

## **B. PROJECT ORIENTATION**

This section of the Study comprises an outline discussion of the Zone of Influence, the Perimeter Zone and the Gateway Communities. The purpose of this discussion is to familiarize the reader with the definitions and the scope of the Study, and to outline the underlying logic regarding the Zone of Influence, the Perimeter Zone and the Gateway Community selections. It will also serve to explain the rationale behind the various recommendations for specific Community and Economic Developments. (See Map 2 – Zone of Influence)








### **1. Zone of Influence**

The Zone of Influence refers to an area of land stretching from Cattaraugus County’s northern border to Allegany State Park, along Route 219. It includes the Route 219 Study Corridor, the I-86 Corridor to Olean, Allegheny Reservoir, NYS Route 394, Randolph, Amish Country, and NYS Route 353, Little Valley, Cattaraugus. The Zone of Influence is primarily an economic entity. It is a geographic and economic ‘zone’, which influences Cattaraugus County by virtue of being the transportation corridor that links the surrounding major urban settlements to Allegany State Park. It was devised with a regional rather than a local agenda, with the goal of focusing economic growth within a defined area. As discussed in greater detail both in the **Introduction** and in **Section D, Part 2, h, Gateway Communities: Proposed Tourism Demonstration Projects**, this development should occur in a manner, which maximizes economic opportunity, without diminishing the natural environment.

A number of urban centers are located within the Zone of Influence, including Ellicottville, Olean, Randolph and East Randolph.

# Zones of Influence

MAP 2

-  GATEWAYS IN NYS
-  ZONE OF INFLUENCE
-  U.S. ROUTE 219 FREEWAY ALTERNATE
-  PROPOSED INTERCHANGE
-  SOUTHERN TIER EXPRESSWAY
-  U.S. HIGHWAYS
-  STATE HIGHWAYS

