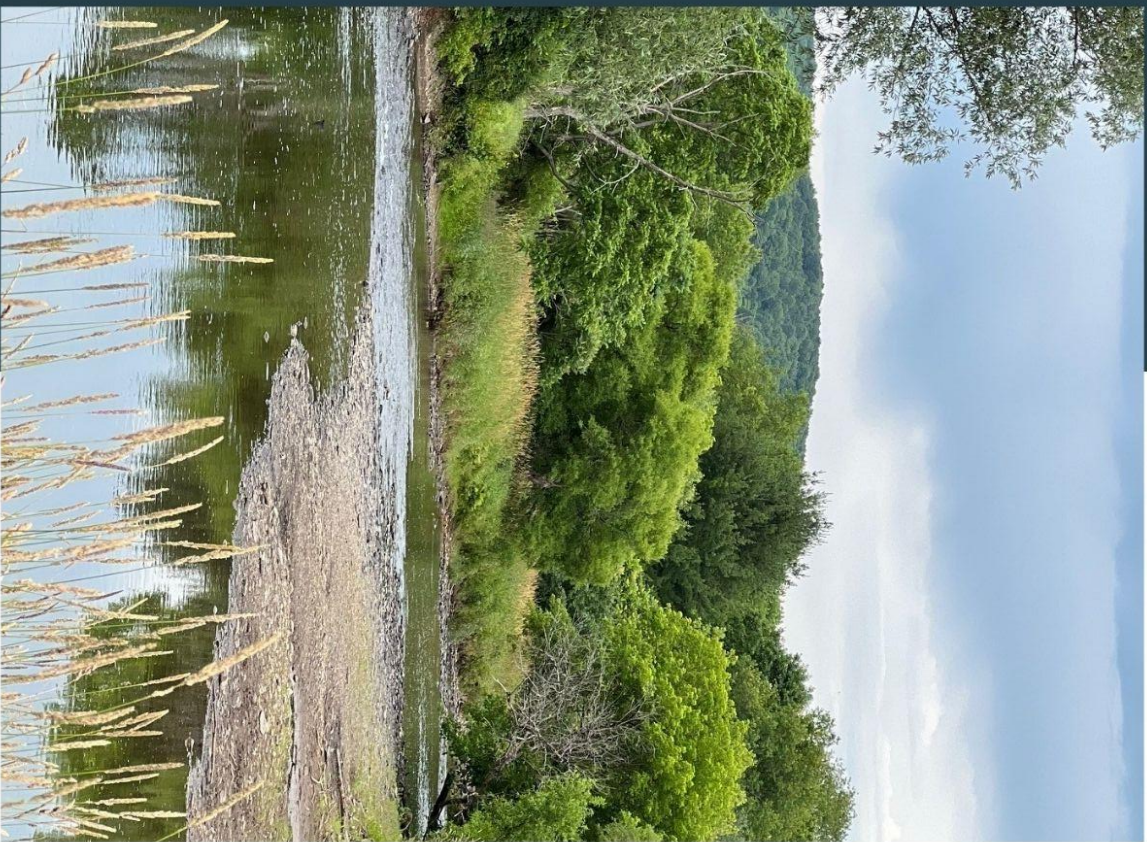


Town of Willing



2023 Comprehensive Plan

Allegany County

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Introduction

Plan Purpose and Intent

A comprehensive plan is usually developed by a town or village board and is meant to provide guidance in coordinated land use decisions through long-term planning efforts that help establish goals and recommended actions for communities to thrive. The growth is outlined in a way that best fits the Town of Willing and represents a shared vision for the community providing economic, environmental and social benefits.

This plan was developed to be a comprehensive plan with “materials, written or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify 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.”

It serves as the foundation for future planning and policy decisions and deviations from it should not be normal practice.

Comprehensive plans also provide a benefit in grant applications. Quite often, if a grant is being pursued by the Town, a non-profit entity, or private citizen within, if the project identified is consistent with the goals or objectives identified in the plan, or provides a means to achieve goals or objectives identified, the entity is more likely to be awarded funding (although it is not guaranteed).

Mission

The Willing community plans to remain rural, preserving the agricultural and recreational character of the Town by encouraging and fostering growth that maintains or enhances the rural nature and recreational opportunities within the Town.

Overall Mission

- ✓ **Preserve** the small-town feel and strong sense of community that define a quiet country lifestyle.
- ✓ **Protect** and maintain natural resources through careful planning.
- ✓ **Enhance** rural, residential, agricultural and recreational character of the town through careful planning.
- ✓ **Prosper** by pursuing economic opportunities that enhance and protect our community values and blend seamlessly with the existing lifestyle in the Town

