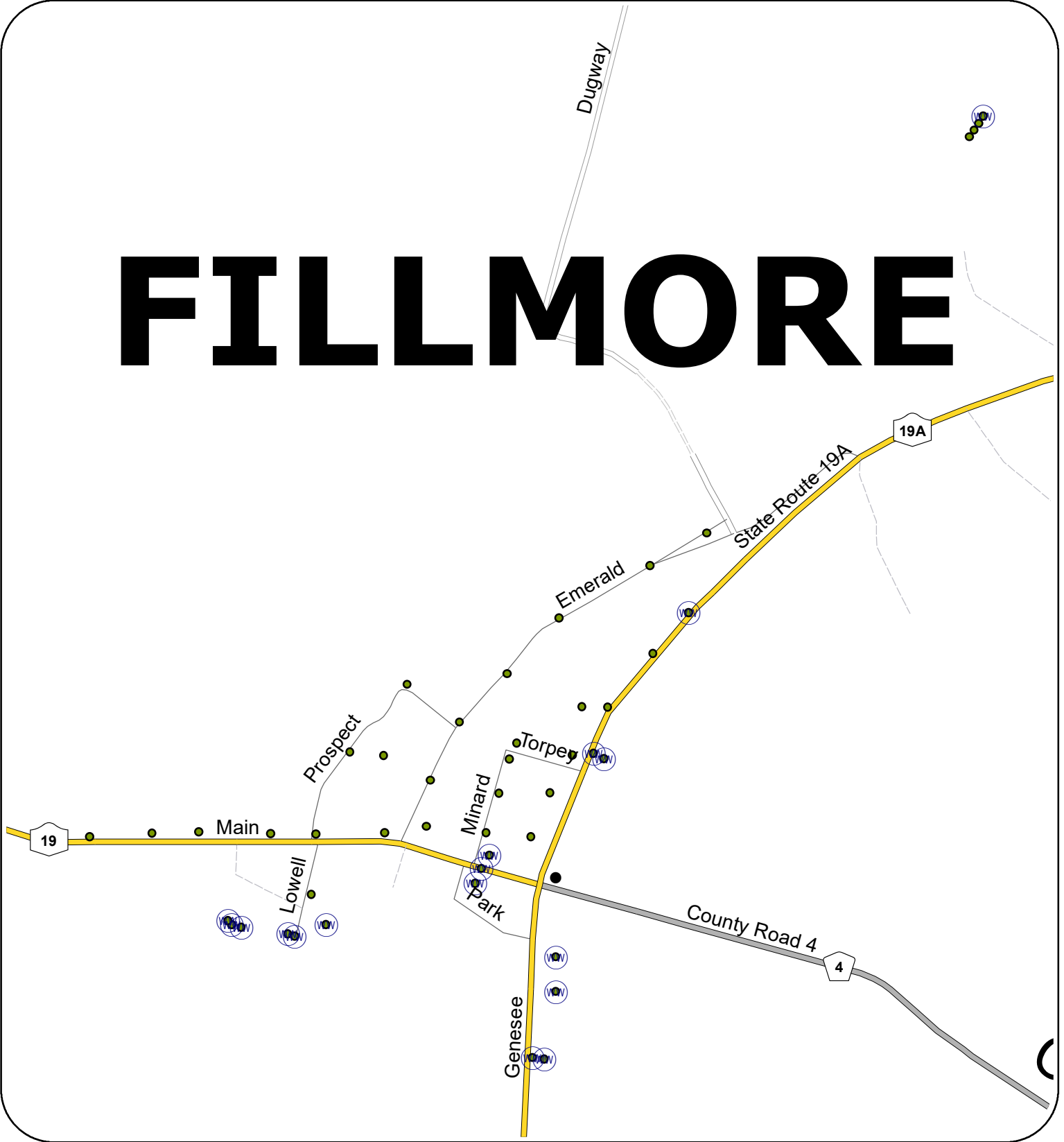
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0 700 1,400 2,800 Feet



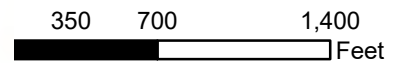
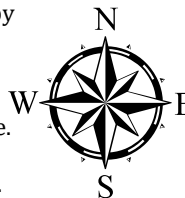
# FILLMORE



Legend

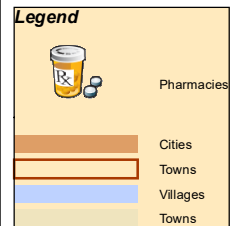
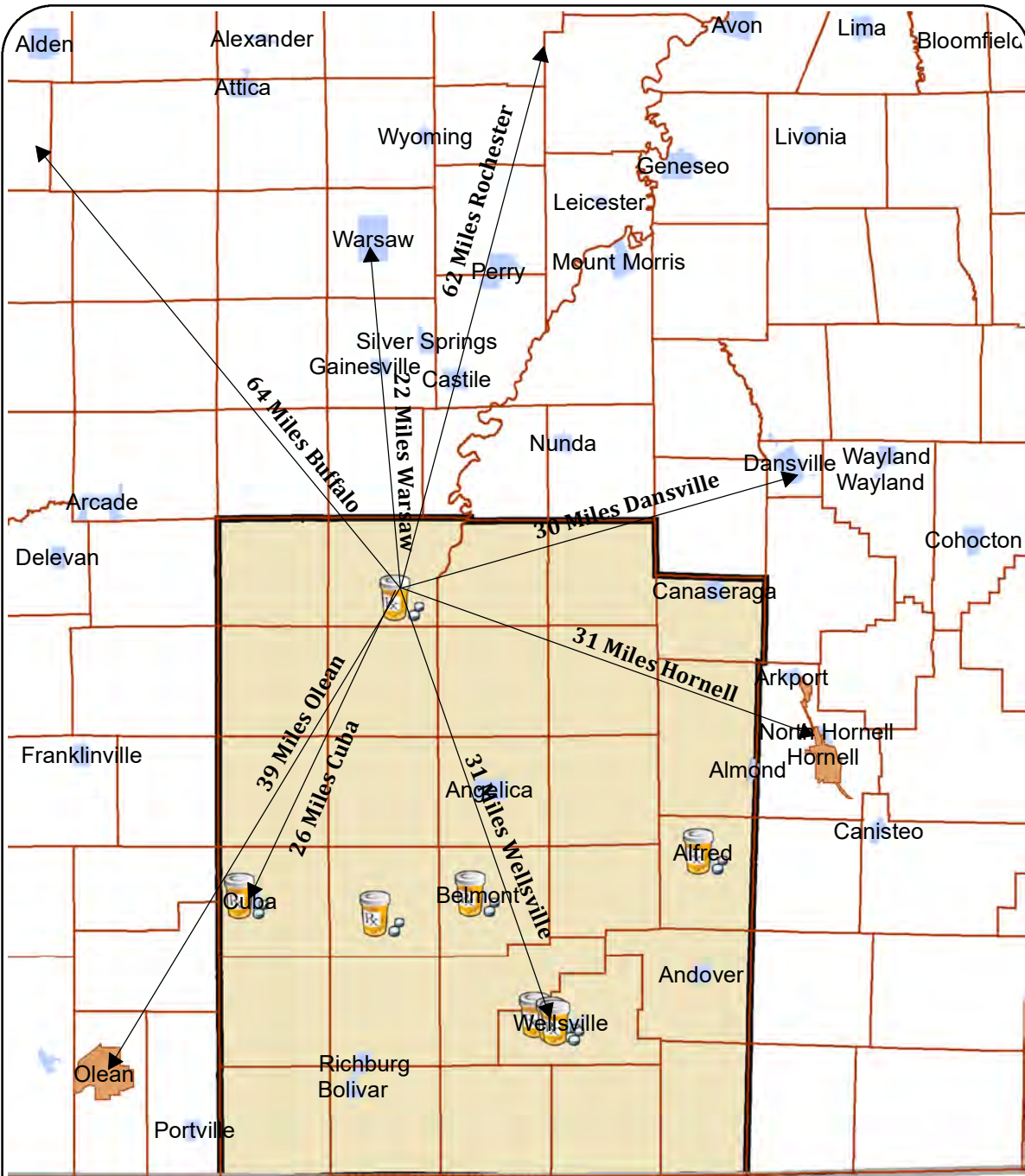
- Sanitary Manholes
- Hume Sanitary Sewer
- Town Lines
- Hamlets
- Expressway
- NYS Road
- County Road
- Village Street
- Paved Town Road
- Gravel Improved Town Road
- Gravel Unimproved Town Road
- Drives and Paths

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# Town of Hume

# Hospital & Pharmacy Proximity



**Allegany**  
COUNTY  
New York

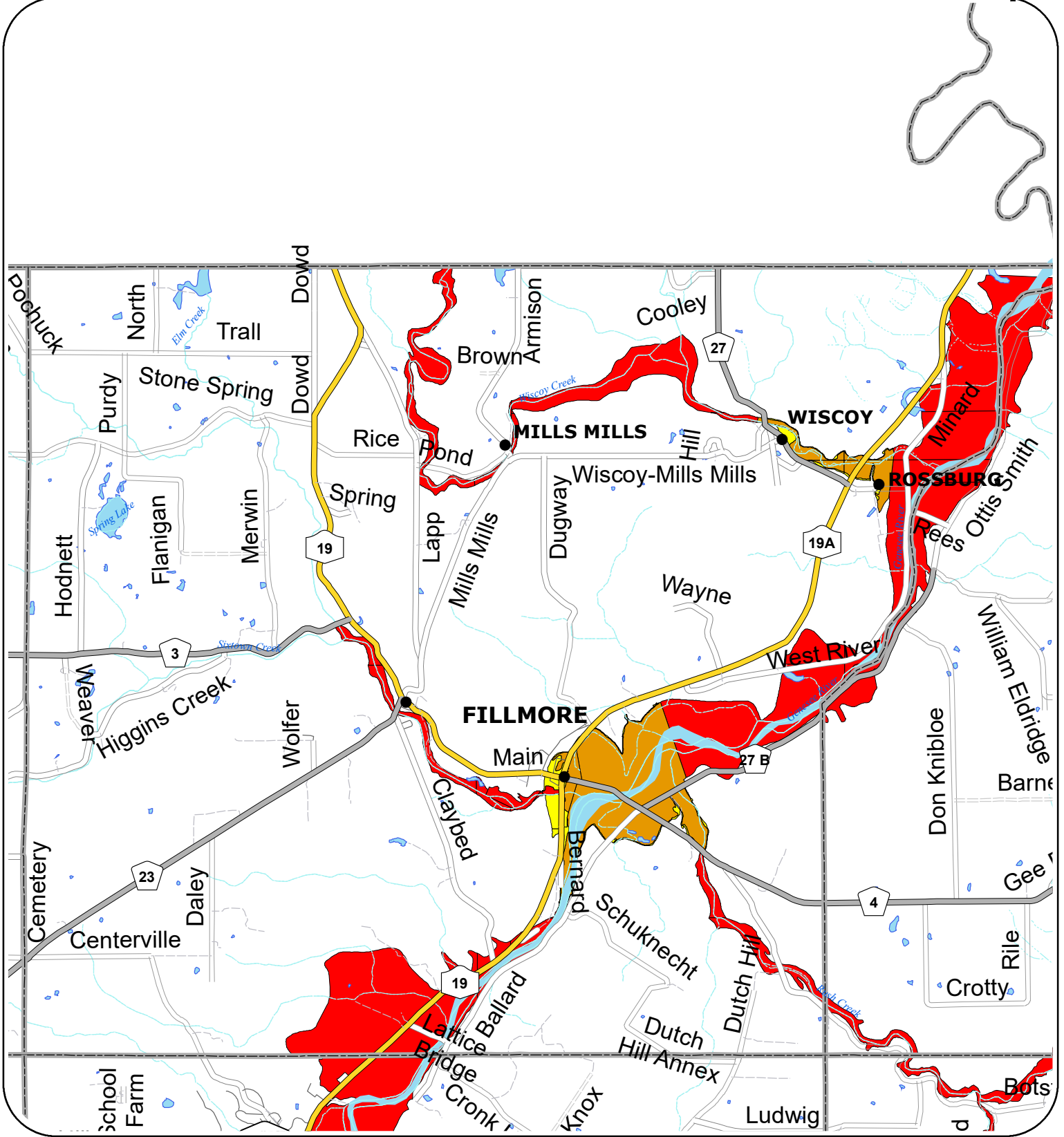
**Buffalo - Buffalo General, Roswell Park, ECMC, etc - Full Service**  
**Cuba - Cuba Memorial Hospital - Urgent Care, Nursing**  
**Dansville - Noyes Memorial Hospital - ER, Beds, Surgery**  
**Hornell - St. James Hospital - ER**  
**Olean - Olean General Hospital - ER, Beds, Surgery**  
**Rochester - Strong Memorial Hospital, Highland Hospital, etc. - Full Service**  
**Warsaw - Wyoming County Community Health System - ER, Beds, Surgery**  
**Wellsville - Jones Memorial Hospital - ER, Beds, Surgery**

Note: Mapping provided by Allegany County Planning Department. Information is for general planning use only and not definitive. Contact Town Clerk for more information on laws.



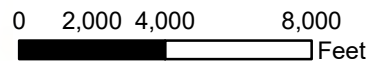
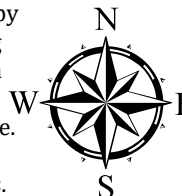
# Town of Hume

# Flood Plain Map



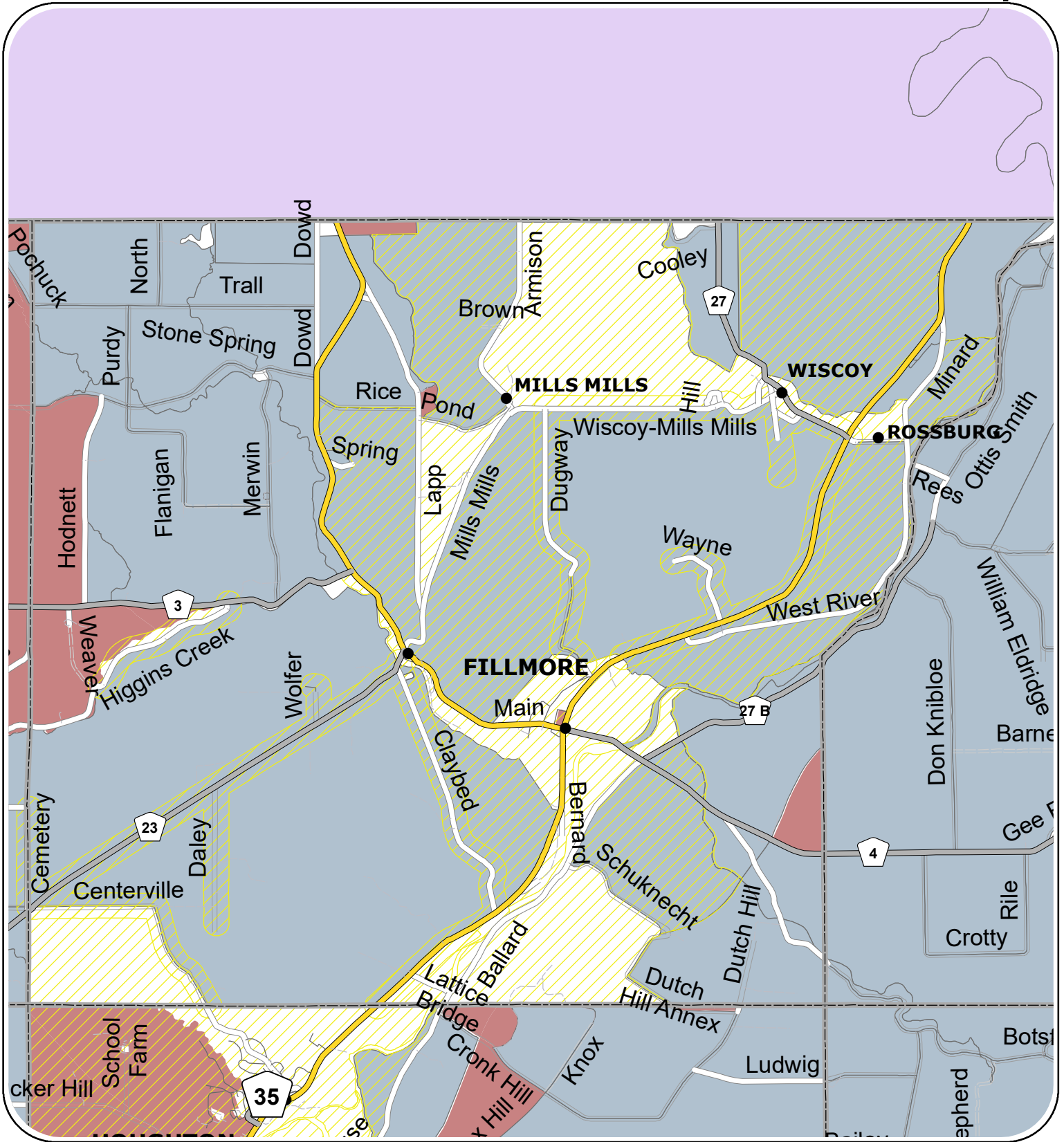
- Legend**
- 100 Year Flood Plain
  - 100 Year Flood Plain Detailed Study
  - 500 Year Flood Plain
  - Outside of Flood Plain
  - Streams
  - River
  - Ponds
  - Hamlets
  - Town Lines
  - Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths

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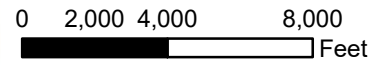
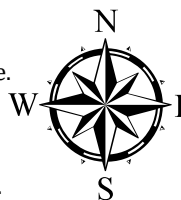
**Allegany**  
COUNTY  
New York





