ALFRED STATE COLLEGE
COMPREHENSIVE PLAN FOR THE TOWN AND VILLAGE OF ALFRED
ALFRED STATE COLLEGE
COMPREHENSIVE PLAN
(ASCCP) FOR THE TOWN AND
VILLAGE OF ALFRED, NEW
YORK

2015 Edition

Alfred State College (ASC) Arch 7306, Urban Design Studio

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1.) PREFACE

This 2015 ASCCP focuses on the Village of Alfred, Alfred Station, and the area between. It identifies opportunities and makes recommendations for enhancements identified. Alfred is home to SUNY Alfred State College and Alfred University, which gives the small rural community a much larger appearance. The Village of Alfred is historically significant to the area identified on both the State Register of Historical Places & National Register of Historic Places, with many of the residences having terra cotta roofing made from local clays. Currently, many of the historical buildings are in need of rehabilitation, in addition, there are multiple areas that have great potential for development, but are being underutilized. This plan develops Alfred while preserving the existing character. Some of the proposals identified in this plan are:

- Unify the Village of Alfred and Alfred Station though the addition of, and revision to streetscape and along with equal new development in both.
- Provide opportunity for Alfred State College and Alfred University students to become more involved in the community.
- Provide existing residents with a wider variety of activities and amenities within walking distance.
- Establish a centralized location that residents and visitors can utilize to host events.

The aforementioned goals have been generated from various meetings held by the town, in which residents voiced their concerns about their community. Further meetings provided residents with the opportunity to “vote” on what ideas were most important for consideration.

The complete list of meeting times and locations:

- September 9th, 2015: Alfred State College students proposed to the Village stakeholders/residents their plan to develop Alfred at ASC, and reactions/concerns were generated in response to student goals for the project.
- September 15th, 2015: An interest meeting was held at The Alfred Station Hall, Located at 623 NY-244, Alfred Station, NY. The goal of the meeting was to determine what residents would like to see more/less of in the area, and what currently is not being accomplished by the Town/Village.
October 1st, 2015: Village resident interest meeting was held at 7 W University Street, Alfred, NY, to further identify resident issues. The Alfred State College students also presented their developed ideas for the area of study, and the residents discussed and commented on their ideas.

December 11th, 2015: Finalized proposals were presented to the Village stakeholders at ASC.

2.) OVERVIEW

A. CHARACTER

Alfred is a small community located in western New York. Its population is just over 2,000 people, and the land covers a square area of 31.6 miles. Alfred is known as an historic town, founded and centralized around its production of ceramics. It is home to one of two terra cotta manufacturing plants in the country. The Village of Alfred is also home to several historically registered buildings located on Main Street, such as the Fireman’s Hall located on West University Street. The Village is largely in accordance with the National Registry of Historic Places (NRHP) for Allegany County, which bases the criteria of historical buildings on architectural significance, or having great artistic value.

For being such a small-scale town, many are surprised to learn that Alfred is the home of three institutions of higher education. Alfred State College is part of the SUNY system and is geared toward more technically based students. Alfred University is a private institution known for its liberal arts curriculum. Lastly, there is the New York State College of Ceramics, which incorporates visual fine arts, design and the science of ceramics, glass and materials.
B. COMMUNITY CHALLENGES

The main concern voiced by the residents at the master planning workshops was trying to preserve the historic, small town vibe, while also promoting the establishment of new business to give life to the local economy. Currently, the majority of residents are forced to travel elsewhere for essentials such as groceries and entertainment.

We have determined that a staggering 75 percent of employees at Alfred State College and Alfred University currently reside outside of the study area, and while reasons differ for living location, the following are cited reasons for living outside the community:

- Limited rental properties
- High cost of real estate tax
- Insufficient land in the Village for New Construction
- Limited choice in housing types
- Negative aspects of student housing

Lack of economic development has contributed to many of these problems, preventing properties from being renovated and utilized. There must be a unified focus of the community in order to fix many of the housing and commercialization issues that the community currently faces.

There is a clear need to expand the local economy so that businesses can thrive. This, in turn, will attract new residents to the town, and potentially new businesses. The residents of the study area place an importance on the beautiful countryside and quaint village scene.