Community Profile

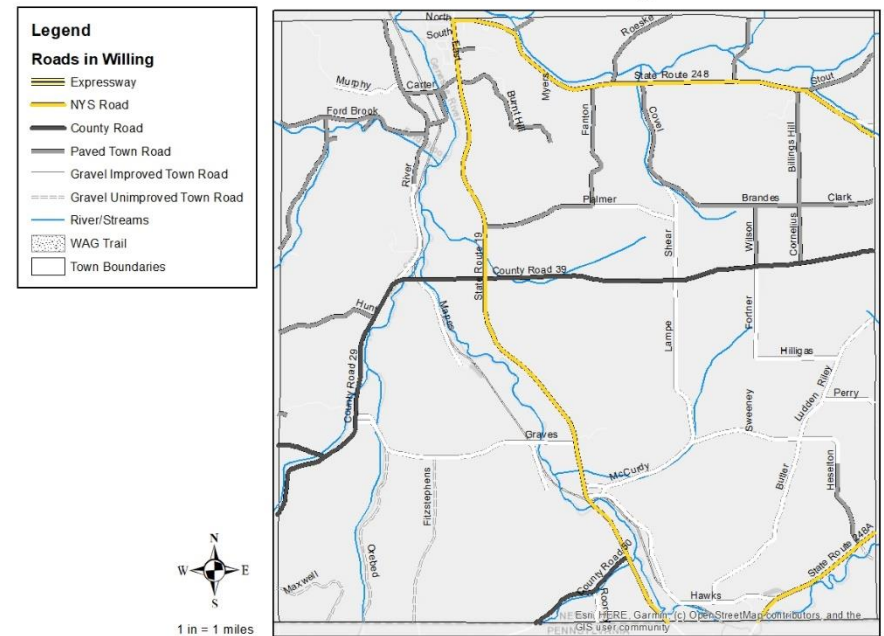
Location

The Town of Willing is in the southeast corner of Allegany County in New York State and is approximately 36.3 square miles of land, with a less than 1% ratio of water. It is the southernmost New York township along the Genesee River, sharing a border with Pennsylvania and serves as the southern gateway community of the Genesee Valley in New York. The Genesee River is unique in that it is one of very few rivers in the United States that flows from south to north. The elevation of the Town ranges from 1,520 ft to 2,320 ft above mean sea level. There are three major highways in the community: New York State Route 19 (NYS-19), New York State Route 248 (NYS-248), and New York State Route 248A (NYS-248A). Willing is home to several recreational access sites along the Genesee River with a New York Department of Environmental Conservation WAG Trail running along the old Wellsville-Addison-Galeton rail line. A new Wildlife Management Area (WMA) was developed recently providing access to state land for hunting, trapping, fishing, hiking and wildlife viewing.



There are several hamlets within Willing, some of which have historic significance to the area. Communities include:

- Hallsport – a hamlet on NYS-248 by Chenunda Creek in the northeast corner of the town.
- Mapes – a location by County Road 29 near the western town line.
- Paynesville – A location in the southeast corner of the town on NYS-248A.
- Shongo – A hamlet on NYS-19 near the southern town line by the Genesee River.
- Stannards – The largest hamlet in Willing, located on the northern town line, bordering the Town of Wellsville.
- Stone Dam – A location in the southwest corner of the town on County Road 29.
- Yorks Corner – A hamlet located at the junction of NYS-19 and County Road 39, between Stannards and Shongo.



Willing is primarily agricultural and rural residential, with prominent views of fields, various farm animals, and some businesses. There is a large Amish community that lives throughout Willing, making most of the roads shared with horse-drawn buggies and pedestrian traffic. There are three churches in the area: Shongo Church of Christ, Hallsport Christian Church, and York's Corner Mennonite Church. The Town of Willing serves four cemeteries: The Hallsport Union Cemetery, York's Corners Cemetery, Walden Cemetery/Stephens Cemetery and Beech Hill Union Cemetery. There are several other private family plots and cemeteries that the Town is not responsible for maintenance on as well.

Demographics

According to the 2020 Census, the total population for the Town of Willing was 1,281, a 4.3% increase in population between 2015 and 2020. The Census Bureau's American Community 5-Year Narrative (2015-2019) reported the median age to be 47 years, an increase since 2010. Overall, Willing residents are well educated with 84.8% of the population over 25

Town of Willing Quick Facts	
Households	500
Population	1281
Average Age	47
Median Income	\$52,148

holding at least a high school diploma and 22.4% of the same population holding a college degree. Over 55% of the population 16 years of age are in the workforce, employed in industries of management, business, sciences, or art. The median household income is \$52,148 for Willing, which is slightly higher than the median household income in Allegany County of \$51,227. Approximately 15% of the population is living in poverty, which is approximately the same as the county-wide average. There are 500 households, with an average household size of 3 and median home value of \$83,513.

History

The first European settlers arrived in the Willing area in the very early 1800s. They established farms, trading posts, settlements, timber operations and supporting businesses, and later schools and churches. The flat areas of the Genesee valley and Beach Hill attracted farmers and the Genesee River provided travel routes and transportation for canoes and floating logs to sawmills. The area remains agricultural to this day.

Prior to European settlement, the area of the Town of Willing was home to native American settlements of the Seneca Nation. The Triple Divide headwaters area, just 12 miles south of the Town of Willing, in Potter Co. Pennsylvania served as a central travel and distribution area for native travelers for their seasonal migrations and as trade routes with other native nations to the south and west. For more information on the significant Seneca influence in the Town of Willing please contact the Seneca Iroquois Museum, 82 W. Hetzel St. Salamanca, NY 14779, or 716-945-1760, or info@senecamuseum.org

A more detailed history of the Town of Willing can be found in appendix A.