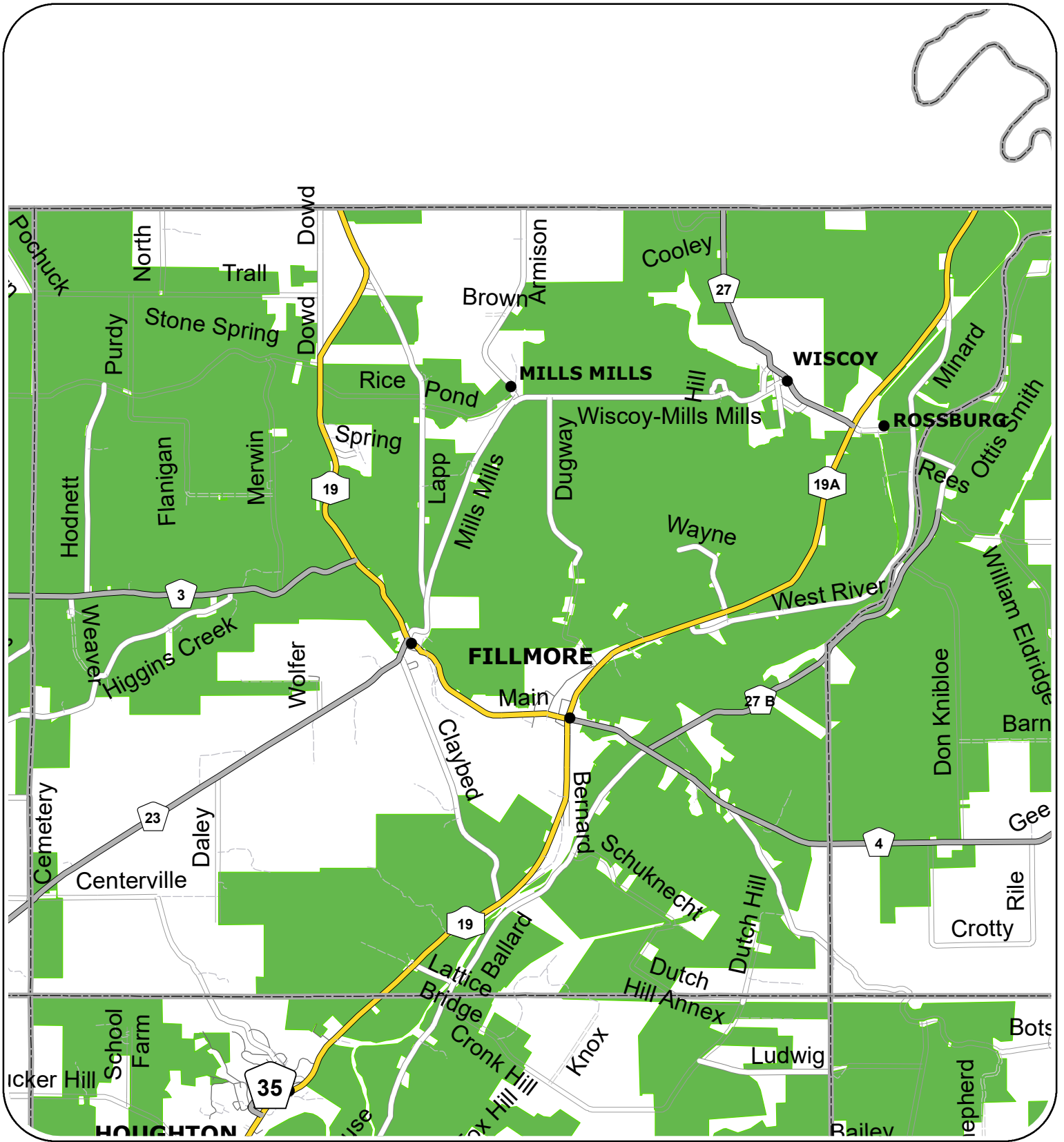
- Legend**
- Approximate Spectrum Cable
  - Armstrong
  - Hughes Net
  - Town Lines
  - Hamlets
  - Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths

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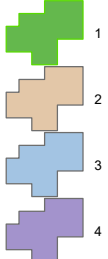


# Town of Hume

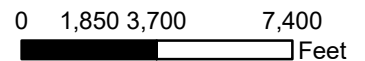
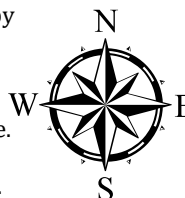
# Agricultural District Map



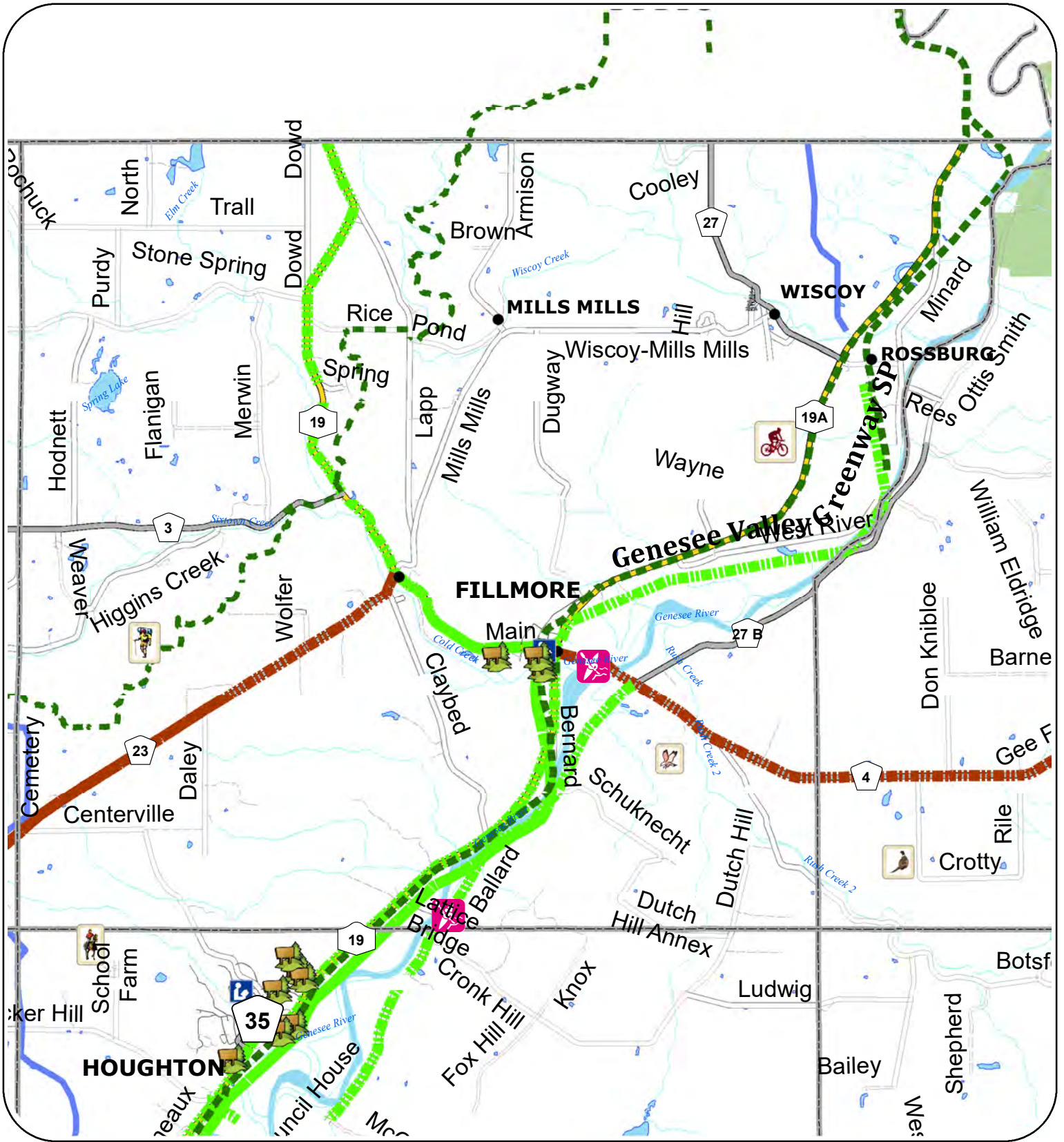
Legend  
Ag Districts 2023



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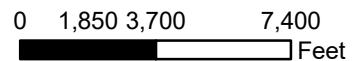
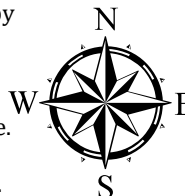
**Legend**

- Genesee Valley Greenway 2024
- Finger Lakes Trail
- Snowmobile Trails

**Bike Trails**

- Easy
- Medium
- Hard
- Hardest

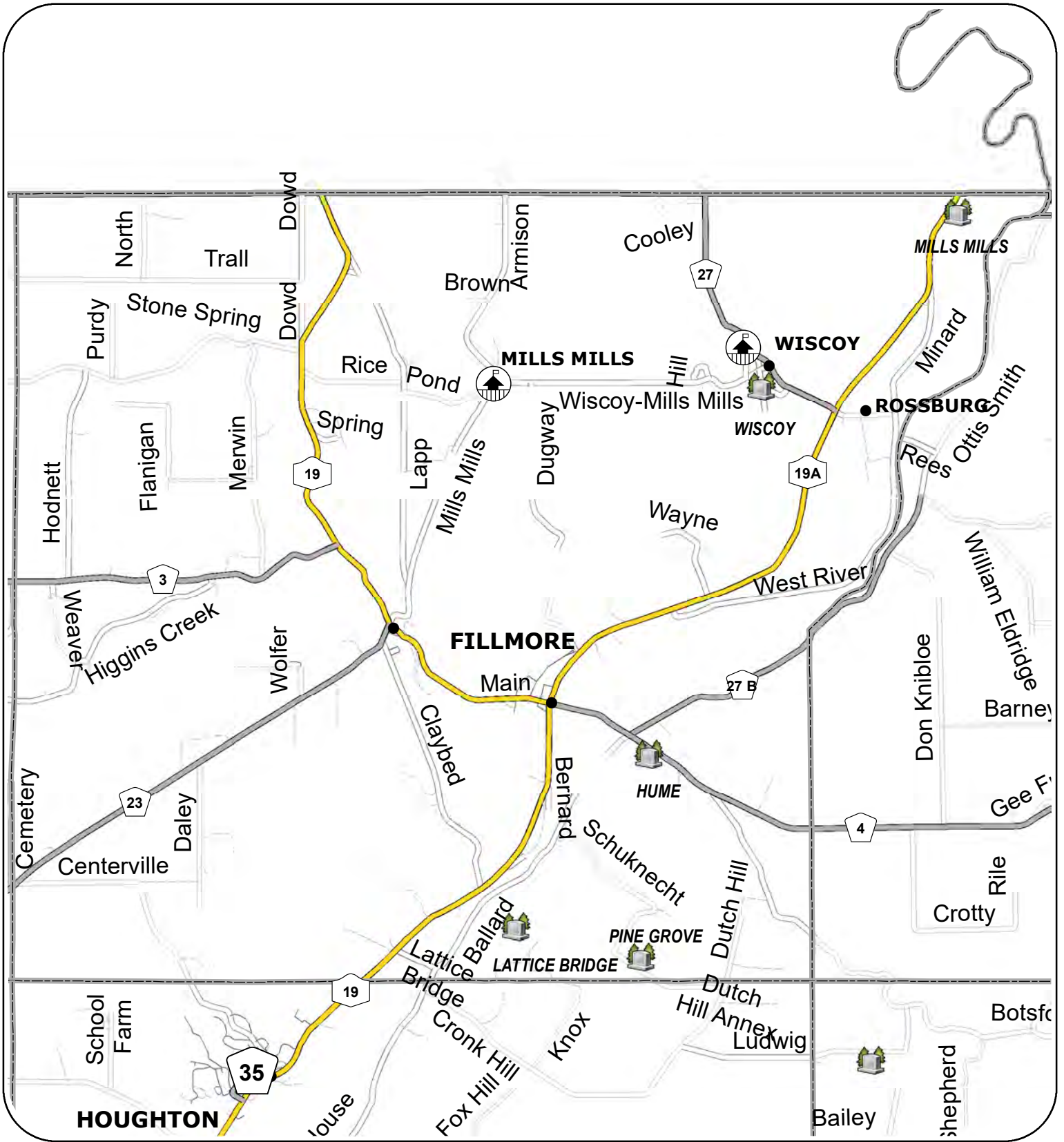
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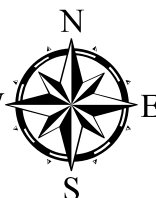
# Town of Hume

# Historic and Cemetery Map



- Legend**
- Hamlets
  - Locally Significant or Historic Site
  - Town Lines
  - Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths
  - Cemetery
  - Historic Register

Note: Mapping provided by Allegany County Planning Department. Information is for general planning use only and not definitive. Contact Town Clerk for more information or laws.

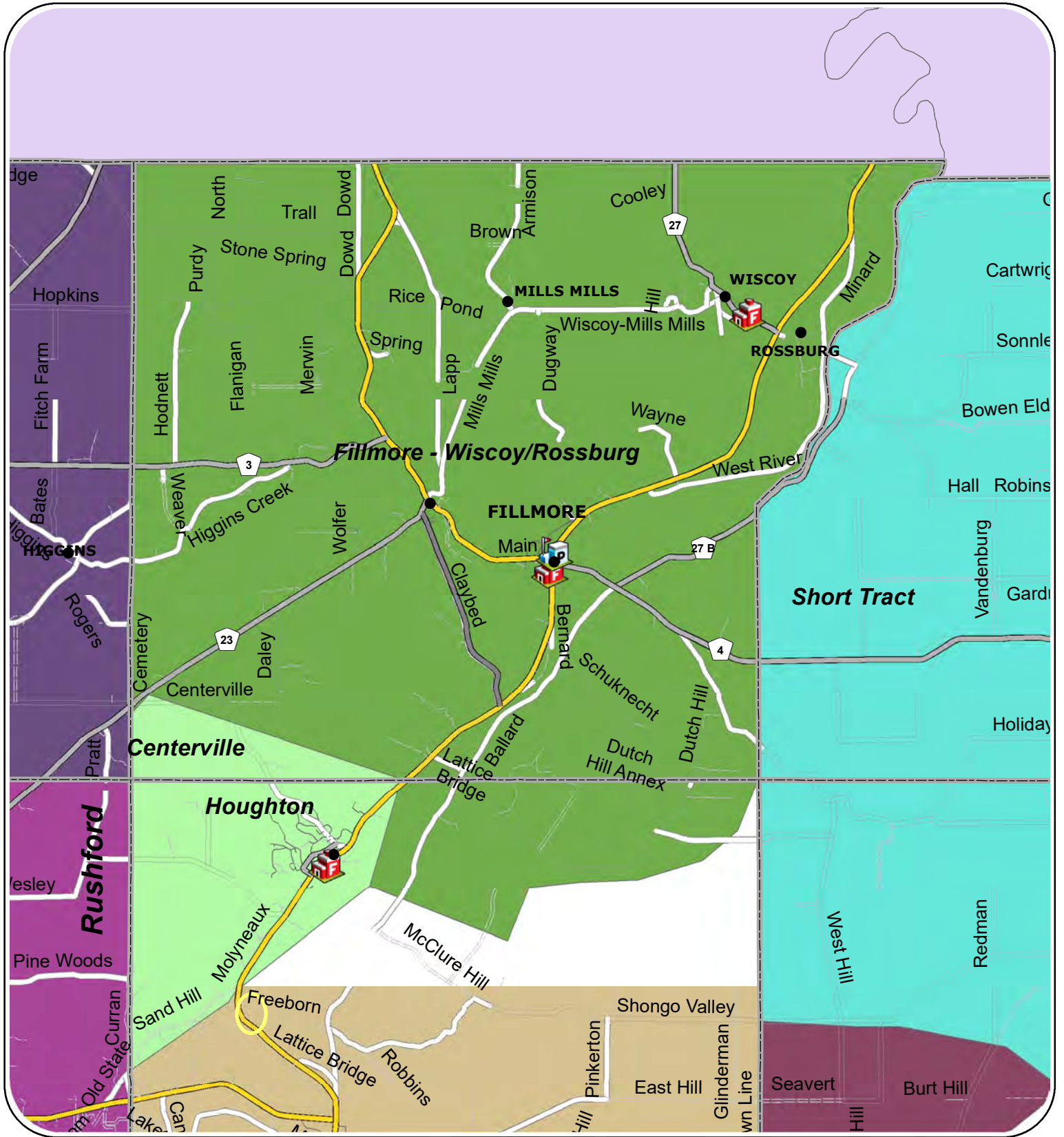


0 1,850 3,700 7,400 Feet

**Allegany**  
COUNTY  
New York

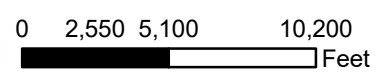
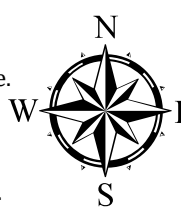
# Town of Hume