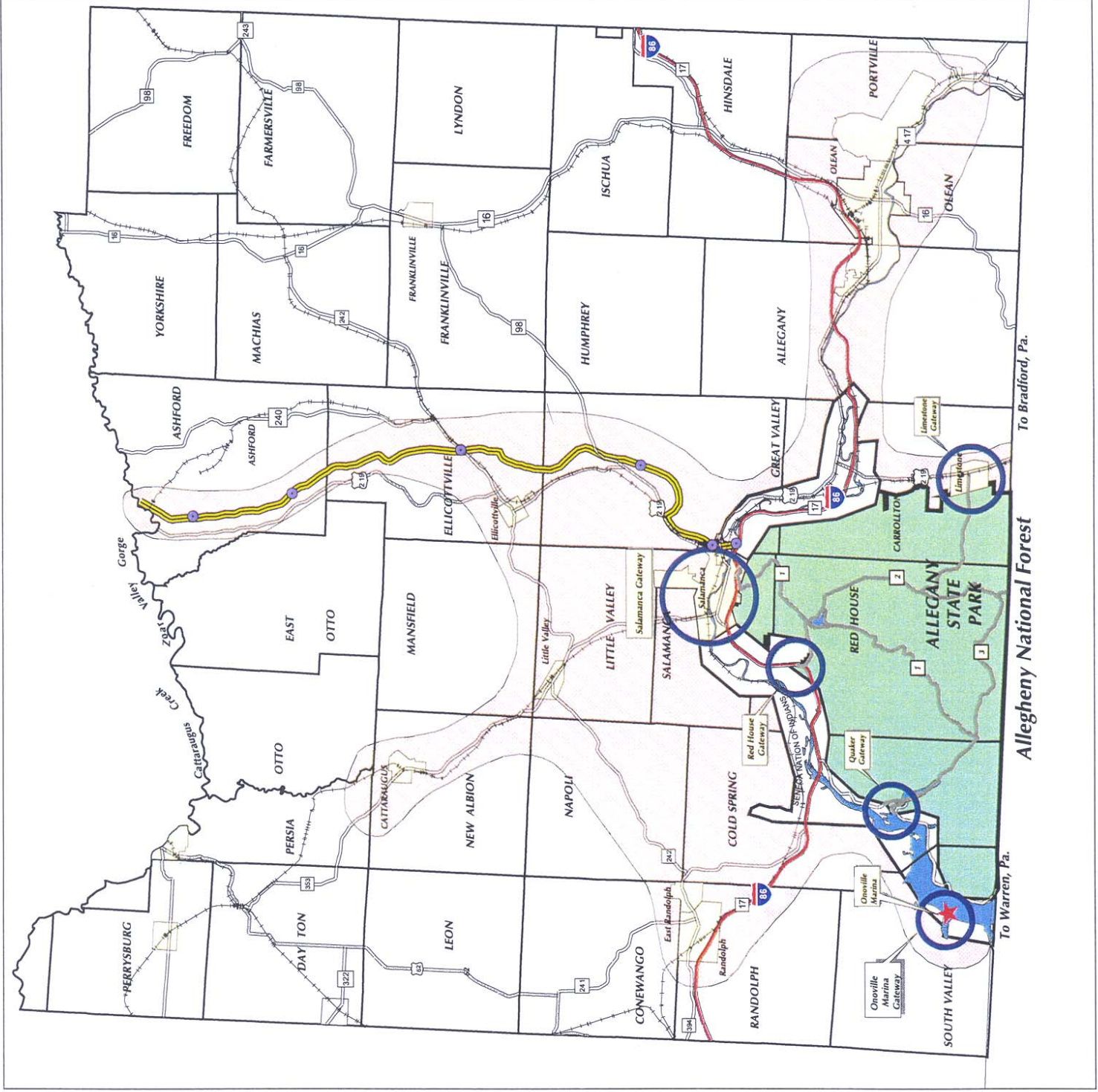


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## Allegheny State Park Perimeter Study

## Cattaraugus County



The Village of Ellicottville, located to the north of Allegany State Park, has developed into a regionally important ski destination. Holiday Valley and Holimont ski areas offer some of the best ski terrain in Western New York. The Cattaraugus County Department of Economic Development, Planning and Tourism estimates that Ellicottville hosts over 600,000 visitors during the ski season alone. Capitalizing on this winter tourism opportunity, downtown Ellicottville has developed into a resort destination, with a quaint, yet vital, downtown comprising upscale accommodations, bars, restaurants, boutiques, galleries and niche retail establishments. It is unique in the western Southern Tier region. Within the village and adjacent to the ski areas, residential properties have been developed as second homes, vacation rentals, and bed and breakfasts. A transportation shuttle is provided for ease of transit to more remote locations. Over the last several years, Ellicottville has been focusing on the creation of four-season resort opportunities. The Holiday Valley resort has developed an 18-hole golf course and maintains year-round conference center facilities. The community has developed a multi-seasonal schedule of festivals and events to encourage year-round tourism.

Olean is the largest retail center in the region, with a wide variety of shopping facilities. It is also the location of the majority of the County's manufacturing jobs. Approximately 40% of the County's population resides in Olean and Allegany. It is home to the Olean Business Institute, a fully accredited business college offering practical instruction in computer technology, accounting, medical assistance, business management and paralegal studies – all extremely important in expanding the County's skilled labor force. Olean is also a medical services hub, supporting a large general hospital and medical group – the first multi-specialty group in the County. Medical supply facilities have opened in the vicinity, to meet the material demands of this growing regional medical services center.<sup>2</sup>

The town of Randolph is located in the southwestern corner of the Zone of Influence, and is the urban center for the Amish Community – the largest settlement of its kind in New York State. Visitors can enjoy the many summer festivals, shop at craft shops offering handmade Amish quilts, handcrafted furniture, toys, and antiques, and gain a unique perspective on Amish culture.

Also included in the Zone of Influence are a number of existing and proposed business and industrial parks, including Railyard Industrial Park in Salamanca, Ellicottville Scenic View Business Park, Ellicottville Tourism, Cultural and Performing Arts Center, Ashford Nuclear Educational Center and Business Park, and the Airport Business Center. Each of the existing and proposed industrial and

business parks is discussed in greater detail in **Section D, Part 1, d, Proposed Industrial and Business Demonstration Projects**. It is important to note, however, that the proposed projects are concepts at this point, and are subject to change both in terms of their scope and their location.