Agricultural Lands

Agriculture has played an important role in the history of the Town of Willing and continues to play an important role. Much of the farmland in the Town is used to grow crops in support of the dairy industry, or is used to grow grain, hay or vegetable cash crops. A fair amount of the land is rented by farmers who live outside of the Town. There is also an increasing population of Amish in the Town, who use the land to raise horses, sheep and food to support their families.

Agricultural lands are abundant throughout Willing. As required by the New York State Farmland Protection Act, Allegany County offers Agricultural Districts as an opt-in program to landowners. This program for the protection of agricultural land offers some advantages in the case of unwanted development of farmlands. The New York Agricultural Districts Law was enacted in 1971 to maintain lands in agriculture and ensure New York's position as an outstanding agricultural state. It creates economic and regulatory incentives that encourage farmers to continue farming and provides a number of benefits, as well as protections.

The Allegany County Legislature established four agricultural districts that are reviewed every eight years by the Soil and Water Conservation District. Agricultural District 4 covers Andover, Bolivar, Genesee, Independence, Ward and Willing, last reviewed in 2017 with the next date to be determined, likely in 2025. Farmers and agricultural land owners are encouraged to apply for district protections at each review and are incorporated or removed during that review period by request. There are currently 20,026 acres of land in this district - 5,487 of which are in Willing, accounting for more than 25% of the lands in the district. Community maps are included in Appendix B.



The U.S. Department of Agricultural- Natural Resources Conservation Service (NRCS) has mapped and classified soil types throughout the Town of Willing. In general, the valleys of the Town are predominantly comprised of silty or gravelly floodplain and terrace soils, or gravelly alluvial fans. The uplands are predominantly comprised of moderately deep through very deep glacial till deposits over sandstone, siltstone or shale bedrock.

Based on soil characteristics, the NRCS has also made recommendations regarding the suitability of the different soils for many different uses including on-site septic systems, buildings with or without basements, as well as soil ratings and farmland classifications.

Based on the soil maps, approximately 15% of the land in the Town is classified as Prime Farmland, and approximately 44% of the land is classified as Farmland of Statewide Importance. Most of these lands occur on the better drained and less sloping areas along the Genesee River valley and on the hilltops throughout the Town.

For more detailed soils information and soil maps, go to <https://websoilsurvey.sc.egov.usda.gov>, or contact the Allegany County Soil and Water Conservation District.

Forestry

A large percentage of the Town of Willing is forested and contains some of the best northern hardwoods in the world. These forests occur as both small farm woodlots intermingled with farmland, as well as large, contiguous tracts of predominantly forested land. Many people make a living or derive income from the hardwood lumber industry and the Amish and other residents utilize some of the softwood lumber for building barns, storage sheds and other structures.

Education

School age students in Willing primarily attend Wellsville Central School in Wellsville, with a small number of students attending Whitesville Central School, Immaculate Conception School or one of the various Amish schools in the area. Students are offered the opportunity to attend the BOCES career and technical instruction school located in the Town of Amity during their junior and senior years of school. Several opportunities for higher education are available within a 45-mile radius of Willing in Allegany County and surrounding counties.

Development

Long past are the days of Willing's hotels, post offices, little schools, and blacksmith shops. But businesses still flourish in the township. Starting in the mid-2000s and continuing today, there has been a large influx of Amish families to Willing. This has begun a return to a small farming and hand built and crafting cottage industry extending to all areas of the town. These events have cemented the identity of the town as a rural, residential, agricultural and recreational community, and have also formed the basis of a tourism economy.

The Town of Willing has embraced the Amish community and is fortunate to share the progress with them. Most of the Amish families independently own and operate businesses, producing cabinetry, quilts, baskets, sheds, and more. There are several



Amish-operated saw mills within the Town as well. Due to their significant presence in the community, taking into consideration their way of life, and the way they conduct business is an essential part of the comprehensive planning process. In 2020, the Greater Allegany County Chamber of Commerce and the Allegany County Planning Office worked with the Town of Willing Clerk to create a map of all the Amish businesses and homes in the south eastern part of Allegany County. With the consistent growth of the Amish community it is assumed that this map is not inclusive of their businesses.

In addition to the Amish businesses, Willing is home to several other businesses, B & R Greene Trucking and Storage, Custom Bearings, Custom Construction, Integrity Metal Fabrication & Repair, Norton Welding, J.P. Contracting, Shongo General & Hunting Supply Store, Wellspring Nature Center, WAG Trail Inn, Willson Storage and Truck Equipment Sale. Willing is home to two restaurants, Just One More and Mama's Smoking Barbecue. In addition, National Fuel Gas Supply Corporation's Beech Hill Compressor Station is a natural gas storage and transmission facility located in the Town of Willing. In addition, the Town of Willing has a substantial amount of private enterprises and sole proprietorships in a variety of industries.

The best course for future development in the Town of Willing is to follow established patterns of the intermingling of agriculture, residential and recreational land use. Recent developments of increasing Amish farm cottage industry and enhanced recreational opportunities in the WAG Trail, LWRP for the Genesee River and addition of a NYSDEC wildlife Management Unit lay the base for a healthy agricultural and recreational tourism economy. All of these uses are compatible and share the need for open spaces, clean water, native vegetation and wildlife, dark skies and unobstructed views.