# Fire Districts and Facilities Map



- Legend**
- Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths

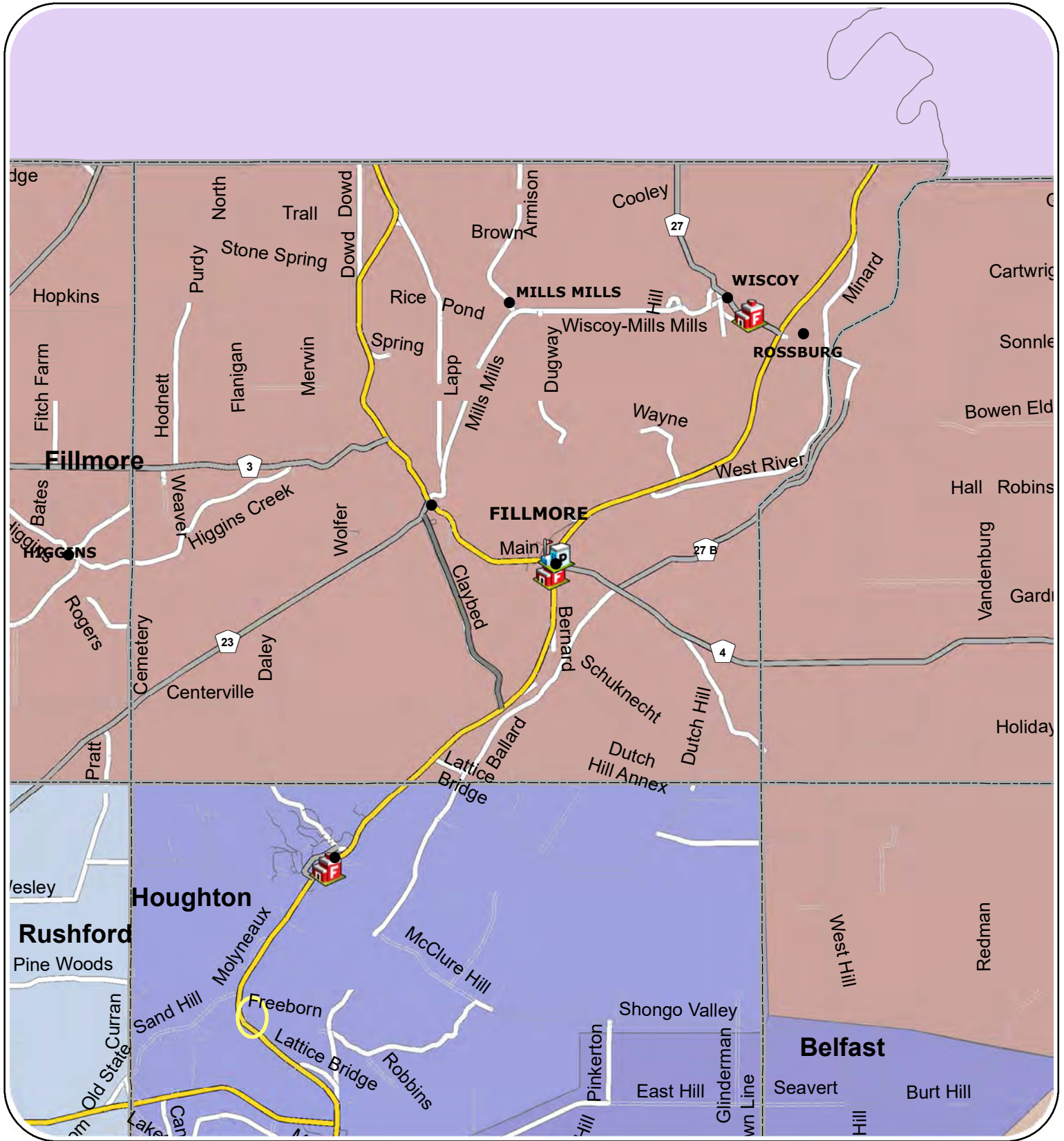
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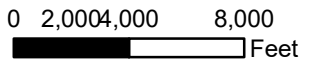
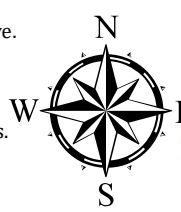
# Town of Hume

# Ambulance Districts and Facilities Map

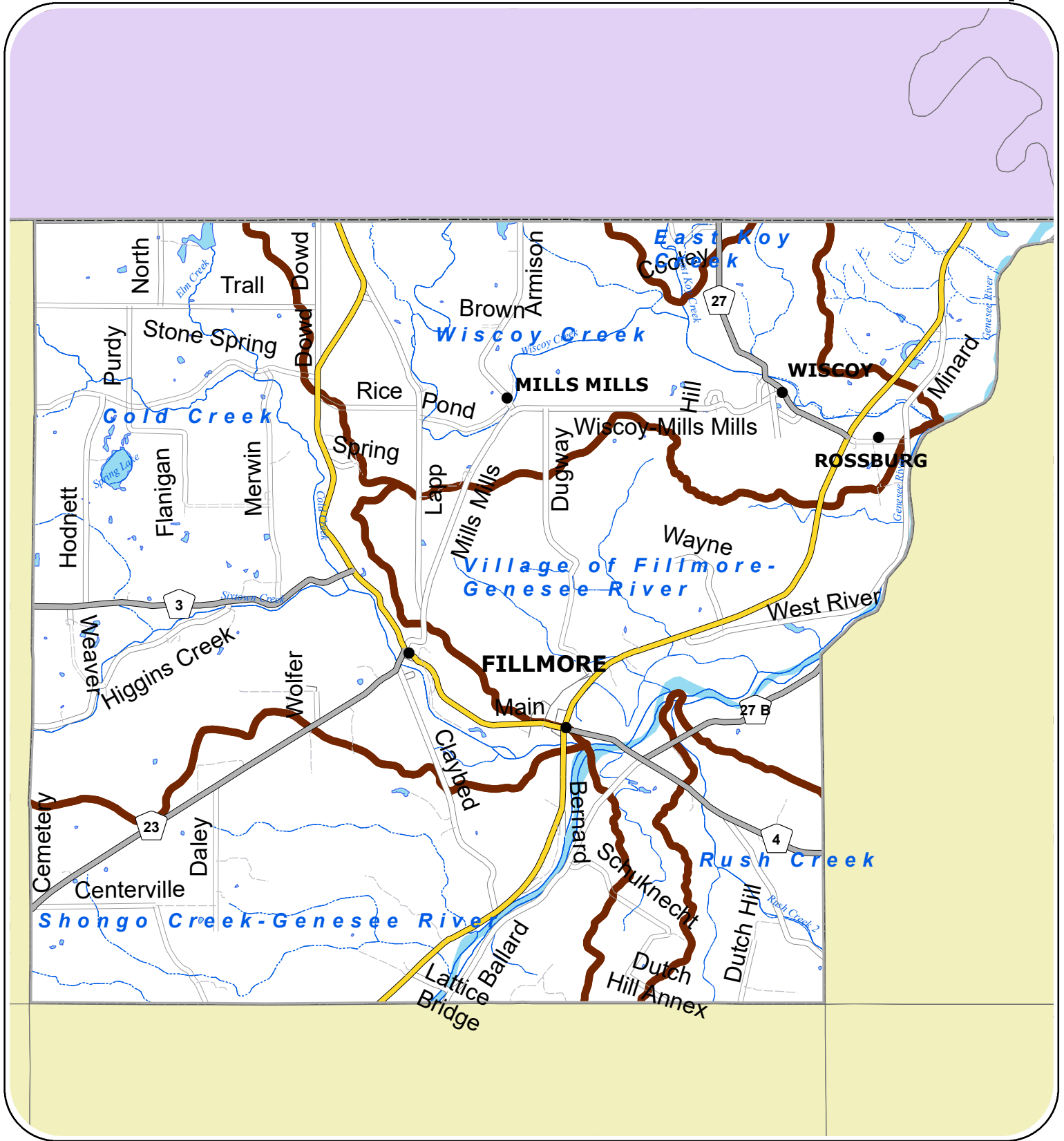






- Legend**
- <all other values>
  - Angelica
  - Belfast
  - Fillmore
  - Houghton
  - Rushford
  - Expressway
  - NYS Road
  - County Road
  - Village Street
  - Paved Town Road
  - Gravel Improved Town Road
  - Gravel Unimproved Town Road
  - Drives and Paths

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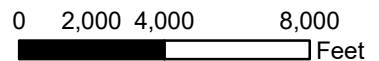
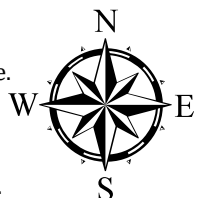


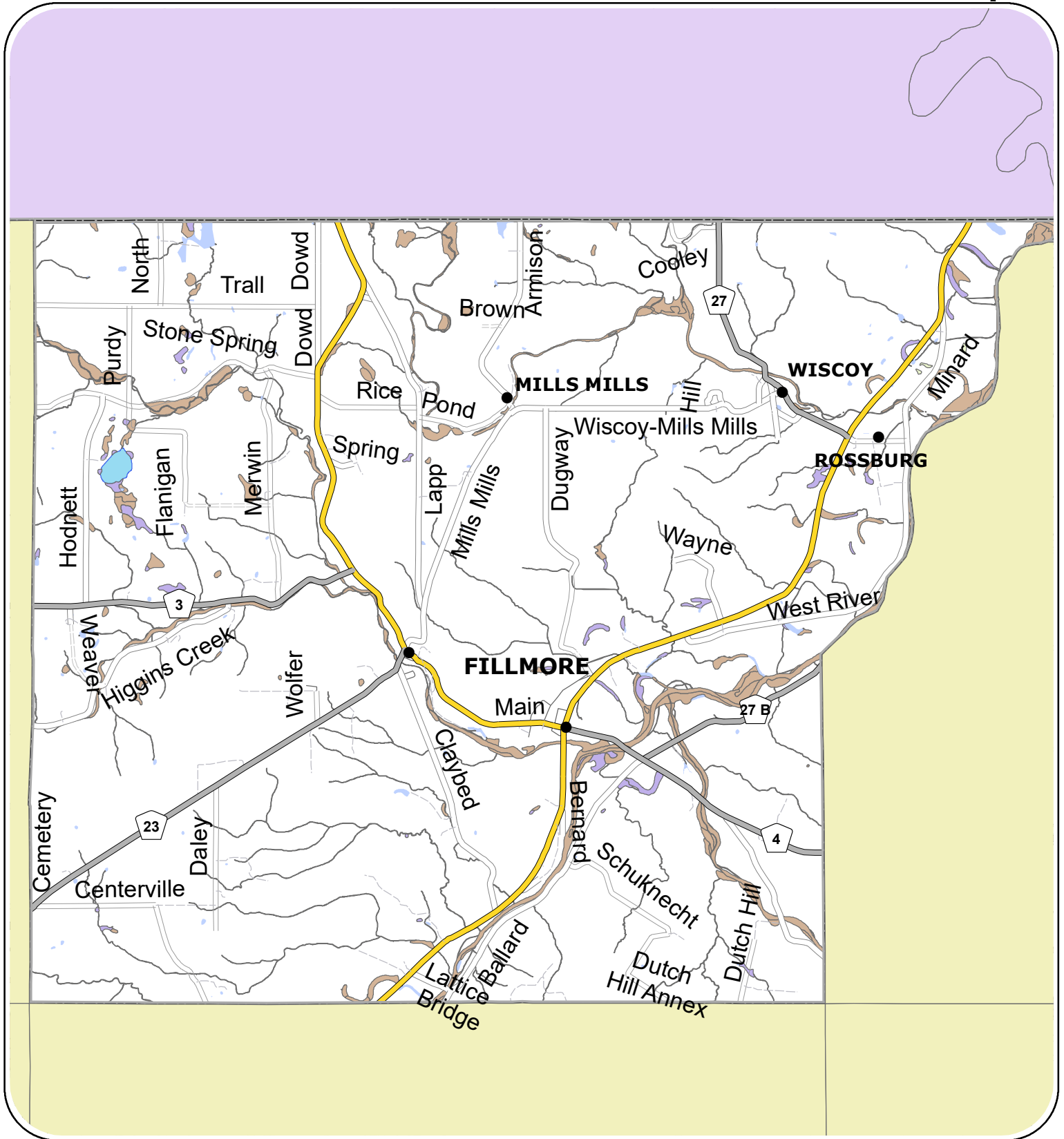




- Legend**
-  Watershed Boundaries HUC 12
  -  Streams
  -  River
  -  Ponds

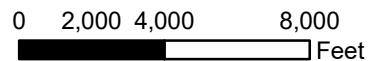
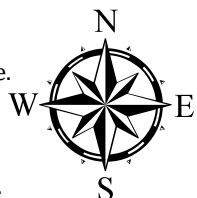
Note: Mapping provided by Allegany County Planning Department. Information is for general planning use only and not definitive. Data Subject to company Information accuracy. Contact Town Clerk for more information or laws.





- Legend**
- Other Wetlands
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Riverine

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**APPENDIX B - COMMUNITY  
SURVEY**



# APPENDIX B

## Hume Comprehensive Plan Community Survey Report

### Introduction and background

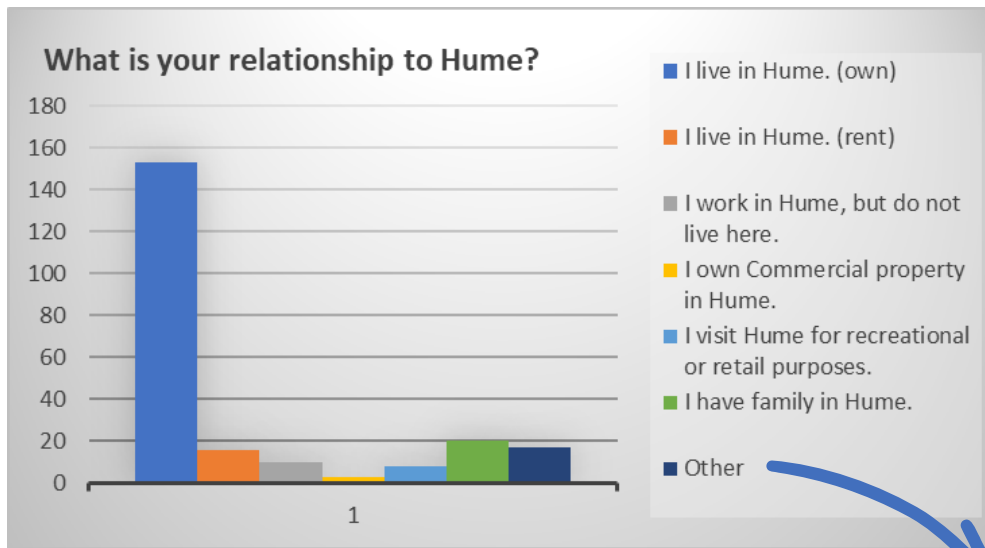
In 2023, the Town of Hume, NY began the process of updating its Comprehensive Plan. This effort was led by a group of appointed community members. A critical component of the comprehensive plan update process is community outreach. A community wide survey was developed to solicit public input on a variety of issues that help in the planning process. The survey was prepared by the Hume Comprehensive Plan Committee in conjunction with Allegany County Planning Department.

In order to encourage widespread public participation, the survey was made available online and in paper format. The survey was opened on December 1st, 2023 and was kept open until January 31st, 2024. During this period, a total of 227 online and paper survey results were collected.

Below you will find a summary of the responses collected.

### JANUARY 2024

#### 01 What is your relation to the Town of Hume?



**If you answered 'other' to question 1, please explain.**

I grew up here.  
Live in the town next to Hume.  
Family homestead in Hume.  
Kids attend Fillmore school.  
Shop here.  
Volunteer here.  
Vacation here.

#### 02 How long is your relationship the Town of Hume?

- Less than a year..... 1
- 1-10 years..... 23
- Over 20 years..... 189

03 How old are you?

24 years or younger.....	9
25-40.....	43
41-65.....	105
66+.....	55



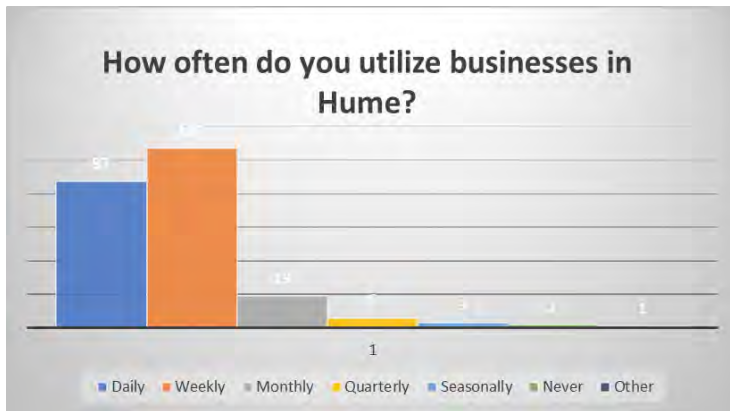
04 Do you have children who attend school in the Fillmore school district?

Yes.....	81
No.....	144

05 If you answered 'yes' to question 5, how many children attend and what are their ages? Otherwise skip to next question.

Ages 3-5.....	9
Ages 6-10.....	22
Ages 11-5.....	38
Ages 6-18.....	8
Graduate.....	15

06

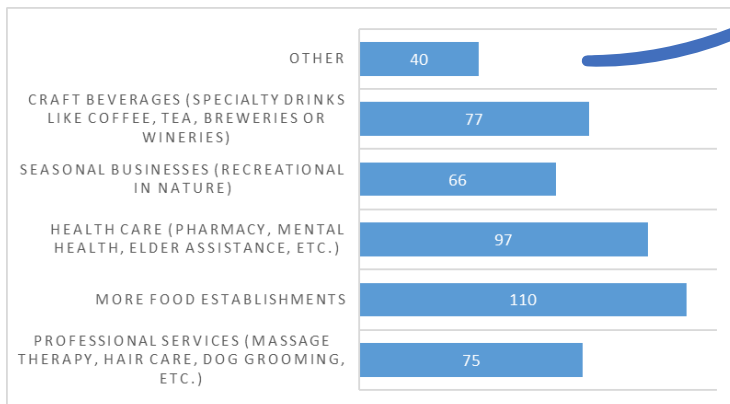


07

If you indicated that you utilize businesses in Hume, please specify what type(s) of businesses you frequent.