The Zone of Influence represents the economic hinterlands of the region's best environmental resources. The natural beauty of Allegany State Park is a strong pull for tourists, attracting 1.8 million visitors in 2000.<sup>3</sup> The Park's 65,000 acres, the majority of which is primitive woodland, make it the largest in the New York State Park system, and the third largest State Park in the country. Most of the Park's visitors travel from western New York and Pennsylvania – the vast majority making this journey via the Zone of Influence.

The Zone of Influence has an immense impact on the economic well being of Cattaraugus County. The region will be afforded greatly increased potential for development if the construction of the proposed Freeway Alternative is realized. This potential must be harnessed and capitalized upon if the County is to develop both prosperous and sustainable tourist-oriented centers, and commercial nodes.

It is important to note that the Zone of Influence is bordered to the south by 30,469 acres of Seneca Nation of Indians land, which includes much of the Allegheny Reservoir.

## **2. Perimeter Zone**

The Perimeter Zone is located within the broader geographic context of the Zone of Influence. In the simplest terms, it may be defined as the general vicinity around each of the Gateway Communities at Cattaraugus County's Park entrances.<sup>4</sup> The Perimeter Zone was established to encourage structured economic development at these Gateway points, with a full array of commercial uses. The Proposed Community Tourism Development Projects emphasize the benefits to be accrued from attracting a percentage of Allegany State Park's tourist body into the Gateway Communities of the Perimeter Zone. These Projects are discussed in detail in **Section D, Part 2, h, Gateway Communities: Proposed Tourism Demonstration Projects**. There are five local entrance points into the Park, located at Salamanca, Limestone, Red House, the Quaker entrance, and Bradford, PA. Of these five entrances, only

two boast substantial existing communities in New York State – the City of Salamanca and the Village of Limestone.

The Salamanca Entrance is located directly off Exit 21 of the Southern Tier Expressway (I-86), at State Park Road. Although this entrance point is within the boundary of the City of Salamanca, Park visitors generally do not pass through the downtown area of the City, and in many cases may not even be aware of it. Visitors entering the park directly from the I-86 bypass Salamanca completely, while those arriving from the north along Route 219 pass through the western portion of the City, bypassing the commercial district. The construction of the Route 219 Freeway Alternative would practically eliminate the need to enter Salamanca. The travel time from the Red House Area of Allegany State Park to the nearest commercial services in Salamanca is approximately 10-15 minutes.

The Limestone Entrance is connected to the Park via an unpaved seasonal road, Limestone Run Road. While this road is currently unsigned and only lightly used for standard traffic, it is a popular snowmobile access point into the Park. Plans for the paving of this road as a new year-round vehicular entrance to Allegany State Park are underway. The plan involves the use of 5.85 miles of existing roads and rights-of-way between US Route 219 in Limestone and Allegany State Park. Cattaraugus County, Limestone, and Carrolton each have aggressive Development Plans that are contingent upon this project's completion, with substantial economic and recreational benefits to be realized.

The existing roads traverse four different governmental jurisdictions. Although the entire length of road will eventually be built to a common state standard, the only portion that is not currently paved and suitable for year-round use is under Allegany State Park jurisdiction. All other segments will require some reconstruction, upgrading or repaving, but this work may be accomplished as funding becomes available. A trail entrance to the park is proposed as an adjunct to the entrance road to facilitate access for hikers, bicyclists, horseback riders and others.

Completion of the project will provide the State, County and local community with significant benefits in terms of recreational opportunities, tourism, transportation and economic development. The Limestone vehicle and trail entrance will improve access to the Park's recreational assets for New Yorkers living to the east, and for travelers on Route 219. The new entrance will facilitate the development of a third activity center in the eastern portion of the Park, as outlined in the Allegany State Park Draft Master Plan,

and will improve emergency Park ingress and egress.

