

4. Existing Physical Conditions

Before a community can plan for the desired situation, it must assess and document the existing conditions.

Infrastructure

The roadway and sidewalk infrastructure on Main Street dates largely from the 1974-1975 New York State Department of Transportation reconstruction project. Although over 30 years old, regular maintenance has kept much of this infrastructure in good repair. There are scattered examples of sidewalks in need of repair or replacement, and the sidewalk system needs to be extended along the north side of Main Street to the west village line. Roadway capacity appears adequate, although congestion does occur under certain circumstances and at certain times of the day.

The Village of Arcade operates a public water system that supplies most of the properties within the Village. Service areas outside the Village include land immediately southeast and northeast of the Village. The water sources are two springs and three wells. Under normal conditions the well and springs located near the Hamlet of Sandusky in the Town of Freedom, Cattaraugus County, provide all of the Village's water. The current reported available capacity for the Arcade system is 700,000 gallons per day. The water infrastructure on Main Street largely dates to the 1974-1975 reconstruction project. Some segments have been replaced more recently, including an upgrade of the water lines on Main Street East of Water Street in 1990. Water infrastructure is adequate for current and projected needs.

Sewer infrastructure also dates to the mid 1970s. Capacity at the sewage treatment plant on Hurdville Road is 500,000 gallons per day. Average use is 350,000 gallons per day, although during wet weather, usage does spike. This would seem to indicate infiltration of groundwater and stormwater runoff into the sanitary sewer system. The Village is currently exploring options for addressing this issue.

The electrical system has the ability to respond to needs as they arise. Significant industrial development may push the limits of the system, but any of the Main Street-focused development envisioned in this plan, largely residential, retail, or commercial in nature, would be able to be accommodated.

Sources: New York State Department of Transportation, Village of Arcade Department of Public Works, *Target: Tomorrow, A Plan for Wyoming County's Future* (2001)

Land Use

The Village of Arcade contains 874 parcels of property which total 1,586 acres. The uses of these pieces of land were reviewed using the parcel data collected by the New York State Of-

office of Real Property Services. This data represents the most recent estimations of the municipal assessor.

Although a significant portion of the Village was unable to be tabulated due to data irregularities, the table below shows that single family homes make up the largest percentage of both the number of parcels and the amount of land area.

Nearly half of the parcels in the Village, 48.7%, are classified as being used for single family homes. In terms of percent of land area, single family homes drops to 16.1% of total land area, due to the fact that many parcels used for single family homes are relatively small (0.6 acre, on average). This contrasts with commercial and industrial uses, where the average parcel size is 1.1 and 3.9 acres, respectively. However, only 6.6% of the village’s land area is devoted to commercial uses, and 1.7% to industrial uses.