- Library
- Shop and Save
- Walker Insurance
- Post Office
- Spring Bottom Farms
- RG&E/Fillmore Gas
- Ice Cream
- Pharmacy
- Valley Bread and Bounty
- Gas Station
- Credit Union/Bank
- Dollar General
- Restaurants
- Salon
- Farmers Market
- Physical Therapy
- Church

08 What goods or services do you wish were available in Hume?

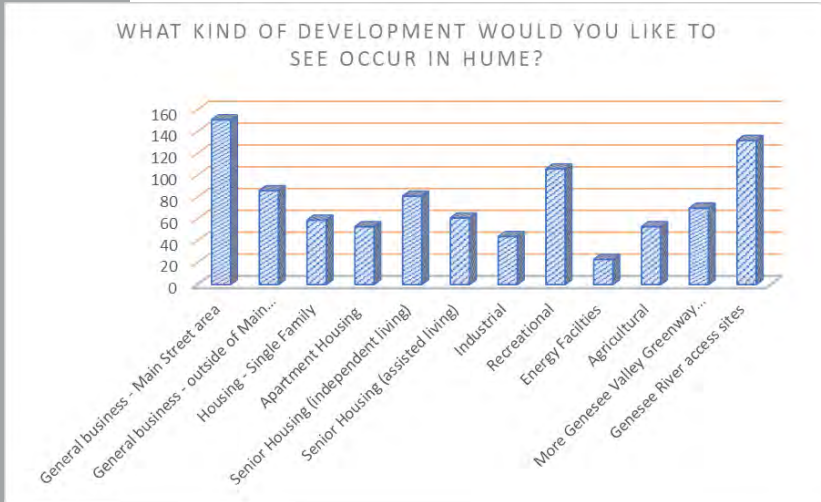


09

If you answered 'other' to question 8, please explain.

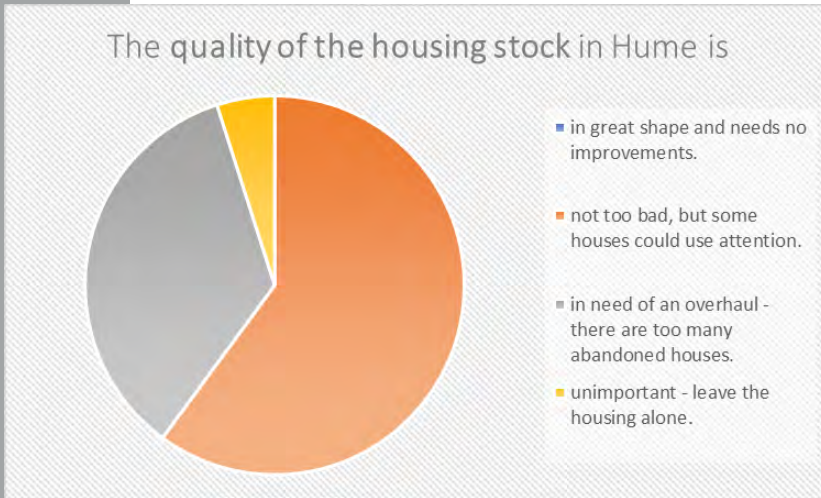
- Urgent Care/Doctor
- Dental/Mental Health
- Senior Housing
- Dining (with reliable hours)
- More kids/family activities
- Recreational Equipment
- Vegetarian/gluten free options
- Dog park/daycare/groomer
- Nail/Hair Salon/Massage
- Geographic and Historical Culture Interest
- Nature Observatory
- Auto Parts/Car repair
- Coffee shop Brewery
- Ag Services
- Clothing
- Pizza
- Hardware
- Sporting goods
- Daycare

10



I think if more housing was available for older single people, couples, etc., they would downsize and that would open up single family houses for young families.

11



12

**Do you have other concerns regarding housing?**

- Affordable, decent housing
- Wiscoy area housing/property conditions
- Shortage of rentals
- Landlords neglecting properties
- Senior housing a huge need
- Family housing options lacking
- Apartment shortage
- Trash/blight

13

**To me, existing farmland in Hume should be:**

- a priority and protected no matter what..... 87
- considered during development plans - it's important..... 99
- preserved better - it's disappearing..... 64
- considered for renewable energy projects..... 24



14

**Do you feel Hume should have protections in place to prevent development in protected areas**

- Yes ..... 147
- No..... 12
- Not Sure..... 40
- Maybe..... 24

15

**What types of land do you feel need protected,**

- Farmland
- River and Streams
- Waterfalls
- Forests



## COMMUNITY SURVEY REPORT

The following questions were answered using a 5 star rating scale. The average of answers is indicated below each questions. (5 stars=Very Satisfied; 1 star=Very Unsatisfied)

- 16 **Please rate current sense of community, when thinking about the character of Hume as a whole.**



3.34

- 17 **How important is a sense of community to you**



4.32

- 18 **Please rate current historic buildings and preservation, when thinking about the character of Hume as a whole**



2.63

- 19 **How important are historic buildings and preservation to you**



3.71

- 20 **Please rate current retail and commercial business atmosphere, when thinking about the character of Hume as a whole.**



2.88

- 21 **How important is a retail and commercial business atmosphere to you?**



3.97

- 22 **Please rate the current municipal services, when thinking about the character of Hume as a whole.**



3.18

- 23 **How important are municipal services to you?**



4.01

- 24 **Please rate the current health and safety, when thinking about the character of Hume as a whole.**



3.15

- 25 **How important is health and safety to you?**



4.40

26 Please rate the current walkability, when thinking about the character of Hume as a whole.



27 How important is walkability to you?



28 If you feel improvements are needed to enhance walkability, please indicate where improvements are needed.

- Extending the sidewalk to the pharmacy
- Bridge for greenway
- Sidewalk on both sides of 19 all through town
- Extend and improve sidewalks
- walking trail on Dugway/Emerald
- Replacing curbs
- Extended sidewalks from Nevy's to school

29 Please rate the river and access trails when thinking about the character in Hume?



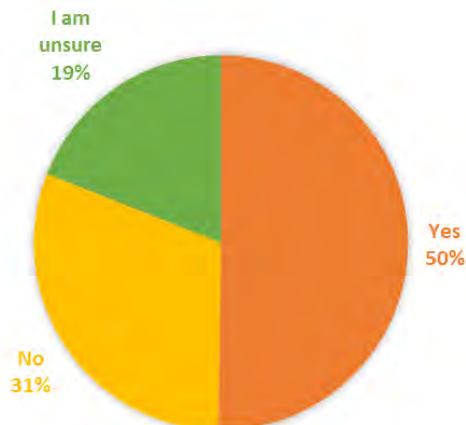
30 How important are river access and trails to you?



31 How important is it to eliminate eyesores like junk yards, abandoned cars, inadequate buildings, or just plain junk in Hume?



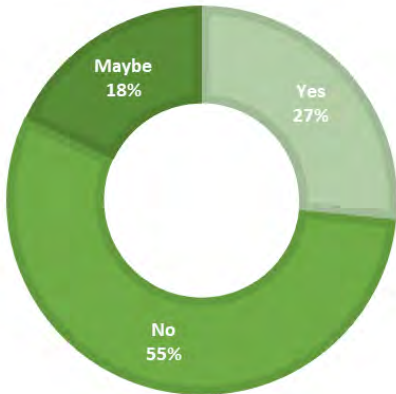
32 Are you satisfied with the condition of the roads in Hume?



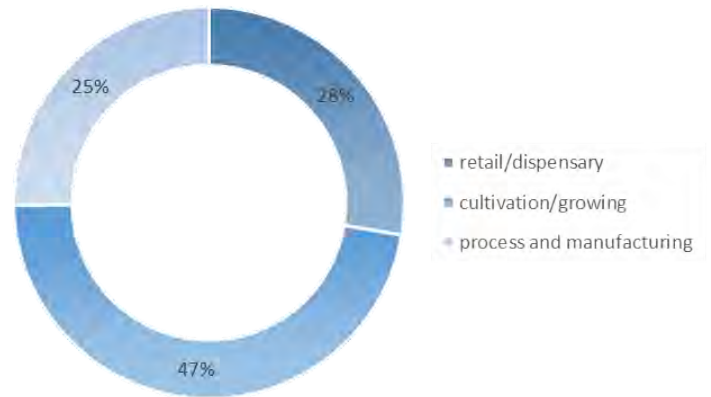
33 If you answer 'no' to the question above, please specify which areas you are most concerned with and why.

- In front of the school
- Main Street
- 19A

34 **Do you think Hume should embrace the cannabis industry for the possible economic benefits to the town**



35 **If you answered yes, check all that apply:**



36 **Is there something that another community has that you wish Hume had**

- Gym/Indoor recreation
- River Access
- Childcare options
- More retail options
- More dining options
- Town Museum
- Nicer streetlights, trees/foliage
- Garbage pickup
- Dentist/doctor/healthcare
- Solid local government
- Place to enjoy river
- Hotel
- Newspaper
- Coffee shops
- Municipal electric
- Small business opportunities
- Auto Parts
- Hardware
- Deli
- Flags/banners on poles, upgraded decor
- Organization that helps people finance upgrades to their home
- Lattice bridge
- Restoration of streams
- Full time ambulance service at fire department
- Businesses/employment opportunities

“Nice park with playground, splashpad, tennis/basketball courts, field, pavilion(s) for rental (like the town of Perry).”




- Community Center
- Brewery
- Fast Food
- Trails/fishing
- Expanded farmers market
- UTV Park
- Paved or gravel walking trails
- senior housing
- Meeting place/conference center
- Grocery
- A better sense of community.
- Swimming pool
- Updated Town Hall



**APPENDIX C - WEALTHWORKS  
WORKSHOP**

# The eight capitals

WealthWorks simplifies things by organizing these local features into eight discrete **capitals**, which are defined in the table below and share the following characteristics: each capital is a collection of one category of related resources; every region has a stock of each type of capital—meaning the combined quantity and quality of the many components of that capital in the region; and taken together, the existing stocks of these capitals constitute a region’s current wealth.

The capital	The definition
 <b>Individual</b>	The existing stock of skills, understanding, physical health and mental wellness in a region’s people.
 <b>Intellectual</b>	The existing stock of knowledge, resourcefulness, creativity and innovation in a region’s people, institutions, organizations and sectors.
 <b>Social</b>	The existing stock of trust, relationships and networks in a region’s population.
 <b>Cultural</b>	The existing stock of traditions, customs, ways of doing, and world views in a region’s population.
 <b>Natural</b>	The existing stock of natural resources—for example, water, land, air, plants and animals—in a region’s places.
 <b>Built</b>	The existing stock of constructed infrastructure—for example, buildings, sewer systems, broadband, roads—in a region’s places.
 <b>Political</b>	The existing stock of goodwill, influence and power that people, organizations and institutions in the region can exercise in decision-making.
 <b>Financial</b>	The existing stock of monetary resources available in the region for investment in the region.



## THE CAPITALS: DETAILED DEFINITIONS

**INTELLECTUAL:** The knowledge, creativity, and innovation needed to solve problems and develop new ways of doing things. Investment in intellectual capital is through research and development and support for activities that increase innovation, as well as diffusion of new knowledge and applications. It can come from sharing with other people and communities.

**SOCIAL:** The trust, networks, and inclusive relationships needed to get things done. Investments in social capital are those that lead to new conversations, shared experiences, and connections between individuals and groups and/or strengthen relationships within groups.

**CULTURAL:** The traditions, customs and beliefs shared by the community, including the way you see the world. Investments in cultural capital can help to preserve tradition while also helping to shift and align beliefs in ways that help people develop shared values and history.

**INDIVIDUAL:** The skills and capacity, including health, that allow individuals to be productive. Investments in human capital include spending on skill development, education, training, and health maintenance and improvement.

**NATURAL:** The productive environmental assets (e.g., air, water, land, minerals, plants, animals, fish, ecosystem services) in a region. Investments in natural capital include restoration and maintenance.

**BUILT:** The fully functioning constructed infrastructure (e.g., buildings, sewer treatment plants, manufacturing and processing plants, energy, transportation, communications infrastructure, technology) needed to support community well-being. Investment in physical capital is in construction, renovation, and maintenance. Built capital depreciates with use and requires ongoing investment to maintain its value.

**POLITICAL:** The voice, power and influence over decisions needed to achieve your goals, including the distribution of resources. Investments in political capital are made through inclusive organizing – gathering and disseminating information, providing access to decision makers, creating broader constituencies and increased voice.

**FINANCIAL:** Financial capital, including investments and personal savings, generates monetary returns that can be used for further investment or consumption. Stewardship of financial capital implies responsible investment to generate added income as well as eliminate unnecessary cost or waste. In creating wealth, we strive to invest financial capital in ways that increase and improve the quality of the other six forms of capital.



# Hume Comprehensive Plan

## The eight capitals – Wealthworks

### NATURAL

- Fertile ground
- Gravel pits
- water ways
- clay resource
- Wiscoy
- Wildlife, hunting
- trout streams
- Deer, bear population
- Moss Creek
- Dark Skies
- Biodiversity
- Fresh, clean air
- Natural resources
- Greenway
- Finger Lakes Trail
- Forest, logging
- Balk Eagles
- Bird watch
- Pheasants
- Letchworth State Park
- Allen Rushford Lakes
- Osprey Platforms
- Campground
- Natural Landscape (Hills)
- Fall Foliage
- Swain Ski
- Maple production
- Hobby farms

### BUILT

- Well kept roads - state, county, local
- Water System improvements
- internet - good, deadzones exist
- 15 ac. greenhouse
- Co-Gen plant
- New business with rental revenue
- Sewer System (needs updates)
- Churches
- Firehall
- Parks
- Little League
- Sidewalks
- Lighting District
- Parking areas (need more)
- Hair Salons
- Restaurants
- PT
- Doctors Office - Houghton
- Great library
- School - new construction
- RG&E
- Natural gas distribution and transmission lines
- Solar Facility
- Houghton University
- Bank & credit union
- Town Barn
- EV charging station close by
- Convenience Store
- Pharmacy
- Gas station

### SOCIAL & CULTURAL

- Memorial Day Fest
- Allegany Artisans
- Maple Weekend
- Fillmore Fest
- Garage Sale Day
- Concerts/shows at school
- Short Tract Town Theatre
- Library events
- 5 churches
- Amish
- Sense of Community
- Rev Up Hume
- Slow Pitch league
- 4H
- Boy and Girl Scouts
- Youth Programs
- Sports
- Powerhouse - after school program
- Seneca Field Day
- Museum (closed)
- Auction Barn (Amish)
- Farmers Market
- Volunteer Fire/fundraisers
- Snowmobile Club
- ATV/UTV activities
- Car Show
- Soap Box Derby

### POLITICAL & FINANCIAL

- County Legislator
- Greenway Parks Director
- Grant Funds - PTNY, WNYF, RCW
- ACAF
- Arts Council
- local leadership on other councils
- Town of Caneadea
- RVER
- GRW
- FDGVG
- LGV
- CBNA
- Allegany 1st FCU
- LWRP
- Potential for shared services
- Houghton - Kerr Pegula Center, track and field, tennis
- Julie Hall
- Fire and Rescue under same roof

### INDIVIDUAL/INTELLECTUAL

- Physical Therapist
- Trades - electrician, carpenter, mechanic, HVAC, plumber
- Artisans (15+)
- Undertaker
- Houghton Univ.
- Library
- Fillmore CS
- Attorney
- Farmers
- AU/ SUNY Alfred
- Trauma Therapist
- Gardening
- BOCES - students help with projects

# **APPENDIX D - ALFRED STATE COLLEGE VISUALIZATION STUDY**

**AN ARCHITECTURAL CLASS STUDENT PROJECT**



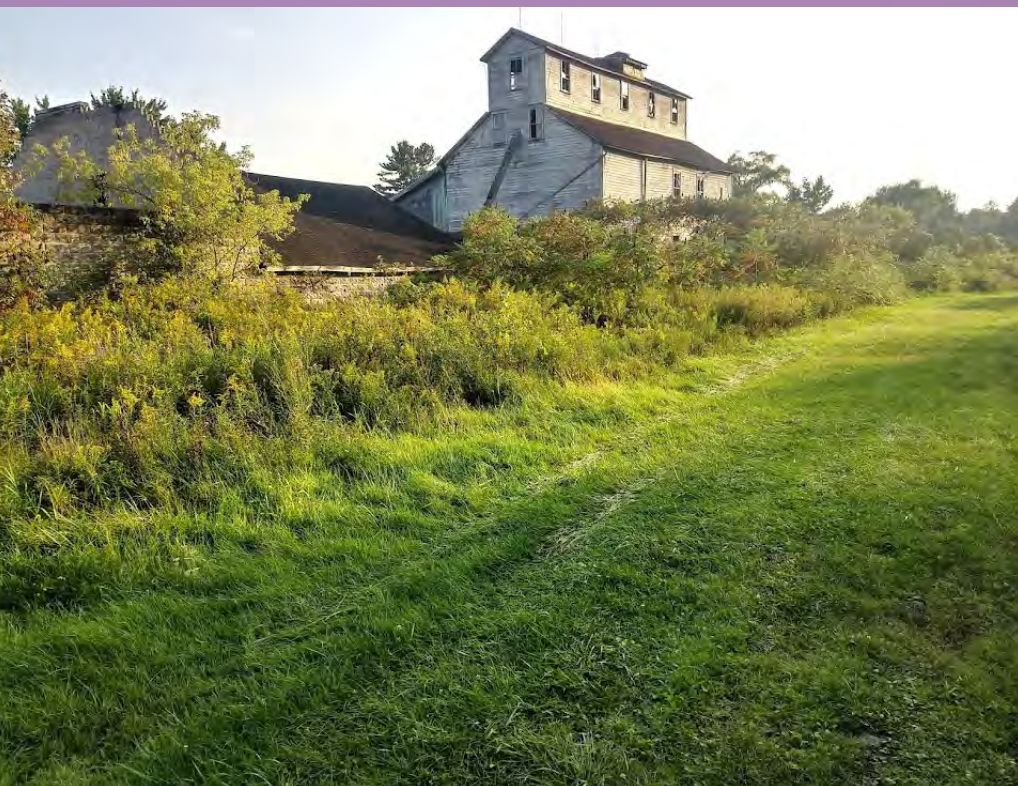
# The Hamlet of Fillmore Community Visualization Study

## Genesee Valley Greenway



### Then:

The Genesee Valley Greenway was once a Canal which helped establish Fillmore as a trading hub, and then later turned into a railroad after the canal's closure in 1876.