The estimated total project cost is \$11.8, million including the road improvements, trail construction, design and engineering, inspection and contingencies. The estimated breakdown of these costs is as follows:

	<u>Roads</u>	<u>Trail</u>	<u>Total</u>
Construction	\$ 5,440,000	\$ 3,300,000	\$ 8,740,000
Design/Engineering (20%)	1,090,000	660,000	1,750,000
Inspection (15%)	<u>820,000</u>	<u>500,000</u>	<u>1,320,000</u>
<b>Total:</b>	<b>\$ 7,350,000</b>	<b>\$4,460,000</b>	<b>\$11,810,000</b>

The magnitude of the total project in relation to available funding will require a phased approach. Cattaraugus County has agreed to treat the trail construction as a separate project to be pursued with NYSOPRHP and the local communities, utilizing TEA-21 enhancement funding if possible.<sup>5</sup> A more detailed breakdown of the cost is available in Appendix B, Allegany State Park Limestone Entrance Component Road Sections.

The upgrading of the Limestone entrance to the Park will necessitate the construction of an entrance station similar to those at the other four entrances. Additional funding will be required from the NYSOPRHP capital budget to cover the costs of construction.<sup>6</sup>

The Red House Entrance is located at Exit 19 of the Southern Tier Expressway, within Allegany State Park. No private lands are accessible from the interchange at this entrance, effectively precluding opportunities for commercial development. The travel time from the Red House Area of Allegany State Park to the nearest commercial services in Salamanca is approximately 10-15 minutes.

The Quaker Entrance is located along NYS Route 280, approximately 25 miles south west of Salamanca, and 8 miles from I-86 Exit 18. No commercial businesses or Park support services are currently located between the Quaker entrance and I-86. Considering the rural character of this access point, opportunities for commercial development in the vicinity of the Quaker entrance are limited. The travel time from the

Quaker Area of Allegany State Park to the nearest commercial services in Salamanca is approximately 20 minutes.

A lightly used road enters Allegany State Park from Bradford PA. This road is unsigned and difficult to find for visitors not familiar with the area.

The Perimeter Zone identifies areas of recreational and environmental importance that lend themselves to development, but must also be protected as immense resources to the area. Based on the key locational factors of proximity to the State Park entrance points, and the existing levels of services and infrastructure, Salamanca and Limestone are the obvious Gateways for planned development. The Gateways represent the hub of the region – the nexus point of regional trails, and the entrance points to the Park. Salamanca is the main gateway to Allegany State Park for visitors traveling southward from Toronto, Buffalo and Ellicottville, located in close proximity to two of the exits for the Park, while Limestone is the first New York State center that visitors encounter when traveling north from Pennsylvania. Both Salamanca and Limestone also enjoy excellent infrastructure amenities. Limestone underwent a complete overhaul of both its sewage system and water supply in recent years. Further to the west, and separated from the Park by the Allegheny Reservoir, Onoville Marina was pinpointed as a key water-based Park edge site. It is ideal for development as a tourist center due to its natural beauty and its location on county-controlled land. It is the County's single largest recreational investment. In addition, since it is located on a reservoir that stretches into the National Forest, Onoville Marina represents a logical starting point for water access for the entire region.

Currently, the Gateways are under-developed resources, but with careful development strategies each has the potential to develop into a prosperous, tourism-oriented center. Their proximity to the Park is their most marketable quality. It is impossible to overestimate the impact of the Park on the economic well being of Cattaraugus County. It represents the largest recreational tourist destination in the region – attracting in excess of 1.8 million visitors in 2000<sup>7</sup>. The Park's 65,000 acres, the majority of which is primitive woodland, make it the largest in the New York State Park system. It is the third largest state park in the country. Most of the Park's visitors travel from western New York and Pennsylvania, with a minority from such places as Ohio and southern Ontario.