Table 7 - Land Use in the Project Area

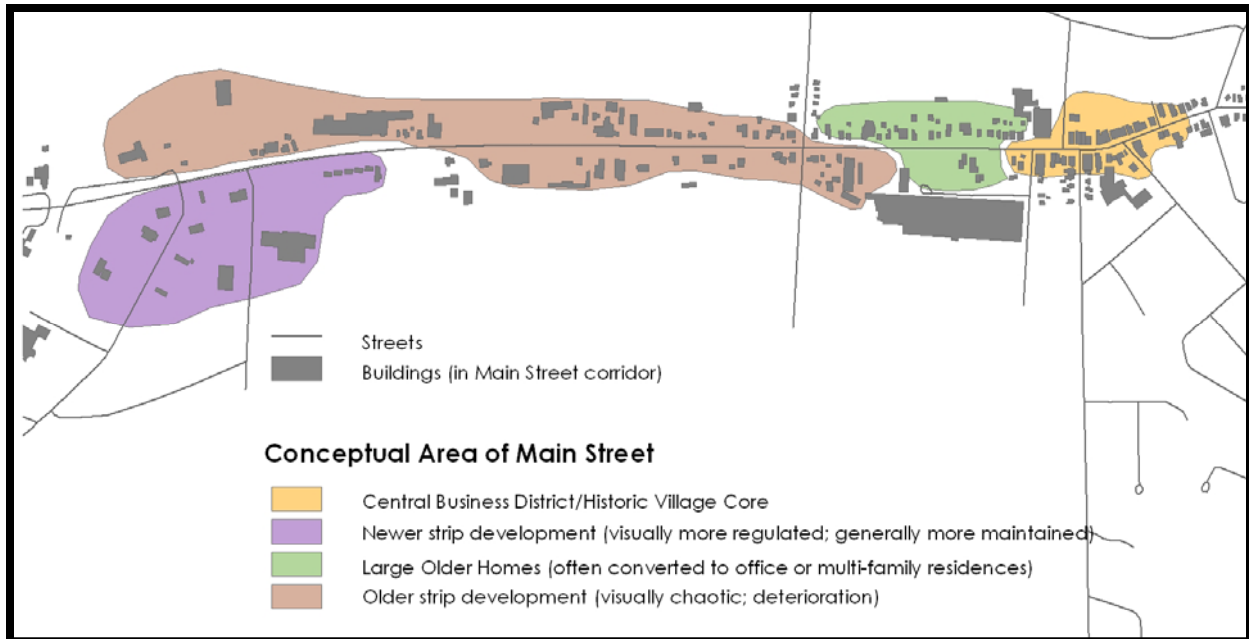
	Number of Parcels	Percent of Parcels	Acreage	Percent of Land Area
Data not available	174	19.9%	762.9	48.1%
Single family homes	426	48.7%	255.8	16.1%
Commercial uses	93	10.6%	104.9	6.6%
Vacant Residential Land	38	4.3%	69.1	4.4%
Vacant Ag Land	6	0.7%	67.1	4.2%
Community Services (schools, churches, libraries)	15	1.7%	63.5	4.0%
Field crops	2	0.2%	61.2	3.9%
Public Services (utilities, railroads)	20	2.3%	48.7	3.1%
Vacant Industrial Land	1	0.1%	34.4	2.2%
Recreational uses	4	0.5%	33.8	2.1%
Industrial Uses	7	0.8%	27.1	1.7%
Vacant Commercial Land	17	1.9%	21.2	1.3%
Two family homes	46	5.3%	16.6	1.0%
Apartments	5	0.6%	9.1	0.6%
Three family homes	16	1.8%	7.7	0.5%
Multiple residences	2	0.2%	1.5	0.1%
Residential land w/small improvement	1	0.1%	1.2	0.1%
Commercial land w/small improvement	1	0.1%	0.3	0.0%

Streetscape

A visual survey of parcels in the project area was conducted in October 2004. The primary purpose of the parcel survey was to analyze the physical condition of the 170 parcels in the project area. Data and observations gathered from this survey can be used to categorize the character of the Main Street corridor into four major areas. From east to west, these are:

- Central Business District/Historic Village Core
- Large Older Homes
- Older Strip Development
- New Strip Development

Map 2 - Main Street Conceptual Areas



Central Business District/Historic Village Core: This area extends from just east of the Clear Creek Bridge (the vicinity of the Arcade Herald Building and Early Bird Nursery School) to Church Street and the Davis Funeral Home parking lot. It extends south on Liberty Street to the Municipal Building and Leonard Zablonski, Accountant. The Central Business District is the oldest part of the community, and is characterized by what many envision to be the typical American small-town Main Street pattern. That is, two to three story buildings, many built of brick, with retail on the first floor and offices or apartments above. The buildings are built at the lot line, coming right up to the edge of the public sidewalk. The first floor retail spaces often have large, plate-glass display windows, while upper floor windows are vertically oriented and form regular patterns across the façade of the building.



Example of Streetscape in the Central Business District Area

With a few notable exceptions (primarily the buildings on the south side of Main Street from Liberty west to the Arcade and Attica train station), the buildings are attractive and in good physical condition. There are a few instances of inappropriate façade renovations, such as M & T Bank’s white panel covering, or buildings where the original large first floor display windows have been covered up. Signage is also inconsistent, with attractive, well-

designed signs (Grayfox Pub, Cottrill's Pharmacy) mingled with dated-looking, interior-lit, plastic signs.



Example of Streetscape in the Large Older Home Area

Large Older Homes: This area extends from just west of Church Street/Prospect Street (from the Arcade Elementary School and Davis Funeral Home) to West Avenue on the north and the Prestolite office building on the south. This area is characterized by large, wooden homes, originally constructed as single family residences, mostly between 1860 and 1910. Many have been converted into institutional use (Arcade Free Library, Arcade Historical Society), multi-family use, or businesses (funeral home, attorney's and doctor's offices, realtors).

This part of Main Street is visually quite attractive. Most of the structures are well maintained and have been modified from their original uses as single family homes to their current uses in appropriate ways. Parking is on the side or to the rear of the structure, and the streetscape is dominated by large front lawns and mature trees. There is a regular pattern of building height, spacing, and setback, particularly on the north side of Main Street. This area maintains a traditional (and pedestrian friendly) village pattern.