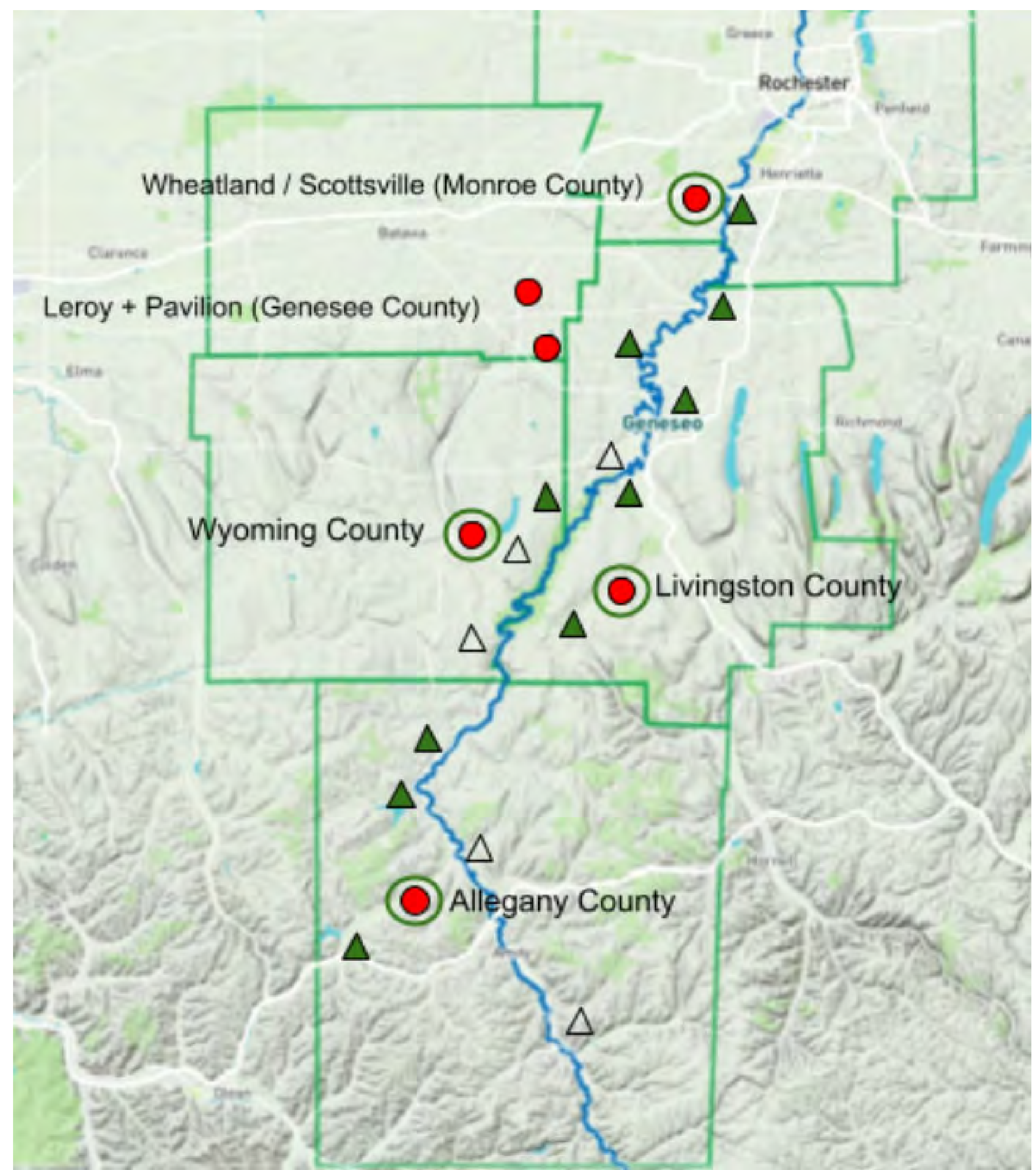


### Now:

The Greenway remains a pathway for people to utilize for a number of outdoor activities such as walking, biking, and snowmobiling. It is a cherished part of the town.

## History and Demographics

Fillmore was established in 1822 and was originally known as the Mouth of the Creek. It received the name of Fillmore in 1850 after the thirteenth president of the United States, Millard Fillmore in hopes of getting a post office. In 1836, the Genesee Valley Canal was constructed from Rochester to Olean and passed directly through Fillmore. Because of this, the town became a trading hub shipping lumber and dairy goods. Currently, the town's population is 603. Of the 603, 29% of the population is under the age of 18, 22.4% of the population are between the ages of 18 and 34, 32.4% of the population are between the ages of 35 and 65, and 16.2% of the population are 65 years of age or older.



## Problem Statement

The Hamlet of Fillmore was once a prosperous community of early New York commerce. This was due to the various forms of transportation, including the Genesee River, Genesee Valley Canal, and then the railroad. With the closure of the canal and railroad, the town has seen both economic and demographic decline. Because of this, the streets, and the buildings along them have fallen into disrepair, the greenway has become underutilized, and Fillmore continues to struggle with attracting both residents and tourists to the area.

## Program Statement

The Hamlet of Fillmore has the opportunity to once again become a thriving community as the "Northern Gateway" of Allegany County. While maintaining its agricultural roots and small town feel, the goal is to bolster economic activity by introducing new facilities, improving existing infrastructure, and maximizing the potential of the Genesee Valley Greenway, and its ability to connect the surrounding communities.

## Project Phasing

### Short Term

- Improve Signage and resting nodes along the Greenway
- Provide parking for the trail along Lattice Bridge Road, and a Kiosk to provide visitors with information about the area.
- Improve the streetscapes and walkability of the hamlet.

### Medium Term

- Implementing new entrances to the Greenway with a crosswalk and parking on West Main Street.
- Proposing facade updates to some of the buildings along West Main Street and South Genesee Street.

### Long Term

- Develop a foot bridge spanning across Cold Creek
- Propose an improved, historically sensitive bridge
- Propose long term improvements to a centrally located gas station and re-locate a liquor store
- Propose long term developments that include senior housing and a medical care building.
- Propose public access to Cold Creek

## Greenway Improvements

This Proposal presents multiple design ideas along the Genesee Valley Greenway. Short term projects include improved signage and resting nodes. Medium term projects include a bold, new entrance at West Main Street with a crosswalk and parking. Finally, a long term goal project includes developing a foot bridge spanning across cold creek.

## Lattice Bridge Road

This proposal presents design ideas for the abandoned bridge located south of Fillmore on Lattice Bridge Road. Short term goals could include adding an environmentally parking area along the trail, providing entrance improvements, and a kiosk to provide information and history of the area.

## Complete Streets

The current streets at some points provide a small, almost unnoticeable buffer between vehicular traffic and pedestrian traffic. It is our goal to update the streets and provide improved walkability, and an improved landscape which includes facade improvements in the commercial district, and new welcome signs when entering the hamlet.

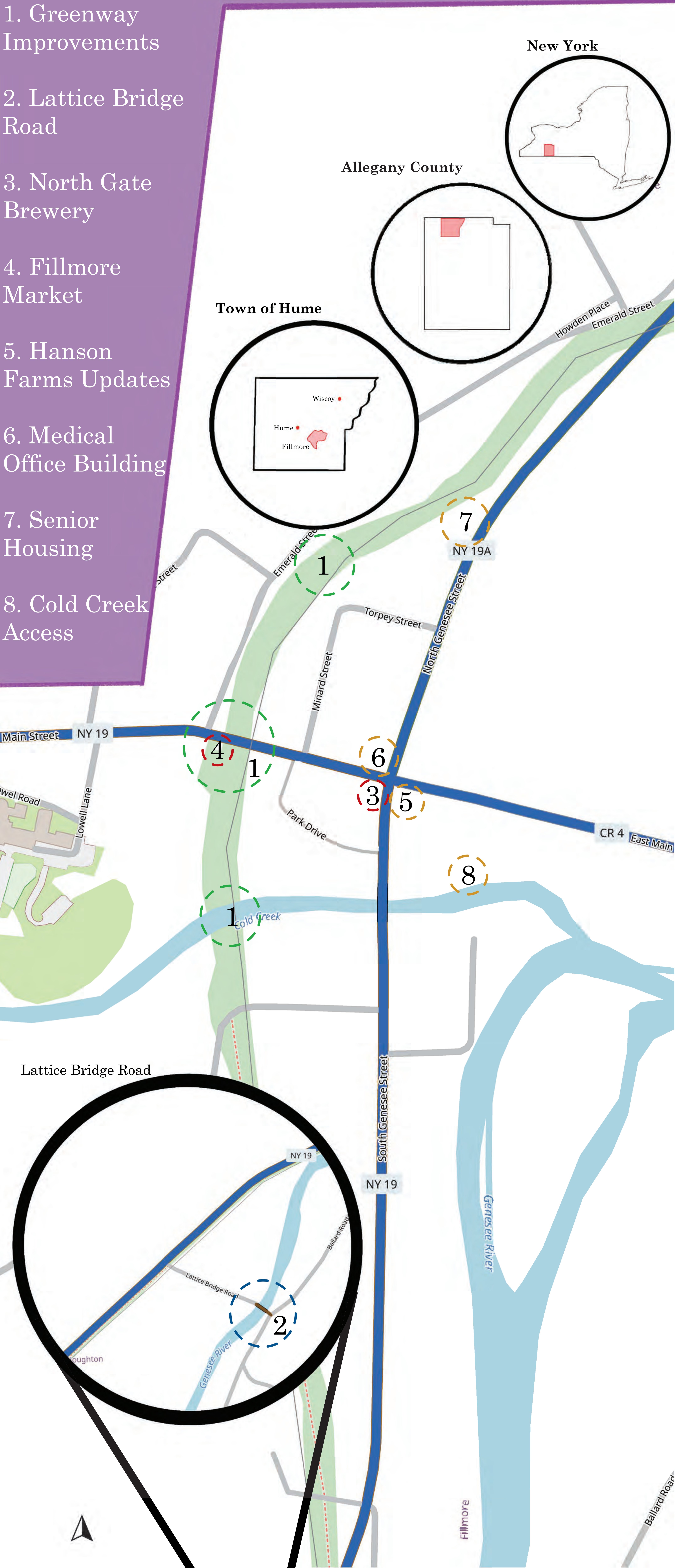
## Future Development

In this proposal, we are suggesting a small medical office building in the middle of hamlet, new senior housing at an old mill site on North Genesee Street, access to Cold Creek and the Gensee River, and make improvements to the exterior of the centrally located gas station.



# Introduction

- 1. Greenway Improvements
- 2. Lattice Bridge Road
- 3. North Gate Brewery
- 4. Fillmore Market
- 5. Hanson Farms Updates
- 6. Medical Office Building
- 7. Senior Housing
- 8. Cold Creek Access





# Greenway Improvements

Provide community resting and viewing areas along the Greenway

Phasing: Short Term



Existing Greenway North of B



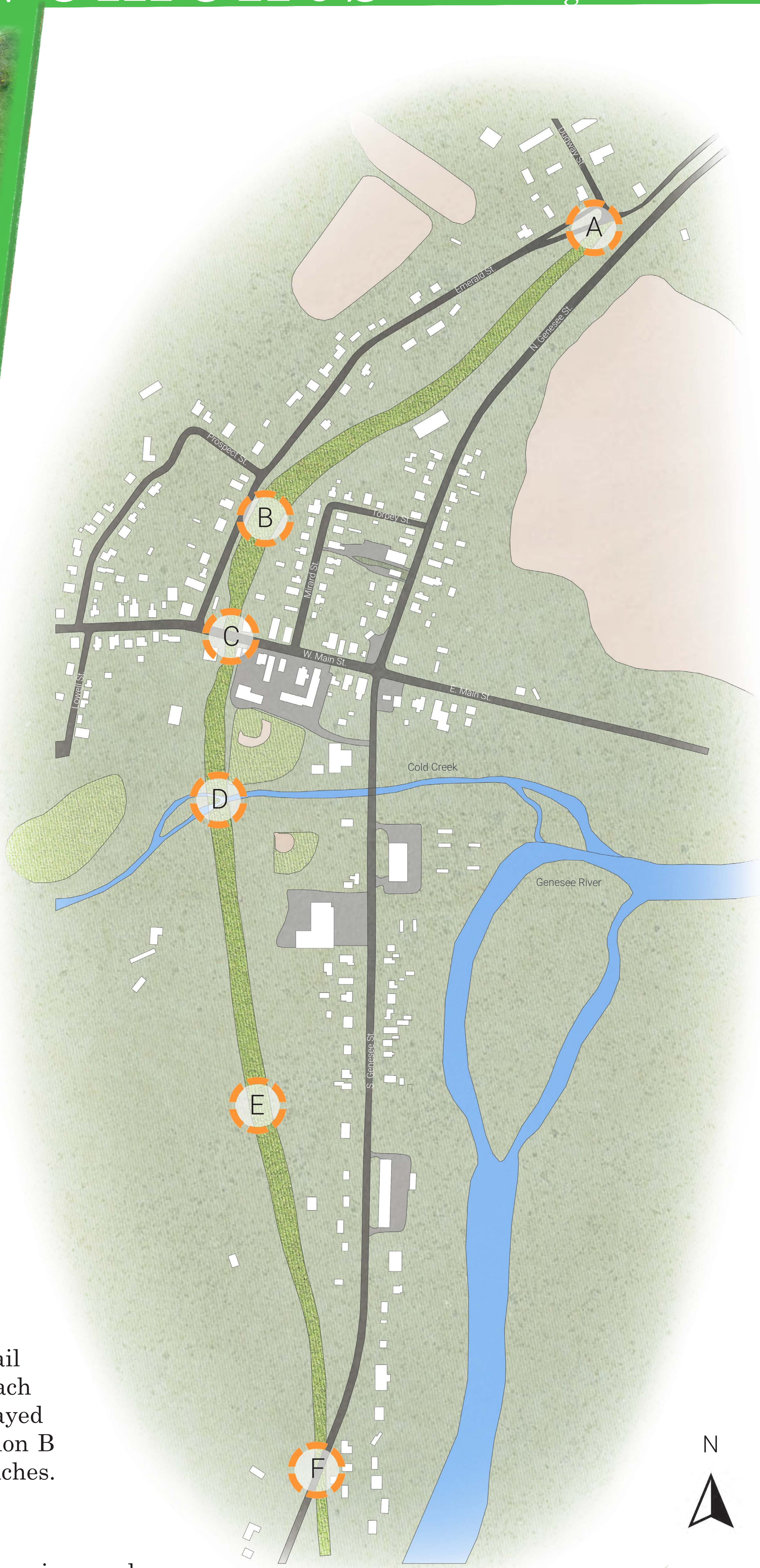
Existing Greenway At Location B



Existing Greenway North of C



Existing Greenway South of A



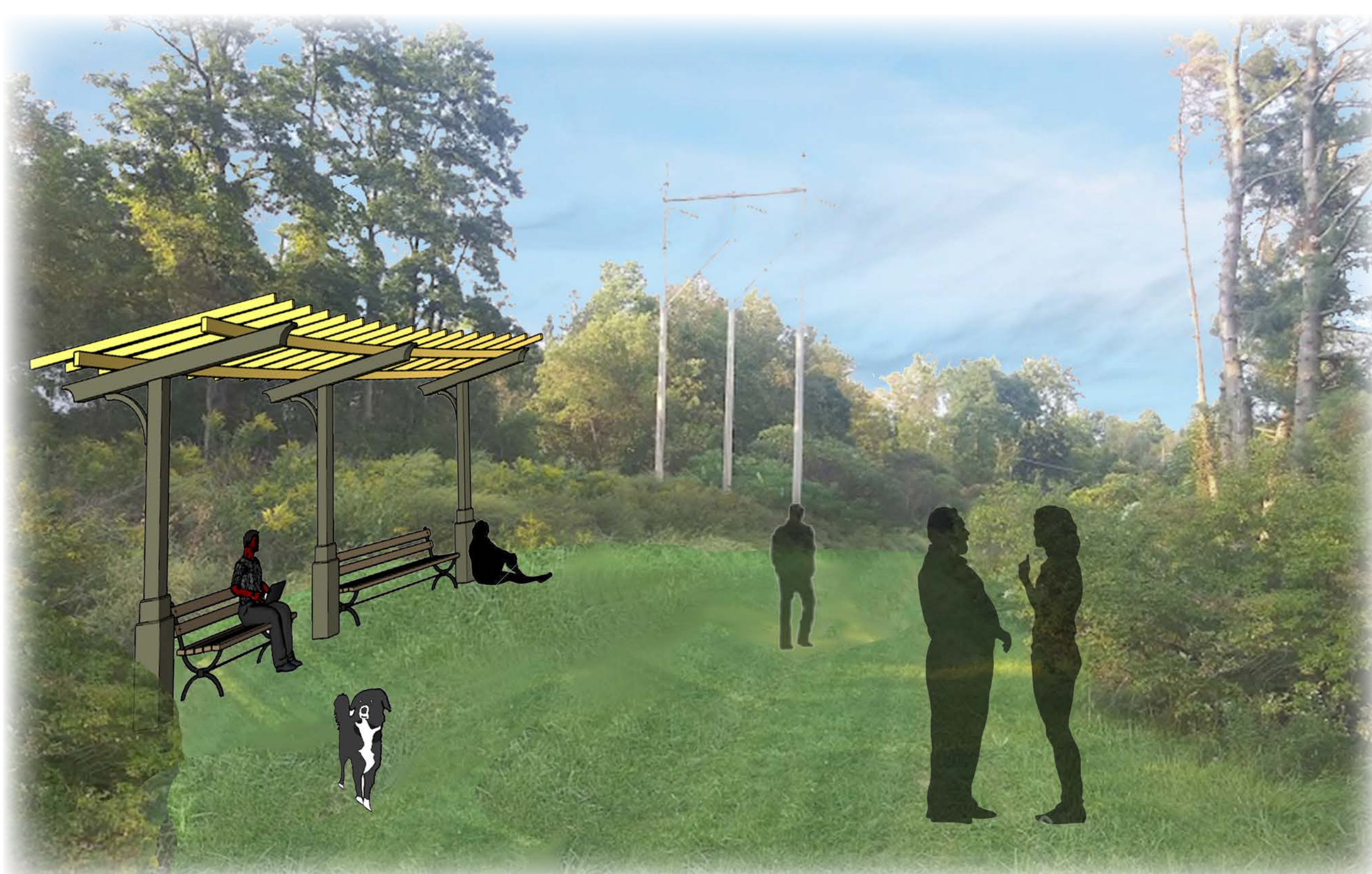
Location A is the junction of the Greenway Trail and Emerald Street. Improved signage at this location will direct residents down the trail heading south until they reach the central trail node displayed in the images below. Location B consists of a pergola and benches.