What is not compatible is any large-scale development, whether industrial, commercial, residential or energy production facilities that compromise the integrity of existing land use or compatible future use. The Town of Willing can play a role in the NYS Climate Action Plan by ensuring the preservation, protection and wise use of its natural resources. It can support the construction of small scale solar energy production for private on-site use reducing local dependence on fossil fuels. It will carefully scrutinize and manage permitting any large-scale energy facilities to mitigate any conflict with established and compatible future land uses and any sacrifice of agricultural and recreational acreage. This will offset those losses occurring elsewhere.

The Town of Willing will continue to maintain and promote Willing as a comfortable and easily accessible place to live, farm, play and visit by encouraging additional small businesses that enhance the growing tourism economy. The Town of Willing's ideal central location provides easy access to a multitude of local area attractions. For a list of area attractions, see Appendix B.

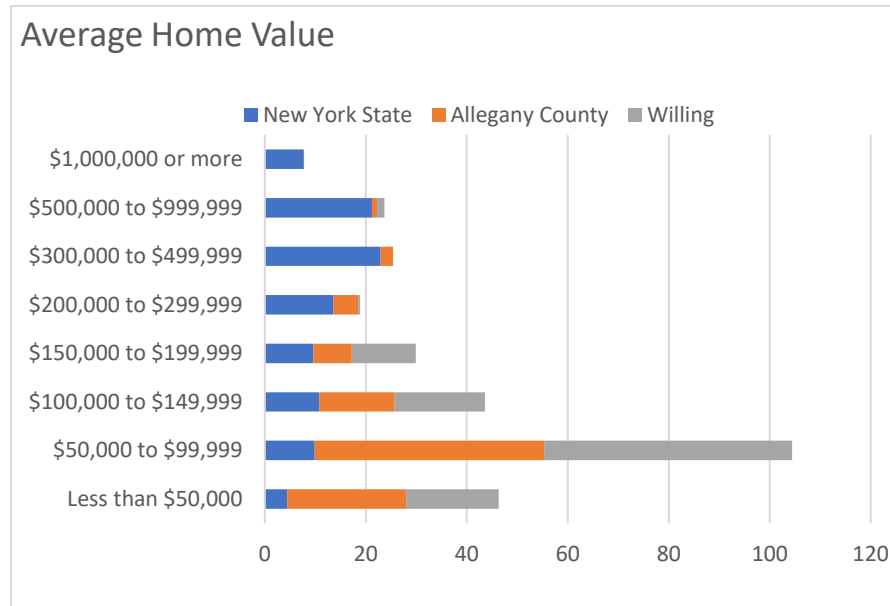
Housing

With the rural nature in Willing, it is mostly single family residential. There are 672 total residential units – only six of those are not single-unit properties. Some private property owners offer rental units to tenants throughout, and there is one major housing development area in the Hamlet of Stannards. All data discussed here is tabulated using the Census Bureau, American Community Survey Data 5-year estimates, 2017-2021.

A comparison of owner-occupied, renter-occupied and vacant units in Willing shows that of the 537 occupied units, 458 (85.3%) are owner-occupied and 79 (14.7%) are renter-occupied. Vacant housing is considerably lower in Willing, and could be for a number of reasons. The definition of “vacant housing” by the US Census Bureau indicates that no one was living at the residence during the time the census took place. There are various sub-definitions but could include homes on the market, season residences, foreclosures, homes in repair that are not lived in, estate homes that are unoccupied, etc.

Average Home Price
Local: \$82,500
NYS: \$313,700

Average Rental Price
Local: \$570
NYS: \$1,280



The figures to the left display a comparison of the home values in New York State, Allegany County, and Willing. Statistics show that housing is very affordable in the area when compared to New York State as a whole; however, there is little housing currently available of the market with the recent boom in the real estate economy. The average home value in Willing is \$82,500, with nearly 50% of housing stock ranging between \$50,000 and \$99,999.

The table located on the following page provides a comparison of residential dwellings and housing stock in Allegany County and Willing, according to the latest census data. This reveals that Willing has a higher percentage of older housing stock than the rest of Allegany County, reflecting that newer home construction is less prevalent in Willing.

Health and Safety

Willing provides police service and fire service to residents, with the nearest ambulance response coming from Wellsville. Police service is offered on a part time basis by the Town and is also covered by the New York State Troopers barracks. However, the nearest location is in the Town of Amity, so response time can vary. The nearest hospitals are in Wellsville, Hornell, Cuba, Coudersport and Olean. The Public Safety Facility in Amity is the base for the Dispatch Center and takes most of the Allegany County 911 calls. A map showing the nearest emergency facilities is provided in Appendix D for reference.

There are three part-time police officers employed in Willing, with an expectation to add additional officers in the future. While they are able to do their jobs with the current equipment, it is aging, and the patrol car often experiences mechanical failure. The department would benefit from various equipment upgrades including a newer patrol vehicle, upgrades to the storage facility, computers, a new ceiling and security cameras for better surveillance of the Town Hall and parking garages. With updates to New York State requirements and Police Reform, departments are being urged to utilize less than lethal use of force options; however, pepper spray is the only item on hand, and a taser would be useful. Often, officers are patrolling alone, leaving them vulnerable during arrests or other response activities where use of a handgun is not ideal.