Older Strip Development: This area extends from West Street on the north side of Main Street and the Prestolite office building on the south side of Main Street, west to the former Yansick Lumberyard site on the north side to the Zimmerman farm on the south side. This area is very diverse in terms of building type and streetscape, and appears, in most places, uncoordinated and unattractive. There is a small cluster of residences near the West Avenue/Bixby Hill Road intersection, but west of there, the street is primarily businesses and industries. Some structures appear run-down or more marginal, and this contributes to the unattractiveness of the streetscape. The buildings in this part of Main Street do not have the architectural detailing of the buildings in the Central Business District to compensate for lack of maintenance. In other words, it is much harder for the plain, less substantially constructed buildings of this 'Older Strip Development Area' to "age gracefully."

Aside from the few residences, this area was developed more oriented towards the automobile than the pedestrian. Most structure appear to have been built after 1940 and the traditional village pattern disintegrates and the area becomes unfriendly to pedestrians. The sidewalk itself ends on the north side of the street in front of the Larry Romance farm implement dealership. Buildings are low, and often set back behind parking areas. There are many curb cuts and driveway entries. In some cases, the entire frontage of a lot has had its curb and sidewalk paved



Example of Streetscape in the Older Strip Development Area

over/buried so there is one large, undifferentiated curb cut. Unpaved parking areas also contribute to the impression of untidiness, and contribute dust and dirt.

This area is perhaps the most challenging of Main Street, since it lacks the good original structure of the two more easterly areas (Central Business District and Large Older Homes) and lacks the newness and marketability of the Newer Strip Development area to the west.

Completing and rationalizing public infrastructure (sidewalks, curb cuts, street trees, etc.) will help. In addition, the zoning should be re-codified so that any new construction is required to meet a consistent setback line (approximately no greater than 15-25 feet from the edge of the public right-of-way). Both minimum and maximum setbacks should be codified in zoning to encourage consistency and a more pedestrian-friendly building pattern. Parking should be required to be to the side or rear of buildings. Allowable signage size should also be reduced. A key opportunity is the development/redevelopment of the former Yansick Lumberyard site.

Completing and rationalizing public



Example of Streetscape in the Newer Strip Development Area

Newer Strip Development: This area exists on the south side of Main Street, from the Zimmerman farm west to the railroad tracks. This includes the large and relatively recent (1995) Tops Plaza, and an assortment of smaller retail plazas and structures (McDonalds, AutoZone, etc.). Like the Older Strip Development area, it is diverse, including (in addition to retail) businesses such as Pioneer Credit Recovery, the Arcade Post Office, a branch of Genesee Community College, and the row of apartment buildings just east of Tops. Unlike the Older Strip Development area, the buildings are generally newer (approximately 1975 and later), so they have not reached a similar state of necessary maintenance.

This whole area was developed to be auto-oriented and there is no traditional village pattern. The area is very unfriendly to pedestrians. There is no sidewalk on the north side of the street, or on any of the side streets (Steele, Edwards). Traffic is fast and loud. Buildings are low, and often set back behind large parking areas. There are few trees to buffer the traffic or enhance the properties.

Completing and rationalizing public infrastructure (sidewalks, curb cuts, street trees, etc.) will help. In addition, the zoning should be re-codified so that any new construction is required to meet a consistent, and relatively close, setback line (approximately no greater than 15-25 feet from the edge of the public right-of-way). Both minimum and maximum setbacks should be codified in zoning to encourage consistency and a more pedestrian-friendly building pattern. The majority of parking areas should be required to be located to the side or rear of the lot. Allowable signage size should also be reduced; tall pylon signs should be prohibited/restricted in favor of low monument signs. Although businesses may resist, it is important to remember that traffic is supposed to be moving at 30-40 miles per hour in this part of Main Street; far less than the highway speeds for which the current signs were designed to attract motorists' attention.

Facilities and Services

Not only is there a substantial amount of organizational and institutional capacity in the wider Arcade community, the amount of public and semi-public community facilities and services just within the Main Street project area is impressive.