Economic development is not a “one size fits all” approach. The area of study is different from any other town, therefore, needs to determine which ideas and development opportunities fit the area the best. Proper utilization of the undeveloped land throughout the study area is essential in providing solutions to the aforementioned challenges.
C. POPULATION

The population of Alfred varies heavily depending on both Alfred State College and Alfred University. The two institutions create instability in approximately determining the total number of residents in Alfred, which is mainly due to only a fraction of students claiming Alfred as their place of residence. The most recent census, which was conducted in 2010, shows the following:

- The population of Alfred, not including the Village, is 1,063.
- The Village population is roughly 1,000.

It is believed that the number of students living off campus is roughly less than 1,000, which should be considered when determining the total number of residents in the area of study.

The population of Allegany County has been on the decline since 1980, and Alfred experienced a large drop in population around the years 2009-2011.

D. DEMOGRAPHICS

- According to the 2010 census, the number of registered voters in the Village is 473.
- The total number of students as of 2010 for both Alfred State and Alfred University is approximately 5700 (gathered from both institutions).
- As of the 2012-2013 school year, the Alfred Almond Central School has 315 students.
- Less than half of the Alfred State, and Alfred University employees live in the Village or Town.

E. COSTS
The high cost of property taxes and ownership in Alfred has been justified by the desirability of ownership in the community as well the nature, number, and types of housing stock.

This idea of a premium location has been dwindling since the drop in population since 2011. New life needs to be added to this community in order to justify and promote such desirability once again.

The construction of additional desired housing types can provide more individuals, at different income levels, opportunity to live within the study area. Specifically:

- Single Family houses
- Mixed use apartments (Commercial storefront, rental property above

### F. TAXES

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<thead>
<tr>
<th></th>
<th>Village Tax</th>
<th>Town Tax</th>
<th>Total Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Villagers</td>
<td>$16.99</td>
<td>$3.79</td>
<td>$20.78</td>
</tr>
<tr>
<td>Townspeople</td>
<td>$0.00</td>
<td>$6.28</td>
<td>$6.28</td>
</tr>
</tbody>
</table>

The County and School taxes will be the same rates per $1,000. The taxes on a $100k house are $1,450 a year.
A. HISTORIC BUILDINGS

The historic character of the area of study is largely predicated with classic terra cotta roofs. Preserving this historical identity requires properties to be maintained and if necessary, restored. The “visual trademark” of the area of study is the terra cotta roofs on houses, barns and University buildings.

The Historic District is identified as an “overlay zone,” a designated area that cuts across several underlying zoning districts. 133 properties and 154 structures make up this Historic Zone. Each of these “contributing” structures can be found on the State Register of Historic Places, which is overseen by the New York State Office of Parks, Recreation and Historic Preservation, and on the National Register of Historic Places, which is overseen by the US Department of Interior’s National Park Service.

A balance between preservation and future development should be maintained in regards to the reuse of a Historic Building.

I. COMMUNITY ASSETS

With an abundance of assets such as libraries and bookstores shared by both Alfred State College and Alfred University, there are many desirable features that lend to the character of the Alfred community. Cultural, educational and recreational programs provide opportunity for interaction between residents and students, and nurture the close sense of community within.

Alfred-Almond Central School has an outstanding reputation being 64th in the state of New York for High Schools out of 217, and residency within the school district is required for enrollment in this first class facility, which potentially could draw more families into the Town and Village over time.

B. UTILITIES AND INFRASTRUCTURE
I. TELECOMMUNICATIONS

Both the Town and Village of Alfred are in need of updating in terms of Telecommunication. Having two upper level institutions, one of which being a school of technology, can provide aid to a dated system. A popular trend with commercial businesses is to install wireless internet in their spaces, which will appeal to the growing number of people accessing the internet. Installing wireless internet has shown in other areas to increase traffic in businesses, while also increasing revenue. The two main companies that provide Internet services in the area are Time Warner Cable and Frontier communications.

II. VILLAGE WATER SERVICE

The village and town water supply comes from two wells located on Shaw road. In 2013 the wells were checked for contaminants, and the conclusion was that the contaminants were below the state-allowed levels. The water wells have a high susceptibility to contamination for enteric bacteria and nitrates, and high susceptibility to contamination from protozoa, metals, industrial solvents, and other industrial contaminants. The contaminants are caused by two industries that discharge wastewater into the environment below the surface of the ground, and this might be a future issue that may need to be monitored.

In 2013 the wells had the same capacity in of 2004, with 1.3 million gallons being pumped per day with the storage capacity at 850,000 gallons. There are four storage tanks, and three are located in the Village one at Alfred State. Over half the storage capacity is used in a single day, and there are eight electric pumps that have no back up power if the electricity goes out. The pump output is around 500,000 gallons a day, and installing generators can be beneficial in the event of an emergency. Water contamination is not a current issue, but if left unchecked could be problematic in the future.