The second opportunity for a unique node of rest for the community occurs at E, further along the southern portion of Greenway Trail.



Greenway Central Trail Node



Greenway Central Trail Node - Looking North



Trail Section - Looking North



# Greenway Improvements

Create a focal Greenway entrance, Parking area, and signages within the town of Fillmore.

Phasing: Medium Term



Existing condition of West main Entrance -looking north.



Existing condition of South Main Entrance. -Looking south



Existing condition of small gate and signage.



Existing condition of Genesee Valley Greenway site.



West Main Street - North Entrance Looking North  
Expand the overall functionality of the Genesee Valley Greenway by creating a new entrance gate along with an updated parking area, crosswalk, and historical signs.



West Main Street - South Entrance  
Visitors will experience clean and improved historical and Directional signage that will help pedestrians and visitors/tourists to navigate the area.



West Main Street - South entrance with new gateway and crosswalk looking south.



Aerial View Displaying Entrance Gate and Parking Area



# Greenway

Design a footbridge connecting the Greenway over Cold Creek

# Improvements

Phasing: Long Term



Existing Cold Creek Crossing Looking North



Existing Crossing Looking North East



Existing Crossing North Bank



Existing Crossing North Bank



Aerial View Displaying Cold Creek Footbridge

The proposed footbridge spans roughly the 80 - 100 foot distance between creek banks. The steel reinforced concrete bridge span is supported by retaining walls along both creek banks and two reinforced concrete piers within the creek bed. Analysis of the creek provided that the southern bank will endure less erosion (the creeks primary current is located along the creeks north bank). Both upper and lower level landscaped patios were implemented to create a small park like setting and provide access to the flowing creek waters.



Existing Cold Creek Site



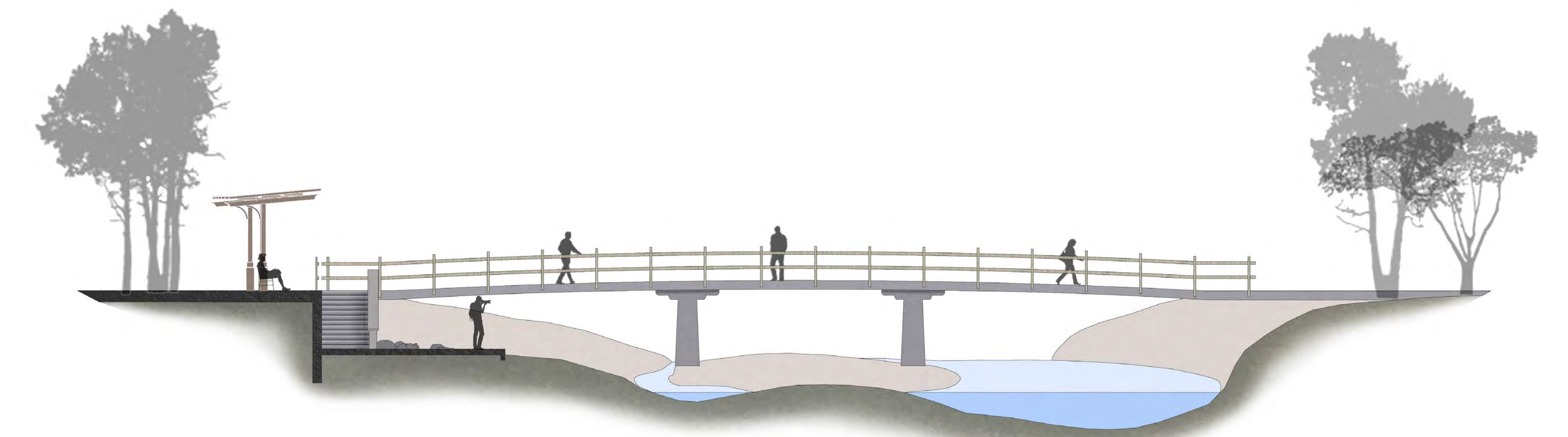
Cold Creek Foot Bridge



Cold Creek Foot Bridge



Creek Landing and Bridge



Bridge Section - Looking West



# Lattice Bridge Road

Provide a entry point to the Genesee Valley Greenway.

Phasing: Short Term

## Existing Conditions



Genesee Valley Greenway Intersection on Route 19



Genesee Valley Greenway Intersection on Lattice Bridge Road



Birds Eye View of the Greenway & Lattice Bridge Road Intersection



Birds Eye View of the Greenway & Route 19 Intersection



Lattice Bridge Road Site Map



The Intersection of the Genesee Valley Greenway and Lattice Bridge Road is a point of interest that we decided to expand on.



The Bridge has fallen into disrepair and we think it could be a great point of interest because of it being one of the few places that cross over the Genesee River.



Area F: Greenway and Rt. 19 Intersection



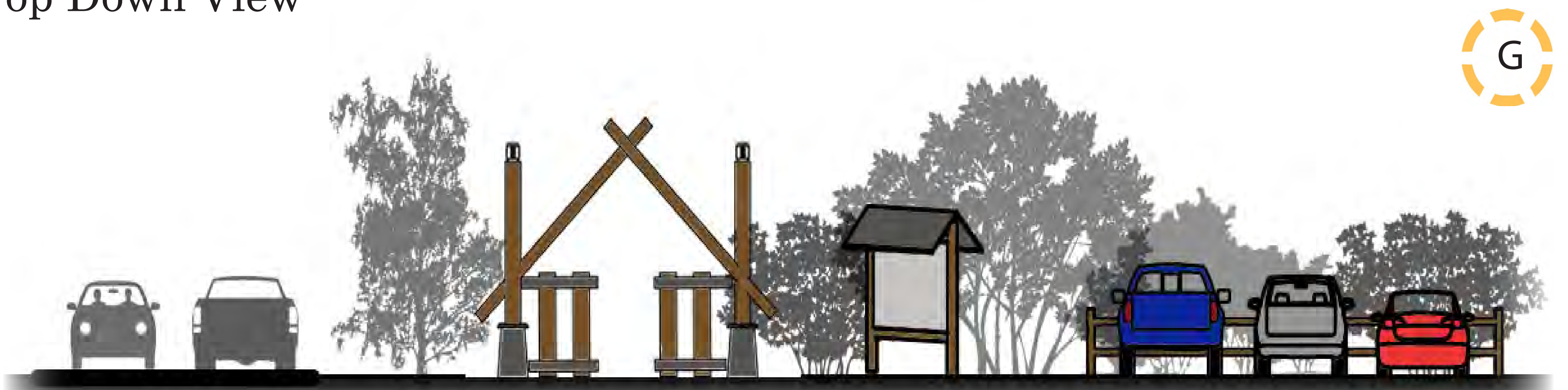
Rt. 19 Top down view



Lattice Bridge Road Top Down View



Lattice Bridge Road Render



Section View: Greenway and Lattice Bridge Road Intersection looking North



# Lattice Bridge Road

Lattice Bridge  
Restoration and  
Revitalization

Phasing: Long Term

## Existing Conditions:



Lattice Bridge currently sits in an unusable state and is unfit for any kind of pedestrian use.



The land surrounding the bridge is overgrown and doesn't provide any way across.



Genesee River's shores don't have any way of reaching them.

**Action 1: A gathering space for all those wanting to spend the day with nature.**



Pavillion: Exterior Perspective

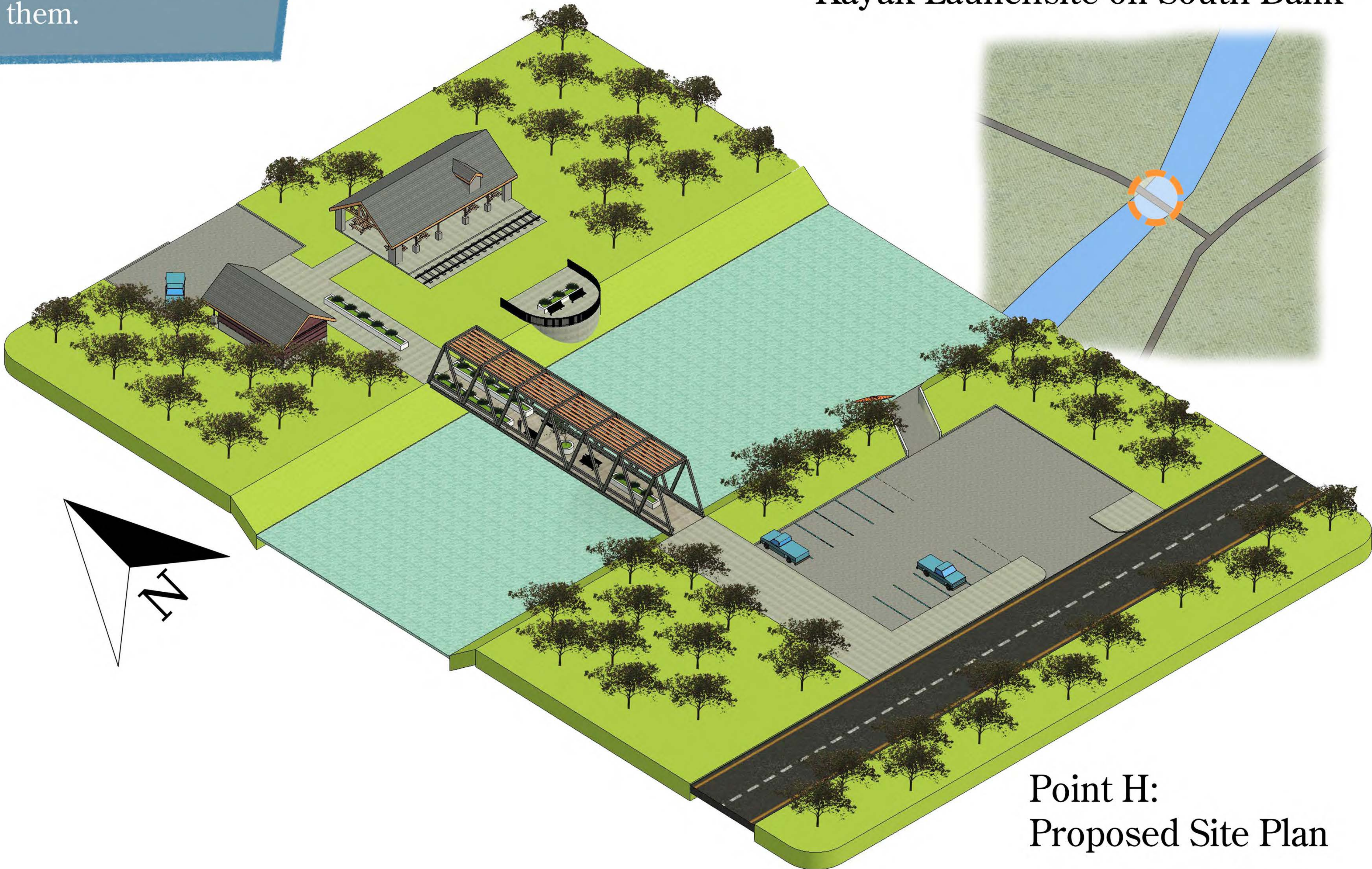


Pavillion: Interior Perspective

**Action 2: River access for kayaks and canoes.**



Kayak Launchsite on South Bank



Point H:  
Proposed Site Plan

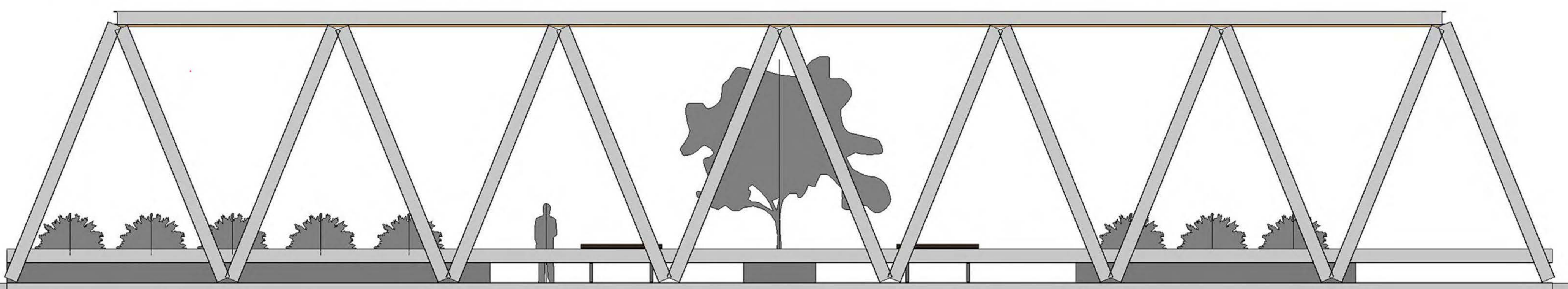
**Action 3: A new bridge that connects the banks of the Genesee River, while also incorporating natural elements into its design.**



Lattice Bridge: North End



Lattice Bridge: South End



Sectional View - Lattice Bridge over Genesee River



# Complete Streets

Streetscapes

Existing Conditions

Phasing: Short Term



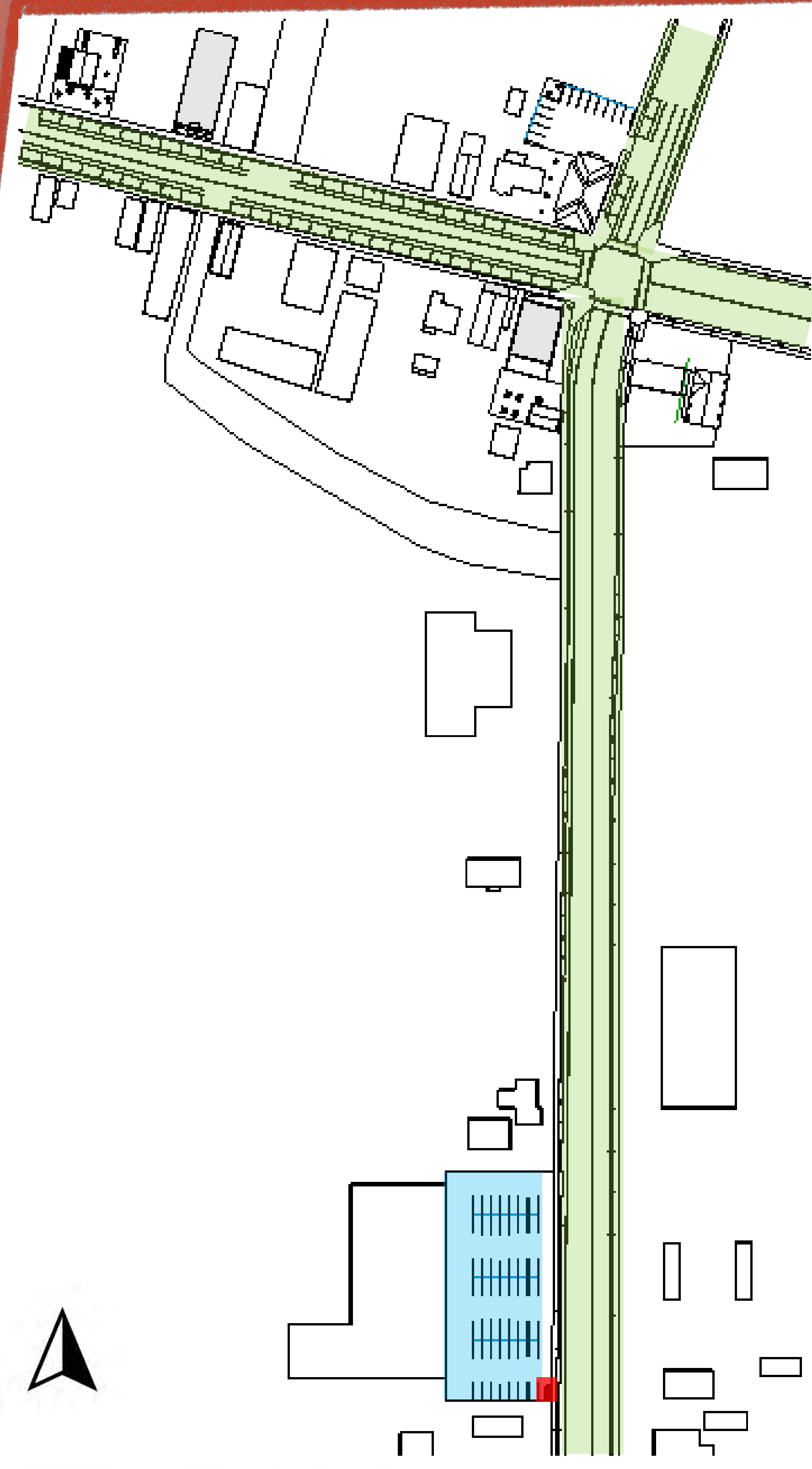
**Open Green Space**  
On the North end of Fillmore, there is a vacant lot that sits right across the old abandoned sawmill that is being underutilized.