The table to the right indicates the response numbers from the Town of Willing Police and Volunteer Hose Departments. Any response from New York State Police is not captured, as they are dispatched throughout all Allegany County communities

The Willing Volunteer Hose Department currently has 33 active members with an additional 8 members active in fire auxiliary. There are four fire chiefs and three captains, with one captain position vacant. Like most volunteer fire departments in the area, Willing struggles to carry active members and should have double what it currently does to properly serve the needs of local residents.

Qualifications vary between members, but there are 11 interior qualified and approximately 20 qualified to drive equipment. Response to structure fires, flooding, land

YEAR STRUCTURE BUILT	Willing town, Allegany County, New York		Allegany County, New York	
	Estimate	Percent	Estimate	Percent
2000 or later	14	2.1	2,409	9.1
1980 - 1999	150	22.3	5,410	20.5
1960 - 1979	190	28.3	6,195	23.5
1940 - 1959	160	23.8	3,814	14.5
1939 or earlier	158	23.5	8,545	32.4
Total housing units	672		26,373	

Year	Fire Response	Police Response
2019	97	63
2020	52	71
2021	114	110
2022	83	59

searches, vehicular accidents, downed trees and powerlines are typical, as well as mutual aid calls to neighboring communities. With the increase in outdoor recreation, electric powered vehicles, and renewable energy production, new equipment and training will be required to meet the evolving emergency response needs in the area. Currently, the department is only capable of response to one electric vehicle accident, or one solar panel fire.

While the fire department is able to operate successfully in its current condition, in order to continue operations and grow with the changing environment many upgrades will be required. The operating budget does not have enough capacity to allow for the needed upgrades; however, equipment is replaced or maintained on an as needed basis. The department is currently seeking property to establish a fireman's park that could be used for community events and fundraising, as well as recruitment events and training.

Infrastructure

Water & Sewer

Residents living outside of Stannards are served primarily by on-site water wells and private septic systems, regulated and tested by the Allegany County Department of Health. Many residents living in Stannards are served by community water system that is located at the bottom of Ackerman Hill, but they still rely on private septic systems.

Energy

Willing is served by National Grid for electric services. In recent years, the state has deregulated the services so that these are distributors while the customers have a choice of supplier. Many residences still use National Grid as their supplier and distributor. National Fuel Gas offers natural gas service in some parts of Willing. Several area companies deliver propane and kerosene to residences in Willing where natural gas is not provided. Shorts Oil & Propane, located in the Town of Wellsville, is one of these providers.

One of the largest sources of heating fuel is wood, as there are large stands of wood readily available. Many people in this area have converted to wood-fired outdoor furnaces that heat their homes and hot water systems.

Cable/Internet/Phone Systems

Spectrum Cable (formerly Time-Warner) is the primary cable service provider in and near Willing. Others outside of their service territory utilize Dish Network or Direct TV or a rooftop antenna. Internet service is either through Spectrum service, Armstrong, Verizon DSL, or through satellite service. Telephone is primarily provided by Verizon. There are many options for cellular or wireless phone service. Armstrong and other companies are currently working within the Allegany County boundaries to upgrade lines and expand broadband services to communities where service is not provided. There are several homes that are not serviced by Spectrum currently, that are within a very close proximity to their service areas (less than a half mile). If these areas are **not** provided service through the Armstrong upgrades, it would behoove the community to advocate for service expansion, with political support. Allegany County has a fixed wireless broadband service available as well that is active in the Willing area.

Solid Waste

Solid waste is disposed of at the Allegany County Landfill with a purchased dump tag, or residents can choose to have a private company do pick-up. The nearest dump station is in the Village of Wellsville where garbage, recycles and clothing can be disposed of. There are also various special events through-out the year including household hazardous waste and electronic waste disposal days that are offered at no charge. The Allegany County Landfill was capped and closed in 2018, so trash is now transported to private landfills – primarily Hyland Landfill in Angelica, NY or a landfill in Steuben County

Highway

The Town of Willing is responsible for a total of just over 49 miles of road, 25.5 miles are paved and 23 miles are unpaved. In the winter, the Town also works with Allegany County and is responsible for plowing an additional 8.3 miles of County roads. Over the last ten years, Willing has rebuilt 9.6 miles of road, completed on an as needed basis and when funding allows. The highway system is depicted in the map found is Appendix D, showing State, County, Town, paved and unpaved roads. A list of the roads is provided from the New York State Department of Transportation in Appendix D. The Town of Willing will work with the Allegany County Planning Office to update GIS road mapping data.



Truck and equipment ages vary; however, some of the items listed below need replacement and are more than 25 years old. The Highway department does their own maintenance and upkeep on the trucks and equipment. If any of these items were to remain inoperable, it could be detrimental to the infrastructure needs of Willing.