III. VILLAGE WASTE WATER TREATMENT

Alfred offers wastewater treatment for Village residents and both of the college campuses, and the treatment plant is at 50 percent of its capacity when classes are in session. Currently the treatment plant can grow with future village expansion, but would not be able to sustain additional development of the institutions.

Expanding the wastewater treatment plant to the Town provides means for business development in the area. A septic tank and leach field would not meet business district requirements, but would cut down on water treatment in other areas, which could relieve stress on the already taxed system.
Any future updates on the facility should consider replacing old mains that could be allowing infiltration of storm water, which could increase the flow into the treatment plant. This will increase the demand put on the facility. With old water mains repaired, the system can focus on treating the water properly.

IV. VILLAGE PARKING

Future development might cause a lack of on street and off street parking, and there are already a limited number of parking areas within the Village and Town. Reconfiguring the streetscape in a more efficient manner could allow more cars to fit within the current area. Any future development in the area should consider parking concerns when designing.

C. OPEN SPACE AND NATURAL RESOURCES

The preservation of open spaces is critical to the development of the community, and the village center has spaces that are essentially public "greens" containing gardens, playgrounds, etc. Ownership is not in public hands though, and the university generously maintains its campus as an open, semi-public space, which the community benefits from daily. A coherent, landscaped space recognizable as the community center remains to be established.

Greenspace and natural resources of the area are just a small portion of what this area has to offer. The surrounding area is home to rivers and farming fields as well as national forests, and the utilization of green spaces will make the town and village feel more connected to its surroundings.

The Baseball field used by the little league in Alfred Station is a prime example an underutilized local resource. The field has a creek running next to it and is surrounded by trees, and also has open space that is underused. Appropriate landscaping and welcoming signs, historic markers and park amenities can increase the scenic and recreational value of such areas, further improving the attractiveness of Alfred.

A creek running along the back of properties on Route 244 is a feature many towns would love to call their own. The Canacadea creek in Alfred, however, is blocked off by the homes and vacant lots along the road. Providing residents the option to allow access to the creek will generate interest, and provide residents with a variety of different uses. Canacadea Creek bordering the Alfred State College campus provides both the Town and Village with a scenic corridor of open space, and is a link to downstream communities that reminds us that municipal boundaries are artificial. Both Alfred University and Alfred State College play an important role in the upkeep and use of these rivers and streams through community involvement.
4.) ECONOMIC DEVELOPMENT

A. COLLEGE TOWN

Small towns that are home to college campuses have great opportunities to advance their economic position. The idea is to come up with ways to promote the educational institution for the betterment of the community.

In the case of Alfred New York, the number of students actually surpasses the number of full-time residents. The students' influence on the local economy is enormous. The prosperity of the town correlates directly to the strength of the institutions. Consequently, it is important that the community and the institutions act as one to enhance the space in which they live.

To truly unify all of the separate entities within the Alfred area, it is necessary that both the Town and Village of Alfred have representatives at all future planning meetings, as well as both institutions having the same representation.
B. BUSINESS OF ALFRED:

Restaurants:
- Uncle Alfred Sub Shop
- Panda Chinese Hedgerow Farm Bakery Store
- B.B. Schenenagins
- Terracotta Coffee Shop
- Collegiate
- Foxe’s Pizza Den
- West Side Wine & Spirits
- Nana’s Japanese Café
- Little Sicily Pizza & Restaurant
- Zippy’s Pizza

Liquor
- Gentlemen Jims
- Alex’s Bar
- Old Mill Bar

Groceries
- The Rougue Carrot
- Uni-Mart
- Honey pot Chocolates

Banks:
- American Express Financial Advisors
- Community Bank, NA
- ServU Credit Union
- Steuben Trust Company

Beauty/Barber
- Alfred Hair & Tanning
- Creative Hair Designs

Hair Care
- Kimberly’s Hair Salon

Day Care/PreSchool
- Alfred Montessori School

Laundromat
- Village Laundromat

Lodging
- Saxon Inn

Health Care
- Alfred Almond Chiropractic, LLC
- Family Health of Alfred- Andrew Call, MD
- John del Campo, DDS
- St. James Mercy Health Family Practice
- Traditional Acupuncture

Pharmacy
- Alfred Pharmacy, Inc.