- A. Village of Arcade offices, Department of Public Works, and Police Department
- B. Municipal Building (Town of Arcade offices and Youth Center)
- C. Arcade Post Office

- D. Arcade Elementary School
- E. Genesee Community College (satellite facility)

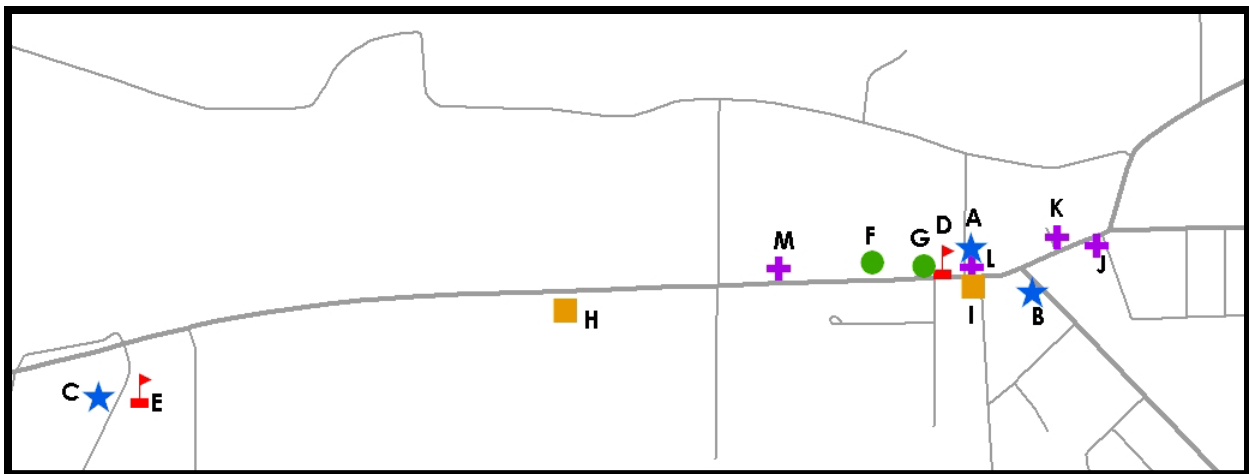
- F. Arcade Free Library
- G. Arcade Historical Society

- H. VFW Post
- I. Masonic Temple

- J. United Methodist Church
- K. Baptist Church
- L. United Church of Christ
- M. Saints Peter and Paul Roman Catholic Church

All of these facilities represent an opportunity for Main Street. Many of them, such as the fraternal organizations and churches, have leadership and organizational capacity that could be harnessed to work toward Main Street's improvement and vitality. Working individually, or preferably cooperatively, these organizations could take recommended action items from this Strategic Planning document, and seek their implementation.

Map 3 - Main Street Area Community Facilities and Services



Brownfields

Brownfields are abandoned, idle, or *under-used* industrial and commercial sites where real or perceived contamination has made expansion or redevelopment complicated (U.S. Environmental Protection Agency, italics added). While there are no specifically identified brownfield sites in the Main Street corridor, there may be vacant or underutilized commercial or industrial space in the corridor whose redevelopment is hampered by the perception of a possible environmental problem. These sites could include former gas stations or vehicle servicing sites along Main Street.

In addition, there are currently operating industries and commercial sites whose contamination status is unknown. If, in the future, these sites are redeveloped (as some of the Recommended Action Items call for), their environmental status should be determined. It is recommended that a Phase 1 site evaluation be conducted by a licensed professional to determine what, if any, contaminants exist and the appropriate actions to be taken to remedy them. This is particularly important at the Emkay site at the corner of Church and North Street. This parcel is one of the few large parcels available for re-development within easy walking distance of the downtown core (and not located in the flood plain). Industrial use of this site appears marginal and recent investment limited. Depending on the level of contamination and remediation sought, this site should eventually be used for residential and/or commercial uses and strengthen the downtown area.

Redeveloping unused, or under-used, sites is beneficial on many levels including economic development, land use and environmental justice. Potential benefits of brownfield redevelopment include:

- Protecting human health and the environment.
- Increasing the tax base of a local area.
- Restoring or replacing dilapidated buildings and sites.
- Creating jobs.
- Strengthening economic centers.
- Utilizing existing infrastructure.
- Preventing the spread of contaminants.

Natural Resources

Arcade enjoys an enviable location in terms of natural resources. Set amidst rolling hills of forests and farmland, plentiful natural resources and opportunities for recreation surround the village. Fishing is an especially prominent pastime, and April 1, the opening day of Trout Season, sees the creeks and streams of southern Wyoming County lined with anglers.

Within the Village, and particularly in the Main Street project area, Arcade's two main watercourses are the most significant natural resources. Clear Creek rises in Cattaraugus County to



Clear Creek looking north from the Main Street Bridge

the southeast. Cattaraugus Creek rises to the northeast of the village; they come together in downtown Arcade, just north of the Main Street-Liberty Street intersection. Cattaraugus Creek then flows westward through the village, roughly paralleling Main Street, and eventually empties into Lake Erie.