While each Gateway Community has a distinctive character, based on its individual local history, environment and people, they share a number of crucial features – a close proximity to the Park, a beautiful natural environment, and a rural atmosphere, with an emphasis on agriculture and forestry as the economic mainstays of yesteryear. Within this broad definition, the unique character of each Gateway Community should be valued, and carefully incorporated into a developable and marketable community theme. Salamanca is heavily influenced by the proximity of the Seneca Nation – a strong and colorful theme that should be woven into the City’s image. Limestone is historically a lumber and tanning town, with a strong rural atmosphere. Onoville Marine Park is an aqua-centric resort, located in a magnificent natural setting.

As a means of incorporating industrial development with the more tourist-oriented Demonstration Projects planned for the Gateway Communities, the Railyard Industrial Park has been planned for development in the vicinity of Salamanca. This project is aimed to act as a magnet for industrial development in the region, thus concentrating industry on a brown-field site and maintaining a distance between tourism and industrial development in order to protect the scenic environment.

The Perimeter Zone as a whole must establish a theme if it is to be successfully marketed and developed as a tourist destination. For advertising purposes, this theme should be succinct, descriptive and compelling, with a view to capturing the imagination of potential visitors. One element of this theme will be the architectural heritage of the region. Salamanca and Limestone each have a good stock of quality residences. The style of these homes is colonial, with large front porches and pitched roofs. The building material is primarily wooden shingles. While some of these structures are in need of superficial maintenance, they remain attractive, and are symbolic of the character of the settlements. The style of these buildings should be emulated in future developments to retain the character and theme of the Perimeter Zone. Downtown Salamanca has retained many of its original commercial buildings. These multi-story, redbrick structures are extremely attractive and unusual. It would benefit Salamanca greatly if such buildings were not demolished to make way for new development, but renovated and refurbished according to accepted Design Standards. Only with adherence to stated regulations and guidelines can the architectural heritage of the Perimeter Zone be retained for future generations.

The topography of the Perimeter Zone is mostly hilly, with some slopes steep enough to preclude development. Residential settlements are clustered in the valley areas. Intermittent areas, along the banks

of the Allegheny River and its more substantial tributaries, lie within the river's floodplain, including parts of Limestone and Salamanca, and a substantial area in the vicinity of Onoville Marina. There is a more detailed discussion of the environmental issues relating to proposed developments in **Section D, Part 2, h, Gateway Communities: Proposed Tourism Demonstration Projects**, under Salamanca, Limestone and Onoville Marina respectively.

The Perimeter Zone and its immediate hinterlands boast increasingly diverse and extensive shopping connections. There is a strong market for specialty craft shopping, including Amish Crafts from nearby Randolph. With a sharper focus on the promotion of tourism, Cattaraugus County can diversify and stabilize its economy. A diversified economy offers increased employment opportunities, which in turn attract potential employees and generate increased local expenditure.

### **3. Allegheny State Park**

Allegheny State Park is the largest outdoor recreation destination in Cattaraugus County. The Park's 65,000 acres, most of it primitive woodland, make it the largest in the New York State Park system and the third largest state park in the country. The Park is divided into two major developed areas, Red House and Quaker, each providing a variety of recreational activities including camping, picnicking, swimming, canoeing, hiking, biking, horseback riding, hunting, fishing and general nature appreciation. The State Park's mixed oak and hardwood forests, mountains, rolling hills and meadows, streams, ponds and lakes attract outdoor recreation enthusiasts year-round. Camping facilities are provided, with over 315 tent and recreational vehicle sites, half of which have electrical hookups. There are also 380 rustic cabins available for rent, some with fireplaces for heating, others with electricity and gas supplied. Six cottages have been upgraded to include full housekeeping services. Park representatives state that the housekeeping cottages are booked to capacity year-round, while the rustic cabins are full at most times. Camping support facilities include two general stores, both operated by private vendors. The campsites also operate at capacity throughout the summer, and on weekends during the late spring and early fall. Winter cabin rentals are popular during hunting and snowmobile seasons. A listing of the facilities currently available within the Park has been prepared. (See Table 1 – Facilities Currently Available within Allegheny State Park)