Travel
- Alfred Travel Center
- Travel Designs of Alfred

Relators/Rentals
- Alfred Apartments
- Alfred NY Apartment Rentals
- Blauers & Associates
- Brown Property Development
- The Lang Agency, Inc
- Maple Apartments
- Oak Apartments
- Rose Properties

Printing/ Copying
- College Suppliers, Inc.
- Sun Publishing
Industry
- Ceramics Corridor
- Santanoni Glass & Ceramics
- Saxon Glass Technologies

Counseling
- Alfred Counseling Associates
- John D. Ciero

Bookstores
- Alfred State Bookstore
- Alfred University Bookstore

Athletics/Fitness
- Higher Ground Sports Performance
- Kanakadea Valley Athletic Club

Churches
- Alfred Methodist Church
- Assembly of Christians
- Hillel House
- Seventh Day Baptist Church
- Society of Friends (Quakers)
- St. Jude’s Chapel
- Union University Church

Libraries
- Box of Books
- Herrick Memorial Library
- Hinkle Library
- Scholes Library of Ceramics

Museums/Galleries
- Bret Llewellyn Gallery
- Fosdick Nelson Gallery
- Inamori Kyocera Museum of Fine Ceramics
- Schein-Joseph International Museum of Ceramic Art
- The Terra Cotta
- Alfred University Museum of Ceramic Art

Newspapers
- The Alfred Sun
- The Fiat Lux
- The Tor Echo

Parks
- "Mike" Kenyon Children’s Park
- Pine Hill Playground
- Village Bandstand

Public Transportation
- Allegany County Transit
- Hornell Area Transit
- Short line

Public Safety
- Alfred Police
- Fire & Ambulance
- A.E. Crandall Hook and Ladder Company
  (All volunteer company)
- Dual Response agreement with Alfred Station Volunteer Department

Village Court
- Village Justice: Wende Bush
- Acting Village Justice: Sandra Cameron
- Court Clerk: Teresa Jaycox

5.) PROGRAM
The program is oriented in five year increments, with the unification of the Village and Town taking precedence over the Main Street development projects. The revised street scape and addition of the bike path will provide walkable streets between the two areas. Once the Town and Village have a connection, then the community hubs can start to establish locations in which people gather. Finally the Visiting Artist’s Center and Apartments located on Main Street will complete the Village and provide a proper destination for the bike path.

<table>
<thead>
<tr>
<th>5 Year Plan</th>
<th>Goal: Increase draw to Community</th>
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<tbody>
<tr>
<td>Street scape development and addition of the proposed street bike path</td>
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<tr>
<td>Incoming visitor’s center (new store front)</td>
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<tr>
<td>Restaurant</td>
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<th>10 Year Plan</th>
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<td>Business collaboration programs between the Town and Village</td>
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<td>Improved village parking</td>
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<td>Land bridge located behind the community bank</td>
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<td>Visiting Artist Center</td>
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<tr>
<td>Economic stability</td>
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<td>Increases residencies</td>
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6.) PROPOSED DEVELOPMENT
The following section illustrates the various building development projects, and how they work to accomplish the goals outlined in this Comprehensive Plan. The four projects mentioned all play a role in bettering Alfred, and each was carefully designed to become a piece of Alfred, but does not change what Alfred is. While these projects have served as the major focus for the development of Alfred, they will also serve as a basis for future changes to take place. The development projects are in chronological order in accordance with the development program outlined in Section 5:

- Visitor’s Center
- Restaurant
- Bridge of Connection
- Living Artist’s Center

**VISITOR’S CENTER**

The Visitor's Center proposed along Route 244 in Alfred Station will provide the town with the ability to host a larger volume of tourists in the area, and also will provide a location for larger vehicles to park off street. The location will host a small café, as well as material for visitors to orient themselves with the area.

The Visitor’s Center achieves the goal of attempting to unify The Village of Alfred with the Town, and will enhance the proposed streetscape along the Alfred Station area (Route 244). The Center will also serve as a destination for incoming visitors to first visit, and will guide tourists to other areas of interest throughout the Village and Town.
RESTAURANT

There is a strong public interest for there to be a formal restaurant where residents of Alfred and visitors can sit down and enjoy a meal. The Village and Town both have a wide selection of eating locations, but there are few that have a relaxed, dining atmosphere. The proposed restaurant will provide much needed commercial activity in the Alfred Station area (specifically on Route 244), and is situated outside of the downtown area for a more intimate feel. The restaurant will encourage business for the Alfred area, but will also bring about socioeconomic development by creating job opportunities for students and residents alike while also drawing visitors to its location.