Parks and Public Areas

There are two formal parks in the Village of Arcade, the Village Park on the eastern edge of the village at Grove Street at Clough Avenue, and a small pocket park, known as “the Garden,” at the intersection of Main and Water Streets. In addition, two cemeteries (Saints Peter and Paul on Main Street and Arcade Cemetery off Park Street) and the grounds of the elementary school function as quasi-public open space.

Map 4 - Parks (Existing and Proposed) and Public and Semi-Public Greenspace

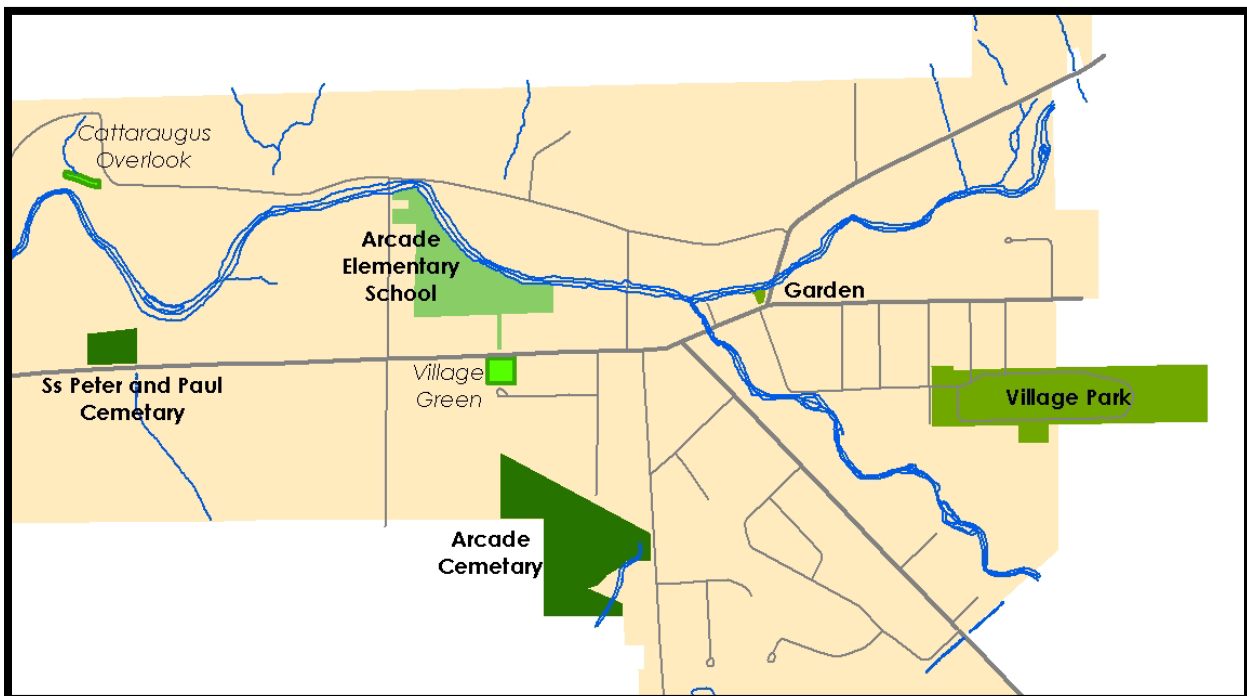


Table 8 - Parks (Existing and Proposed) and Public and Semi-Public Greenspace Acreage

Park or Open Space	Acres
Village Park	25.60
Garden	0.22
Ss Peter and Paul Cemetary	2.63
Arcade Cemetary	18.90
Arcade Elementary School	14.19
<i>Cattaraugus Overlook (proposed)</i>	0.33
<i>Village Green ("Prestolite Park") (proposed)</i>	1.12

The development of new parks and public open space is one of the key recommendations of this plan. The two priority areas are:

Cattaraugus Overlook

This is land that is currently owned by the village along North Street (it is actually the former North Street right-of-way). This small parcel could provide panoramic views of the village and a destination point for the proposed North Street sidewalk/walking trail.

Village Green (“Prestolite Park”)

This park-like green space is currently the front lawn of the Prestolite facility on West Main Street. This shady lawn could provide passive green space close to the center of the village.

Please refer to Recommended Action Items D5 and D6 for more information on these two proposed parks.