<b>Table 1: Facilities Currently Available within Allegany State Park</b>	
<b>Accommodation</b>	
Camping – 315+ tent and recreational vehicle sites, half with electric hookups	
Rustic Cabins – 380	
Upgraded Log Cabins – 6	
<b>Shopping Facilities</b>	
Two General Stores, operated by Private Vendors	
<b>Equipment Rental Facilities</b>	
Bicycles, Skates and Non-Motorized boats are available for rental	
<b>Boating Facilities</b>	
Onoville Marina – 394 dock spaces, 20 to 40 foot slips, some with power	
<b>Trails</b>	
Bicycle Trails – both road biking and mountain biking	
Walking Trails	
Conservation Trail with a link into the National Forest	
Snowmobile Trails	
Cross Country Ski Trails	
<b>Hunting and Fishing</b>	
Both allowed in Season	

Source: Cattaraugus County Department of Economic Development, Planning & Tourism, 2000

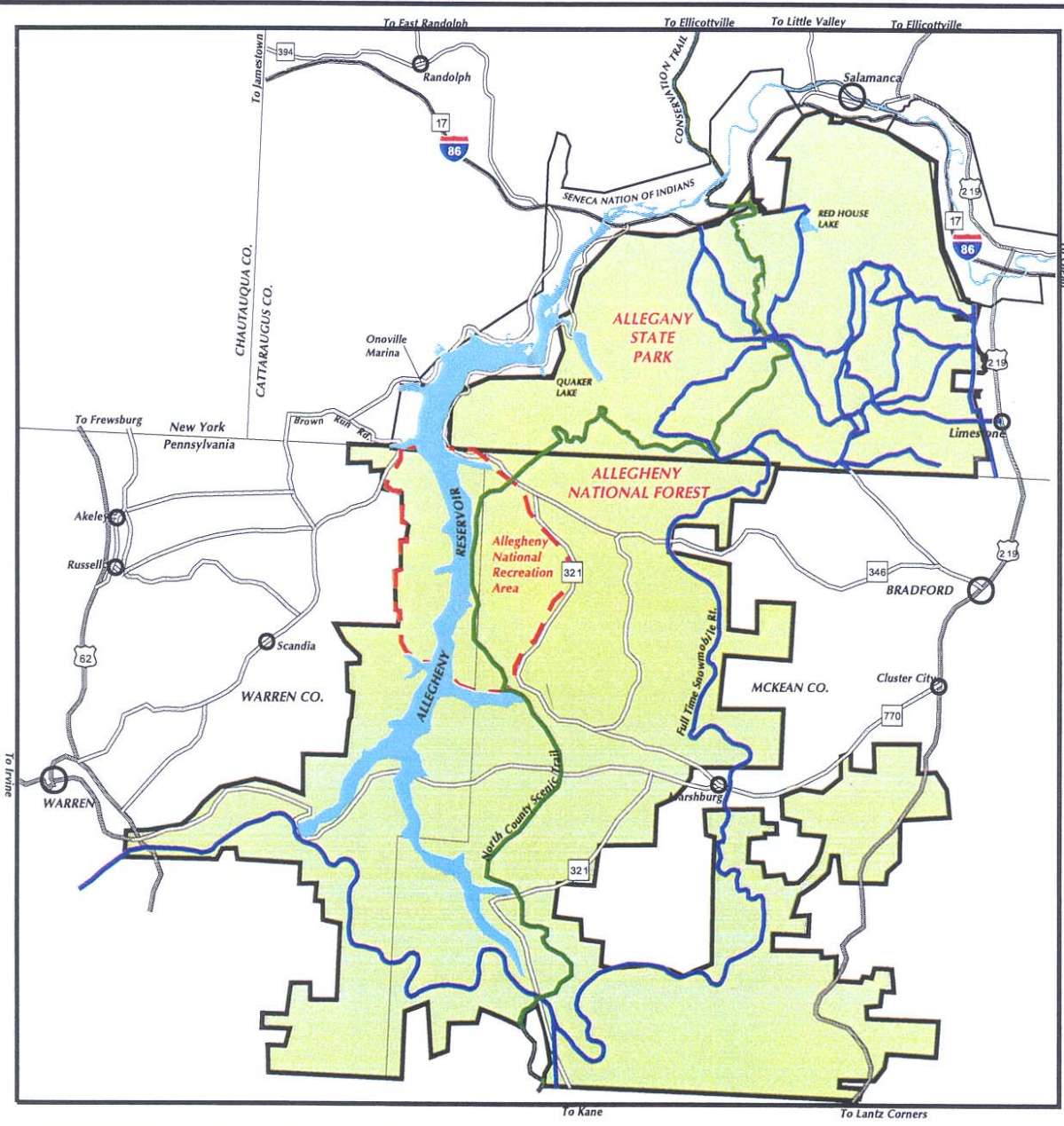
There is an extensive network of trails throughout Allegany State Park, connecting into the wider National Forest system in Pennsylvania. These trails include paths dedicated to hiking, equestrian pursuits and mountain biking during the spring, summer and fall seasons, and to cross-country skiing and snowshoeing in the winter. A 5.6 mile paved trail is provided for road biking and in-line skating, and