Trucking Capacity
4 – 10-wheel dump trucks with plow/sanding equipment (age varies from 1997-2018, new truck ordered for 2023)
1 – 650 4WD with plow/sanding equip. (2020)
2 – Crew cab pickup trucks (2013 & 2021)

Equipment
1 – Loader (2015)
1 – Excavator (2008)
1 – 4WD tractor with side mower and front broom (2012)
1 – Grader (1998)
1 – 20-ton trailer (1996)
1 – Roller (1994)
1 – D6 Bulldozer (1964)

Parking/Lighting

Due to the rural nature of Willing, there is limited parking and lighting throughout the community. There are several private parking lots associated with the various businesses and entities in Willing. With the amount of residential sprawl and lack of local businesses within walking distance of one another, the community is not really in need of additional parking areas. Residents often use the shoulder of NYS-19 for parking during any community events; however, with the amount of Amish buggy traffic in the area that can also be dangerous. Willing enjoys the rural night sky as well and therefore, does not employ street lighting. The town has expressed interest in obtaining certification into the International Dark-Sky Association (IDS). Thus, showcasing their dedication to the preservation of the night sky through the implementation and enforcement of quality lighting codes, dark sky education, and citizen support of dark skies. There has been discussion of sidewalks in the hamlet of Stannards, where the only housing complex is located; however, there is nothing planned at this time.

Open Space and Outdoor Recreation Opportunities

Trails and outdoor recreational opportunities, as well as the overall rural nature of Willing are what residents love and would like to see remain. In the community survey that was sent out at the beginning of the planning process, nearly 90% of the respondents said they valued the rural setting most, followed by scenic views at 75%, and the open spaces and natural resources available at just over 68%. Hunting and fishing opportunities and a lack of noise pollution were also cited as most valued by Willing residents. Much of the landscape is comprised of deciduous, evergreen and mixed forest, with a plethora crop and fields throughout with rolling hills and little commercial activity, making it a very desirable place to live and embrace outdoor opportunities.

Preservation of this lifestyle and way of living is very important to Willing residents. In the 1980's the NYS WAG Trail was developed from an old rail bed, offering opportunity for wildlife watching on a multi-use trail that has a less than 5% grade following along the Genesee River bed. In addition to the trail, NYS recently acquired a large chunk of property and created the second wildlife management area in Allegany County, called the Genesee River WMA. There is also a public area where Town events occur across from the Yorks Corners Mennonite Church. Willing residents would like to see improvements to the various fishing and public access areas including wayfinding signage for these sites, with additional parking that would increase the recreational value of such areas.

The following inventory offers a description of the open spaces currently available within Willing, although it is not an all-inclusive list. It would be in the best interest of the Town to create a plan and consider additional areas for public, outdoor spaces. Open spaces were last cataloged in 2019 during the last Allegany County Comprehensive Plan update. The nearest playground facilities are in Wellsville to the north, or Genesee PA to the south, and there is no public space designated as a Fireman's park or Town park. The only facility that currently available to rent as a public space is the Town Hall, which offers ample parking, but little opportunity for outdoor events.



- WAG Trail – The Wellsville Addison Galetton Trail, also known as the Upper Genesee River Trail, is a 9-mile nearly flat grass surface trail that runs along the Genesee River from Willing into Wellsville. This multi-use trail allows user to walk, hike, bike, horseback ride, snowshoe or snowmobile during all seasons. There are several access points along the trail that allow for fishing as well.
- Genesee River Wildlife Management Area – The wildlife management area is new as of 2020, offering access to open space for hunting, fishing and general wildlife watching; however, the primary purpose of the area is habitat management, preservation. It is located on a 310-acre parcel on the west bank of the Genesee River and west of River Road in Willing. The habitat includes mature forest, brush, wetlands and open fields supporting an abundance of wildlife. Wildlife management areas differ from other state forest properties, as they are meant for management practices and wildlife-dependent recreation. They do not allow other recreational activities like motorized vehicle use, swimming, horseback riding, mountain biking, camping, or other activities that would likely disturb wildlife activity in the area.
- Genesee River – The Genesee River flows north from its starting point in Genesee, PA through Willing until it reaches Rochester, NY where it eventually discharges into Lake Ontario. There are several access points along the river that allow for kayaking, fishing, and other activities. It is one of the main sources of recreation in the area and the focus of the newly developed Local Waterfront Revitalization Program Plan.
- Genesee River Wilds Kayak Access Points – There are several locations to access the Genesee River for kayaking including Jack Bridge Road, Graves Road, and along State Route 19. Some of these access points are maintained by the DEC and are considered fishing sites; however, they double as kayak launch areas. There is a Genesee River Wilds access point in the Town of Genesee, just over the border into Pennsylvania.
- Trout Run Camp Resort – Formerly a mobile home park, it has been transformed into a seasonal camping resort offering family fun with camp sites, cabin rentals and several amenities. The resort offers river access, a new splash pad and playground area, large dog park, gaga ball pit, field for softball or kickball events, a stocked pond, convenience store and more. It is not located in Willing, but sits at the northern border, in Wellsville. Patrons of Trout Run often make their way to Willing and enjoy fishing, kayak and trail sites.

