City of Olean
Comprehensive Zoning Update
Public Workshop
AGENDA

- Background
- Existing Conditions
- Key Issues
- Workshop
- Next Steps
Casey Jones, Alderman
Frank Steffen, Alderman
LaDorna Fox, Zoning Board
Bob Moser, Zoning Board
Tom Barnes, Planning Board
Craig Polson, Planning Board
Mary George, CD Program Coordinator
Ed Jennings, Code Enforcement Officer
Wendy Peterson, City Attorney
**BACKGROUND**

- 2005 Comprehensive Plan Consistency
- Outdated sections
- Outdated procedures
- Legal compliance
- Zoning Variances
- Guide Future Development
**Background**

**Process**

- **Committee Review & Public Input**
- **Council introduces ordinance(s); schedules public hearing(s)**
  - Ordinances also sent to County Planning Board for Review
- **Council Holds Public Hearing**
- **Council reviews SEQRA; adopts SEQRA Resolution**
- **Council Adopts Ordinance(s)**

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City of Olean
Comprehensive Zoning Update
What is Zoning?

- Rules & Regulations – Part of City Code
- Guide Development
  - Use of Land and Structures
  - Dimensional
  - Building and Lot Design
- Protect Health, Safety & Welfare
  - Community Overall
  - Individual Property Owners
EXISTING CONDITIONS

Comprehensive Plan Recommendations

Economic Development / Downtown

• Adequate Land for Industry
• Public Buildings Downtown
• Entertainment/Galleries/Recreation
• Residential Loft Development
• Specialty Retail
• Historic Preservation
• Design Guidelines

City of Olean
Comprehensive Zoning Update
Existing Conditions

Comprehensive Plan Recommendations

Stable, Safe and Attractive Neighborhoods

- Stricter Land Use Controls
  - Buffers Commercial/Residential
  - Transition Zones
  - Home Occupations
- Appropriate Mix of Single Family & Multi-Family
EXISTING CONDITIONS

Comprehensive Plan Recommendations

*Sound Retail Strategy*

- Design Guidelines – Distinguish from Sprawl
- Attract Mass Market Retailers
  - Appropriate / Adequate Land?
  - Northwest Corridor / I-86 / Brownfield Area
## Existing Conditions

### Data

**Basic Demographics - Population**

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2009</th>
<th>Change</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Olean</td>
<td>15,347</td>
<td>14,054</td>
<td>(1,293)</td>
<td>-8.43%</td>
</tr>
<tr>
<td>Town of Allegany</td>
<td>8,230</td>
<td>7,970</td>
<td>(260)</td>
<td>-3.16%</td>
</tr>
<tr>
<td>Cattaraugus County</td>
<td>83,955</td>
<td>79,689</td>
<td>(4,266)</td>
<td>-5.08%</td>
</tr>
</tbody>
</table>
## Existing Conditions

### Data

**Basic Demographics - Age**

<table>
<thead>
<tr>
<th></th>
<th>Olean</th>
<th>Buffalo Area</th>
<th>NY State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Age</td>
<td>38.3</td>
<td>38</td>
<td>35.9</td>
</tr>
<tr>
<td>% 65 years or older</td>
<td>17.9</td>
<td>15.8</td>
<td>12.9</td>
</tr>
</tbody>
</table>
## Existing Conditions

### Data

**Basic Demographics – Housing**

<table>
<thead>
<tr>
<th></th>
<th>Olean</th>
<th>Buffalo Area</th>
<th>NY State</th>
</tr>
</thead>
<tbody>
<tr>
<td>% Vacant Housing Units</td>
<td>9.5</td>
<td>8.4</td>
<td>8.1</td>
</tr>
<tr>
<td>% Owner Occupied units</td>
<td>58.9</td>
<td>66.2</td>
<td>53</td>
</tr>
<tr>
<td>% Structures Built Before 1939</td>
<td>59.7</td>
<td>31.5</td>
<td>31.2</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$58,900</td>
<td>$89,100</td>
<td>$148,700</td>
</tr>
</tbody>
</table>

*City of Olean*

Comprehensive Zoning Update
### Existing Conditions

**Data**

*Basic Demographics – Income*

<table>
<thead>
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<th>Buffalo Area</th>
<th>NY State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$30,400</td>
<td>$38,480</td>
<td>$43,393</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$17,169</td>
<td>$20,143</td>
<td>$23,389</td>
</tr>
<tr>
<td>% Below Poverty Level</td>
<td>15.9%</td>
<td>9.0%</td>
<td>11.5%</td>
</tr>
</tbody>
</table>
EXISTING CONDITIONS

Data

Basic Demographics – Number of Businesses – Olean Area

- Other services
- Accommodation & Food Services
- Arts, Entertainment, Recreation
- Health Care & Social Assistance
- Educational services
- Administrative & Support
- Professional Technical
- Real Estate
- Finance & Insurance
- Information
- Transportation & Warehousing
- Retail Trade
- Wholesale Trade
- Manufacturing
- Utilities

City of Olean
Comprehensive Zoning Update
EXISTING CONDITIONS

Data

Basic Demographics – Number of Employees – Olean Area

- Other services
- Accommodation & Food Services
- Arts, Entertainment, Recreation
- Health Care & Social Assistance
- Educational services
- Administrative & Support
- Professional Technical
- Real Estate
- Finance & Insurance
- Information
- Transportation & Warehousing
- Retail Trade
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City of Olean
Comprehensive Zoning Update
EXISTING CONDITIONS

Data

Summary / Relationship to Zoning

• Population Decline
  • Decreased need overall for additional housing units
  • Decreased demand for retail
  • Need to encourage economic development

• Aging Population
  • Healthcare
  • Senior Housing / Housing Conversions
  • Types of Retail
EXISTING CONDITIONS

Data

Summary / Relationship to Zoning

• Housing
  • Higher vacancy, low values
  • Lower Owner Occupancy

• Income
  • Affordable Housing
  • Types and Amount of Retail
  • Economic Development
KEY ISSUES

- Create a Vibrant and Diverse Economy
- Revitalize the Central Business District
- Stable, Safe and Attractive Neighborhoods
KEY ISSUES

Create a Vibrant and Diverse Economy

- Is there enough, or too much, land for all types of uses?
- Are there burdensome or unnecessary regulations for certain types of development?
- Are there not enough regulations for other types of development?
Stable, Safe and Attractive Neighborhoods

- Commercial Encroachment & Commercial Uses
- Enough/Too much Land zoned for certain types of residential development?
- Nuisance or Inappropriate Development
KEY ISSUES

Revitalized Central Business District

- Appropriate Uses
- Design
- Unique Mixed Use Zone
KEY ISSUE

TRADEOFFS
COMMUNITY WORKSHOP

Consensus Ideas on Zoning

City of Olean
Comprehensive Zoning Update
COMMUNITY WORKSHOP

6:40 – 6:50 Introductions, selection of Group Presenter
6:50 – 7:10 Review Questions
7:10 – 8:00 Discuss and Answer Questions (*Develop Consensus*)
8:00 – 8:15 Wrap-up, prepare for presentation
8:15 – 8:45 Groups report

City of Olean
Comprehensive Zoning Update
COMMUNITY WORKSHOP

Rules

1. No Ideas are Bad Ideas.
2. Respect everyone’s ideas in the group.
3. Everyone has a chance to speak/offer comments.
4. Develop Consensus.
5. Keep on schedule.
Group Presentations
Next Steps & Questions

- Stakeholder Group Meetings
- Steering Committee Review and Recommendations
- Information
  - Mary George, CD Program Coordinator, 716-376-5647
- Questions?
Thank You!