more than 90 miles of park trails are dedicated to snowmobile use. The extensive trails system within the Park has made it a popular destination for mountain bike enthusiasts. Bike trails in the Roscoe area and within Allegany State Park periodically host Western New York Mountain Bike Association sanctioned races, including the annual Raccoon Rally, which draws large numbers of participants and spectators. These trails, and trails outside the boundary of the Park, are discussed in greater detail in **Section D, Part 2, c, Existing Regional Tourism Resources.**

Non-motorized boat (peddle and canoe) and bicycle (road and mountain) rentals are available during the summer months, and cross-country ski and snowshoe rentals are available throughout the winter months through a private vendor within the Park. Hunting is permitted seasonally in dedicated areas.

Despite the myriad of facilities and resources offered within the Park, it remains relatively unknown. One of the chief issues facing Allegany State Park today is in marketing itself as a tourist attraction in New York State and beyond. (See Map 3 – Allegany State Park and Regional Connections)

# ALLEGANY STATE PARK & ALLEGHENY NATIONAL FOREST REGIONAL CONNECTIONS



-  SOUTHERN TIER EXPRESSWAY
-  U.S. HIGHWAYS
-  COUNTY AND STATE HIGHWAYS



-  CONSERVATION TRAIL
-  SNOWMOBILE TRAILS

Map 3

## ALLEGANY STATE PARK PERIMETER STUDY CATTARAUGUS COUNTY

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Park visitation has increased steadily in recent years, from approximately 1.1 million visitors in 1990, to 1.9 million in 1999, and 1.8 million in 2000.<sup>8</sup> Approximately one third of Park visitors come from within the Southern Tier Region, thirty to forty percent from the Niagara Frontier State Parks Region, including the Buffalo metropolitan area, fifteen percent from other states and countries, and the remainder from New York State. Park representatives state that typical Park visitors are working class individuals or families, visiting the Park to take advantage of low cost ‘soft adventure’ or passive outdoor recreation opportunities. Approximately one quarter of Park visitors stay one or more nights, while three quarters are day visitors. In keeping with a statewide trend, the rate of day use has declined in recent years. In 1995, total regional expenditure associated with park visitors was estimated to have been approximately \$21.6 million. Park representatives anticipate that the Route 219 Upgrade will increase park attendance, but as yet no studies have been conducted to identify or evaluate this potential impact.<sup>9</sup> A statewide Park user survey was conducted in the year 2000, the results of which are currently being compiled. (See Table 2, Allegany State Park Attendance Figures)

<b>Table 2: Allegany State Park Attendance Figures</b>	
1970	866,000
1980	1,414,000
1990	1,144,545
1991	1,167,591
1994	1,400,000
1998	1,812,086
1999	1,908,805
2000	1,814,090

Source: NYS Office of Parks, Recreation and Historic Preservation, 2001 & Peat Marwick, 1988<sup>10</sup>