**Shopping Center Parking Lot**  
The current parking lot has raised concerns about the separation between vehicular and pedestrian traffic as well as safety for all residents.



**Main Intersection**  
This part of Fillmore is supposed to be the heart of the hamlet but is lacking the necessary elements to enhance the area.



- Key:**
- B. Bus Stop
  - C. Parking Lot
  - D. Street Aesthetics



New Welcome to Fillmore signs will be placed at all four entry points into town.



A. A public park across from the proposed Senior Housing could enhance the usage of the space.



B. A proposed bus shelter design for the bus stop at the shopping center parking lot.



C. Improvements made to the existing parking lot, such as condensed entry and exit ways, new signage, and greenery, could enhance this space and make it more appealing and safer for the community.



D. The hamlet's aesthetics and safety could greatly improve by adding light poles and vegetation along Main Street and Genesee Street.



# Complete Streets

Walkability

Phasing: Short Term

## Existing Conditions:



1- This is the existing condition of the sidewalk outside of the Dollar General and Shop n' Save plaza on South Genesee Street. It currently does not continue across the parking lot, which is unsafe for pedestrians



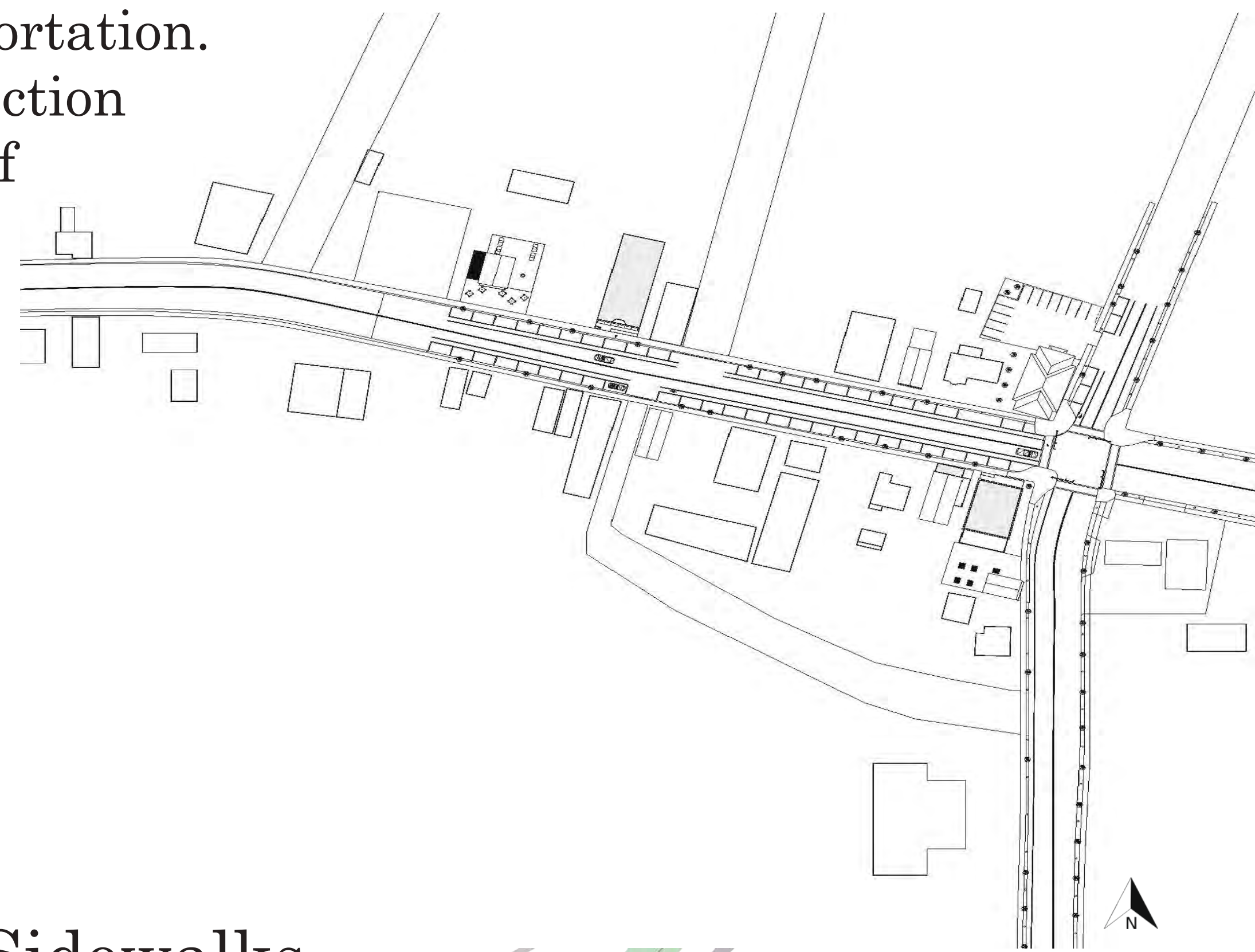
2- Main Street currently has no bike lanes and minimal on-street parking



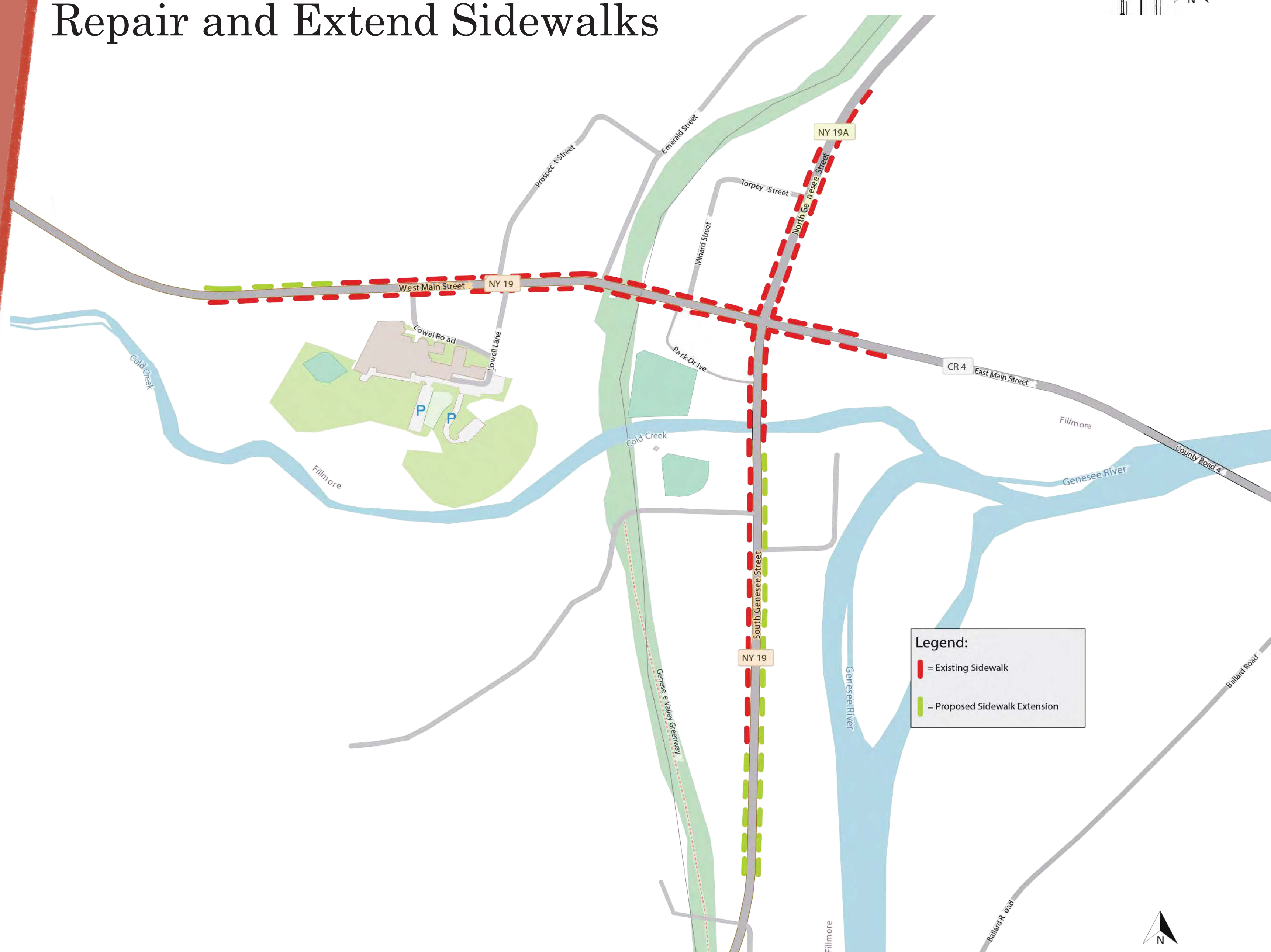
3- The main intersection has no crosswalks and is lacking aesthetically.

The current walkability around the town of Fillmore is divided and out of date. The existing sidewalks are in need of repair throughout Main Street and should be extended to the edges of the hamlet on both West Main and South Genesee Streets. We chose to add bike lanes along major routes to increase cross-town transportation.

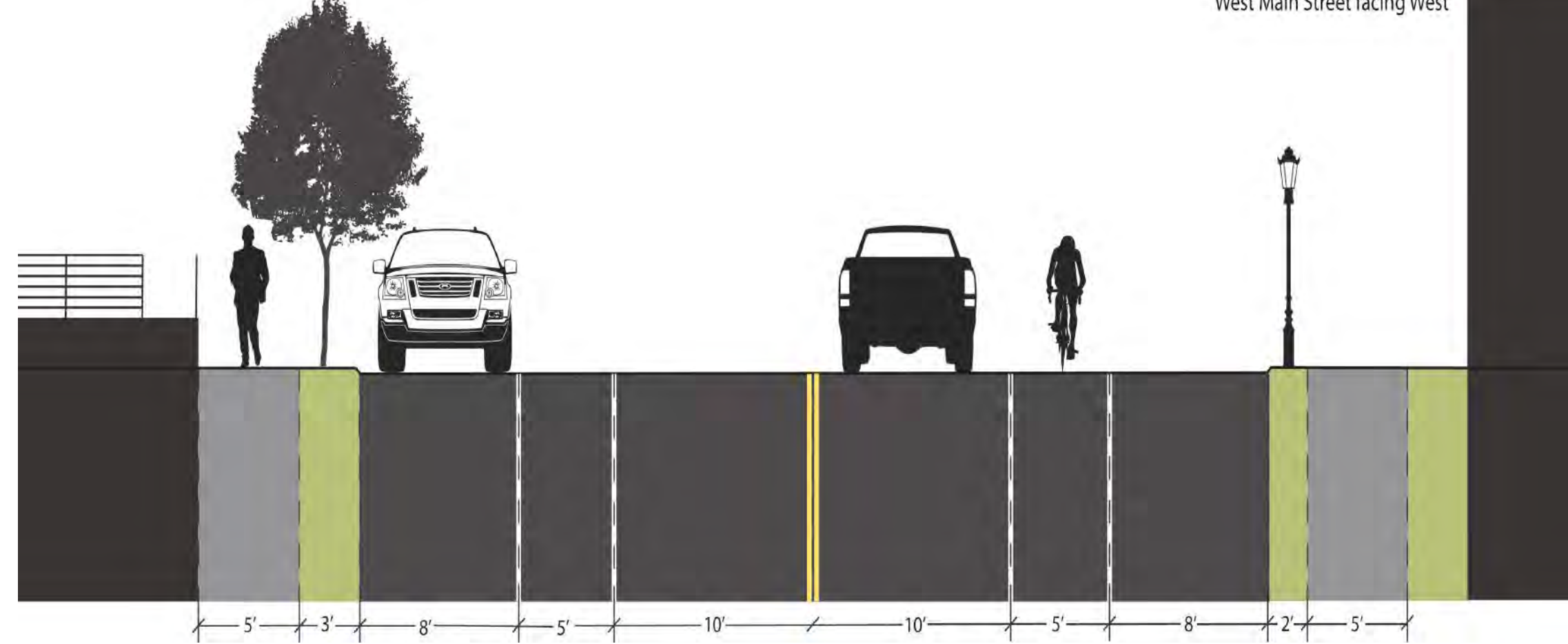
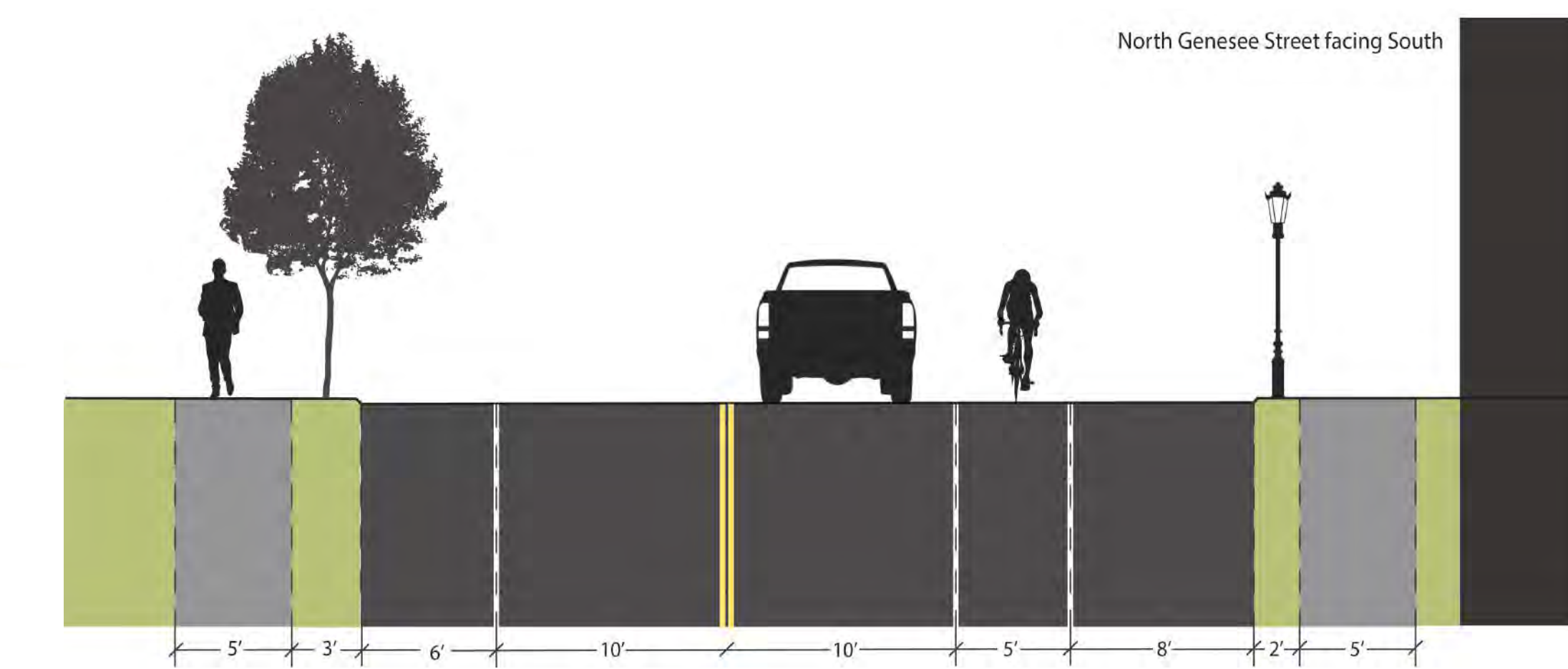
The main intersection was also in need of a revitalization, which was done through adding brick sidewalks, crosswalks, and traffic lights.



## Repair and Extend Sidewalks



## Implement Bike Lanes



## Revitalize Main Intersection





# Complete Streets

Building Façade  
Improvements  
& Signage

Existing Conditions

## A. Vacant Building



This vacant building sits in the center of the hamlet. It is a 2 story building with an alleyway to the right of it.