The restaurant achieves the goal of providing more amenities to the Alfred area, and will further define the area as a destination. In addition, the restaurant is a completely new approach to the existing dining options available in the area, which will hopefully bring a fresh crowd to Alfred. This restaurant also will be one of the several hub locations, and will be an anchor for future development in the Alfred Station area. The streetscape improvements combined with the proposed hub locations will redefine the areas in which people gather throughout Alfred, and will pave the way for any future projects.

BRIDGE OF CONNECTION

The Bridge of Connection will act as a terminus for Alfred. This bridge, located behind the community bank (45 North Main Street), will promote students to congregate closer to the Village, which will encourage the students to invest in local business. From a social standpoint, this will be a
destination for students to co-mingle with residents and fellow students alike. Incorporated into this site is the location for food trucks to park, which will provide the students/residents with a wider variety of dining options for peak lunch hours. These trucks will be specifically chosen to not take away from the already present dining options available within the village, and local student based volunteering will be the primary source of clean up for the area.

This project specifically achieves the goal of providing students with ways to become part of the community, and also acting as a destination for the Village. Through the use of this bridge, students will engage with residents directly by leaving the center of campus, and spending more time than usual in the Village. The project can also be seen as the new center location for future development, and a Village/Town center will start to appear. Also, while not the intended goal, the proposed bike path will also be able to make use of this gathering space as rest area in between routes.

THE LIVING ARTIST’S CENTER

The Living Artist’s Center of Alfred, located on 1 West University Street, develops on a location that is already of great importance to the residents, which is the Alfred Box of Books. The center now acts as a work center for local student/resident artists, while also expanding on the limited square footage of the existing structure. The proposed development will have several studio spaces for local artists to rent out, which is a prime location fixed between both institutions. These studios give the artists opportunities to display their work in the heart of town, and the potential for residents to purchase said art. The
library space, which is the main structure of the development, works to improve what residents already value greatly, which is the Box of Books library. The library currently already has a very large stock of reading material, but does not have the space to house a majority of it. The renovation/expansion of the existing location will provide a larger location for stacks, and also create more opportunity for residents/students to utilize the space.

The Living Artist’s Center achieves the goal of providing students with opportunities to become more involved in the community, mainly through the display of generated artwork from the work stations. The improvements to the existing Box of Books will allow a higher volume of students and residents to make use of the library, and will give more life to Main Street.

**7.) POSSIBLE GRANT OPPORTUNITIES**

Without applications for grants, funding any development for Alfred will be much more challenging. The following are several grant opportunities that relate specifically to the projects mentioned in this Comprehensive Plan, and are likely to be the most beneficial in developing Alfred in the future.

The NYS Office for Small Cities provides grant opportunities for towns, villages, and cities with populations less than 50,000 people. They grant up to $400,000 dollars for any city looking to expand business directed towards neighborhood revitalization and economic development. Park and trail projects are also available for low to moderate income communities. This grant is available through the Division of Housing and Community Revival (DHCR).

NYS also provides a grant through the Historical Grant Program. The historical application intends to provide aid to the restoration and preservation of any buildings registered on the National Register of Historical Places, which several of the buildings in Alfred already fall under. The applicants are judged based on the historical significance as well as the current condition of the property/properties.
The area of study has the potential to become a destination hometown, based on its historical terracotta background and the three institutions bordering the Village. The proposed streetscape alterations will provide much needed unification of the study area, as well as giving current residents the ability to easily navigate it. The several proposed development projects will act as community hubs, and in addition, will achieve the following:

- The effort to unify the study area is achieved through the proposed street scape revisions, and will bridge the gap between Alfred Station and the Village.
- The Living Artist’s Center achieves the goal of providing more opportunity for Alfred State and Alfred University students to interact with the residents through local works of art.
- The proposed restaurant serves as an alternative to the current dining options within the study area, and will generate more interest in the area.
- The Boardwalk/Village center achieves and provides both Alfred State College and Alfred University students, as well as the local residents, an area to congregate and host events.

The aforementioned plans will be possible through constant revisions to the actual, and periodic updates on a five year basis are recommended to ensure that development occurs. In order to be successful, the planning boards should consult and revise the plans as conditions change within the area. It is also recommended that both Alfred State and Alfred University have representation when reviewing the plans with the Town/Village in the efforts to improve communication.