Local Government Services

Willing municipal government covers an area of 36.3 square miles. The municipal building is located on NYS-19 and offers services of a Town Clerk, Justice, part-time police force, Highway Superintendent and operators, Code Enforcement, Assessment, Historian and Dog Control Officer. The Town is also responsible for cemetery maintenance and has a volunteer planning board. Government decisions are made by the Town Board comprised of a Supervisor and four town council members.

The Clerk's office is responsible for tax collection, issuance of licenses and permits, recording, response to Freedom of Information Law (FOIL) requests, communication to residents, Town Hall rental and upkeep, and managing records storage. Meetings are typically held once a month, or more often, if special meetings or additional business items arise.

Laws

Local laws 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. Local laws filed after January 1, 1998 are available at <https://locallaws.dos.ny.gov>; however, anything filed prior to that date is not available online. A summary list of local laws currently active in Willing are provided to the right, with a few highlighted below.

A local law was passed in 2020 for the purpose of establishing a Planning Board to provide the Town of Willing with a mechanism for reviewing and approving certain activities relating to land use and its site plan.

In 2021, the Town of Willing passed a local law opting out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses in Town of Willing that would otherwise be allowed under Cannabis Law Article 4.

In early 2022, the Town passed a local law creating for a moratorium of one year (365 days) on all permitting, construction, applications, approvals and installations of all solar energy systems in the Town of Willing.

Subsequently, a local law for wind energy system moratorium for the Town of Willing was created for 1 year (365 days) on all permitting, construction, applications, approvals and installations of all Wind Energy Conversion Systems in the Town of Willing.

The Town of Willing is currently drafting a local solar energy system law, to be adopted in 2023. Once adopted, the Planning Board will begin work on drafting a local wind energy law.

In January of 2022, a Local law was created for written notification of defects and obstructions on town highways, bridges, streets, sidewalks, crosswalks, and culverts in the Town of Willing. This law stated that no civil actions shall be maintained against the town

Year	Name
2005	Control and Confining of Dogs
2008	NYS Fire Prevention and Building Code
	Limiting Use of Vehicles Over Eight (8)
2009	Tons
2010	Dog Control Law
2017	NYS Fire Prevention and Building Code
	Formation of the Town of Willing
2020	Planning Board
2021	Town of Willing Grievance Day
	Solar Energy Systems Moratorium for
2021	One-Year
	Amendment to Formation of the
2021	Planning Board
	Opt-Out of Allowing Cannabis Retail
	Dispensaries and On-Site Consumption
2021	Sites
2022	Prior Written Notice of Highway Defects
	Wind Energy Conversion Systems
2022	Moratorium for One-Year

or town superintendent of highways for damages or injuries to person or property sustained by reason of any highway, bridge, street, sidewalk, crosswalk, or culvert being defective, out of repair, unsafe, dangerous or obstructed unless written notice of such defect was actually given to the town clerk or town superintendent of highways, and there was a failure or neglect within a reasonable time after the giving of such notice to repair or remove the defect, danger, or obstruction complained of.

Land Cover

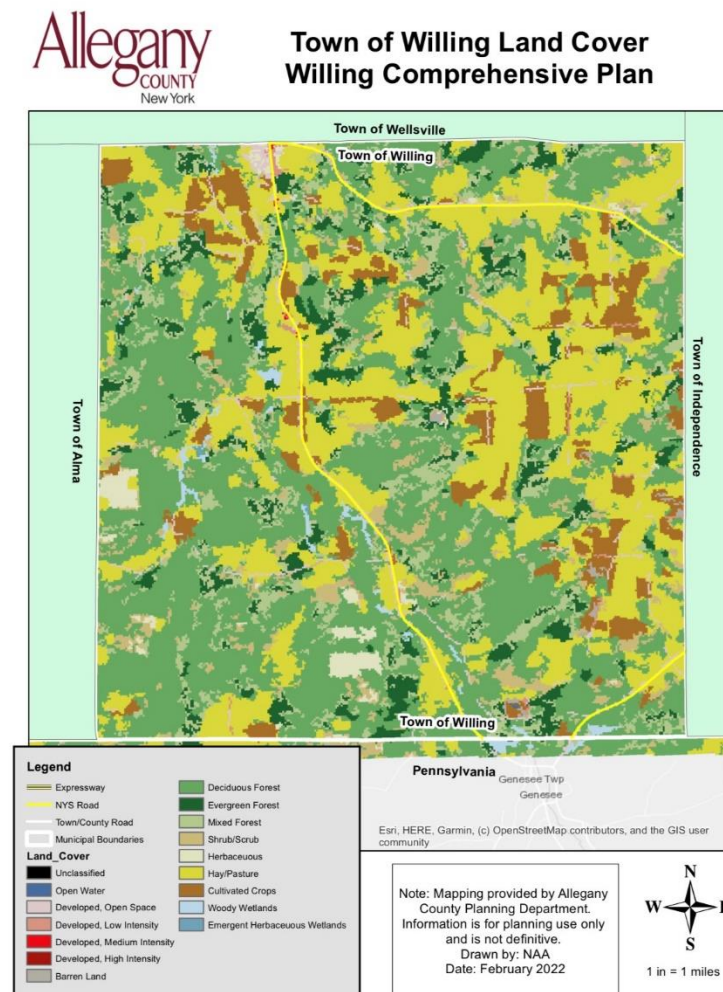
Land cover varies by municipality and refers to the physical arrangement of a community's agricultural, residential, commercial, industrial and institutional development, along with undeveloped/developable lands. Examining the spatial patterns, rates of change and trends can provide insight into how Willing has evolved under varying conditions. Understanding land use change within a community is a key aspect of the overall comprehensive planning effort – it forms the basis for discussion regarding a direction of the community and how it will take shape for future generations.