## B. Commerical Building



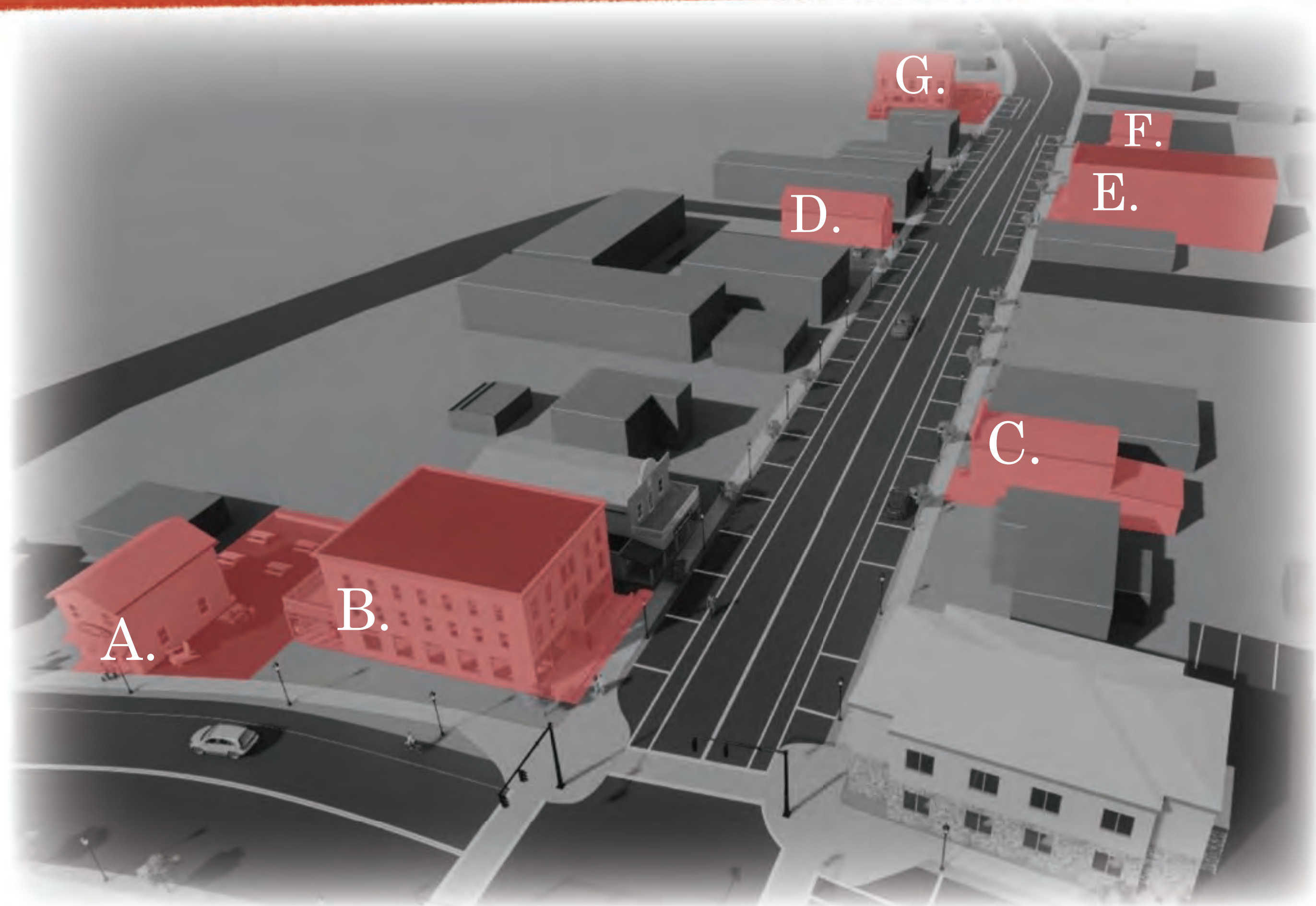
This building has been home to many businesses and has the opportunity for more.

## C. Youth Center



The front facade of this building was in need of improvements to return to its original historic character.

Phasing: Medium term



## A. 10 West Main St.

The plan is to relocate DiRienzo's Ice Cream in order to expand the outdoor seating area as well as make way for a medical office building. We have also proposed a new sign to help identify the new location.



## B. 10 West Main St.

The plan is to revive this building by turning it into a local brewery and events space. The name North Gate Brewery is to reinforce the idea of Fillmore being the northern gateway to Allegany county.



## C. 23 West Main St.

The Powerhouse Youth Center needed more fenestration on the first level to add historic character as well as new, more permanent signage.



# Complete Streets

Building Façade  
Improvements  
& Signage

Existing Conditions  
D. Old Library

Phasing: Medium term



The previous location of the library now sits vacant and in good condition.

E. Dance Studio



The entrance of the dance studio is not accessible to all.

F. Vacant Building



This building next to the Greenway does not fit the neighborhood character.

G. Warehouse



The old canal warehouse now sits vacant and has potential for more.



D. 46 West Main St.

This is a prime location for an apothecary or other retail options such as a clothing store as it is close to the center of the hamlet.



E. 53 West Main St.

A proposed ramp has been added to allow equal access as well as a new location for the stairs. A new awning could help improve the aesthetics of the façade.



F. 61 West Main St.

This property could be another strong activity node in Fillmore, its location next to the proposed greenway parking lot and entrance gives it the possibility to be a place for people to gather.



G. 64 West Main St.

The previous canal warehouse could become a thriving part of the community in the form of a permanent space for the newly started farmers market. Being right next to the greenway, it would also be near to a parking lot as well as the proposed greenway cafe.



# Future Development

Facade Improvements  
Phasing: Long Term

## Existing Conditions



The Gas Station sits at a prime intersection in the center of the Hamlet. It is one of the first things people notice about the intersection when travelling North on Rt. 19.

## Hanson Farms Gas Station



Front View from South Genesee Street

The Hanson Farms Gas Station located at Rt. 19A and Main Street is one of two gas stations in Fillmore, and is also the only gas station for quite a lot of miles.

Portageville- 10 miles  
Dalton- 15 miles  
Belmont- 20 miles

Because Fillmore is located so far from other towns with gas stations, it might just be the stop someone is looking for.



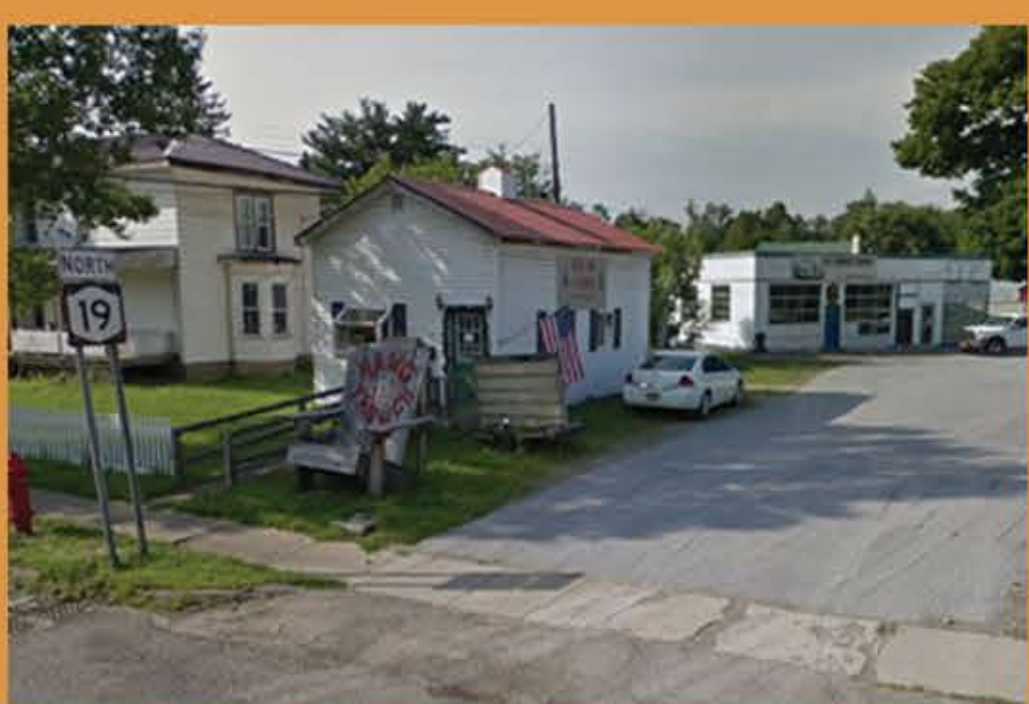
Looking South from East Main Street



Looking East from South Genesee Street



The old bar now new apartment place



The old Liquor store  
Our team redid the siding on the building and gave it a new image. We put the liquor store in the bottom so the building could still have apartments on top



View from West Main Street



# Future Development

Medical Office Building  
Phasing: Long Term

Existing Conditions



Corner of South Genesee Street



View of North Street

Above are two images of the previous site. We moved the liquor store from the corner lot across the street. A better location has also been found for the Icecream Stand. It was moved across the street behind the brewery. A medical office building would be a great option for this lot since it is in the heart of town.

- Wellsive its 42 min or 30.5 miles
- Olean its 45 min or 38.6 miles
- Warsaw its 31 min or 22.2 miles



Developing the Medical Office Building would require a long-term commitment. The project will be located on the corner of West Main Street, and North Genesee Street. Those living in Fillmore will then have easy access to medical services instead of having to travel 45 minutes to one.



View from the corner of South Genesee Street and East Main Street looking North



View from North Genesee Street looking South



# Future Development

Senior Housing  
Long Term

## Existing Conditions

The current mill site is around 0.9 acres. It also has very good access to the Greenway off the back of the property



Existing entrance to the site from North Genesee Street



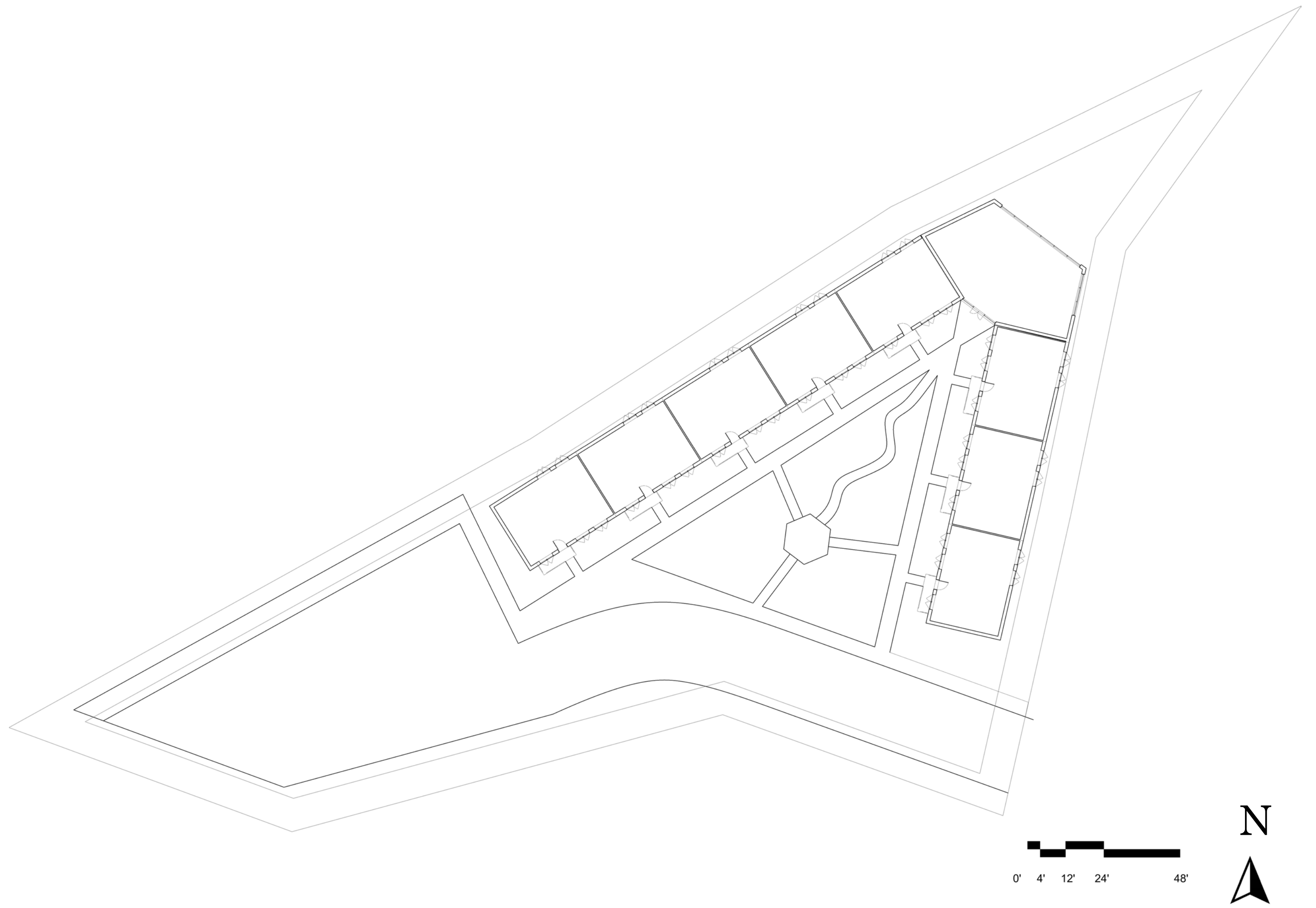
Approaching the site along the Greenway from the North



Approaching the site along the Greenway from the south. This is where the suggested Greenway access would be located.

## Senior Housing Development

When entering Fillmore from the north, this is the first major development that can be seen in the town. A new senior housing development with a community center and outdoor park spaces will provide a gateway into both the hamlet of Fillmore, and Allegany as a county. Independent senior housing is a need for Fillmore. This will feature a multi-plex style living that gives the residents independence while also promoting unity with the community center as well as an outdoor park space. The development is a quarter of a mile from the center of town, providing easy access anywhere in the town. The site also has access to the Genesee Valley Greenway on the back of the site. There will be access to the Greenway through the parking lot on the southwest side of the site.



Drone view of the Senior Housing and the adjacent park space



Front View of Units



Adjacent Park Space



Outdoor Community Center



Front Porch Perspective



View From Greenway



Greenway Access



# Future Development

Cold Creek Access  
Phasing: Long Term

## Existing Conditions



The berm here is flood control, so there is not anything that can be done to disturb it.



The Cold Creek Delta formed at the Convergence of the creek and the Genesee River. The delta is shallow, but treacherous.



## Fillmore Wesleyan Church 20 East Main Street

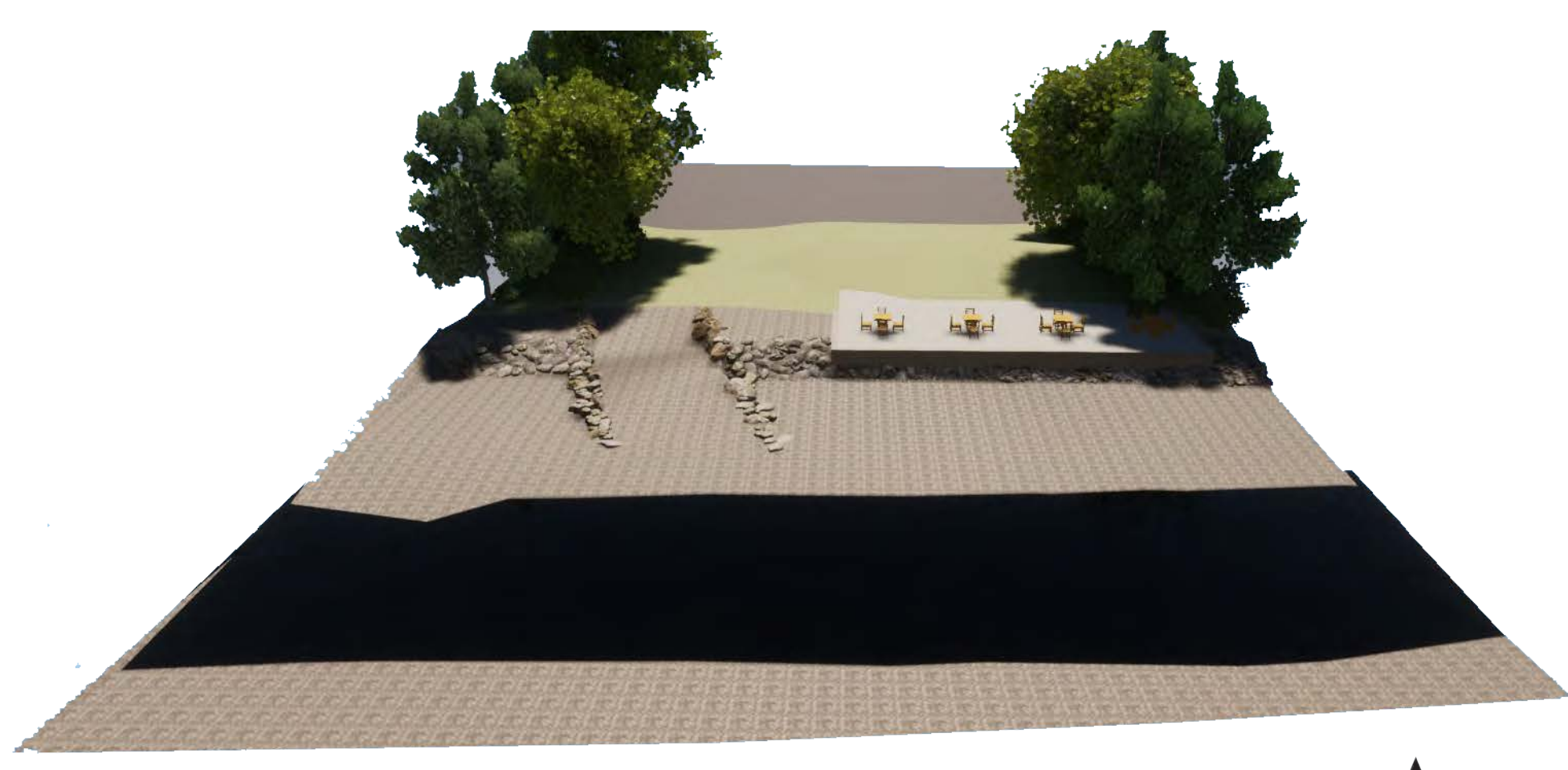
Cold Creek is a tributary to the Genesee River that flows right through the heart of the Hamlet of Fillmore. Because Cold Creek is located in a very mountainous area, the creek is always full of ice cold mountain runoff. This means the level will change seasonally, and as often as daily. As the creek gets closer to the Genesee River, it develops a delta. This delta can be used for many recreational activities. Kayaking, canoeing, and general splashing in the water are all possible because of this.

The boat launch ramp pitches down river to mitigate the effects of washouts and erosion.

Made of river stone, this ramp is easily repairable, should any damage be sustained.



Ramp into Cold Creek Bed looking East



Cold Creek Access Site



Ramp into Cold Creek Bed looking North



Cold Creek Access Seating Area