Non-Renewable Resources

The Town of Willing is underlain by both oil and natural gas deposits.

Oil is currently being produced mainly from the Upper Devonian oil sands. Numerous oil wells can be found along the extreme western edge of the Town in the Fords Brook South Branch area, and in the northcentral part of the Town, just east of the village of Stannards.

Most of the natural gas deposits are contained in shale rock deposits, particularly the Marcellus and Utica layers, among others. There is currently no development of these gas deposits in the Town due to the New York ban on hydraulic fracturing of horizontal wells, which is a necessary process to efficiently produce gas from these tight shales rock formations.



There is a large natural gas storage field, known as the Beech Hill storage field owned by National Fuel Gas Supply Co., which occupies a large portion of the southeastern part of the Town. This storage field utilizes a porous rock formation known as the "Oriskany Sandstone" which is located approximately 4,800 ft below the surface, to store gas during the warmer months to be used during the winter. In support of this storage field, there is a significant amount of infrastructure visible throughout this part of the Town, including pipelines, a compressor station, and numerous associated wells for injection, withdrawal and monitoring.

Additionally, there is a gas transmission line owned by Dominion which cuts across the southwestern part of the Town, moving gas from Pennsylvania to the more populated areas of NY where it is consumed.



Renewable Energy

In 2015, New York State released its State Energy Plan, guiding change to regulatory reform, and integrating clean energy into the power grid. The signature energy policy – Reforming the Energy Vision – was meant to build an energy network that harnessed the combined benefits of the central grid with clean, locally generated power. Initiatives in the plan outlined a path to achieve the following goals: 40% reduction in greenhouse gas emissions from 1990 levels; get 50% energy generation from renewable energy sources by 2030; and a significant increase in statewide energy efficiency.

Many of our local communities in Allegany County have been impacted by the New York State Energy Plan, either by enrolling in the Clean Energy Communities program, the need for new infrastructure and charging stations for electric vehicles, or by developers seeking to install wind or solar energy projects. Due to project sizes (acreage need varies) and proximity to electric grid lines, it is likely that Willing eventually will be approached for renewable energy projects for both solar and wind. Because of the growing interest in our rural communities for renewable energy, it is strongly recommended that renewable energy facility regulations be put into place as soon as possible.

The New York State Office of Renewable Energy Siting (NYS ORES) was created through the enacted Accelerated Renewable Energy Growth and Community Benefit Act in 2020, to implement a timely review and permitting of major renewable energy facilities in one forum, taking into consideration local laws, public health and safety, and environmental concern, as well as social and economic factors associated with large projects. It is often referred to as the “94-C Process” in relation the new section of law that was created for expedited review. ORES was created with New York State’s clean energy and climate goals in mind.

Promotion of and development of large-scale green energy development is inconsistent with the goals that are laid out in this comprehensive plan. A moratorium on development of solar facilities was put into place through 2022 to establish a law regulating these facilities, as well as a moratorium on development of wind facilities through 2023. The Town is working to establish a solar energy law, wind energy law, battery energy storage system law, road use law, site plan review, and NYS RPTL 487 PILOT opt-out law.

Currently there are only a few small-scale, residential solar or wind energy systems existing in the Town of Willing. Results of a recent survey of Town residents and landowners indicated that most are generally supportive of these small- scale energy systems, as well as "community" energy systems.

In contrast, most respondents to the survey are not in favor of large- scale energy systems being located in the Town, that primarily generate energy to be used in other parts of the state or country. The Town Planning Board will be mindful of these survey results as it works to establish solar and wind laws for the Town.

The Town of Willing is aware of and is preparing for implementation of New York’s Climate Change Law. Willing also recognizes a need for more state (and federal) support for climate-related risk adaptation and mitigation planning. In the short term, the board will inventory emissions and set goals, decrease energy use when possible (LED lights, energy efficient improvements in town buildings), inform and educate the public on green energy use.

Planning Process

This comprehensive plan is the invention of work done by the Willing Planning Board, first created in 2021, in conjunction with the community of Willing, staff from the Allegany County Office of Planning, and Town staff. The planning board was created to further define issues of concern from the community initially related to wind and solar projects in the area. The Town of Willing has no

zoning and contemplated the need for a comprehensive plan when community solar developments began to sprawl throughout other areas of Allegany County and surrounding communities, as well as talk of wind project developments.

One of the first steps in this process was to develop a community survey, asking residents questions about what they value most, creation of land use laws, importance of local services, future development opportunities and more. Responses to those questions are outlined in relevant Community Vision and Policy Areas section, found later in this document. The complete community survey results can be found in Appendix E.

The entire planning process is outline below.

September 2021	Willing Planning Board distributed survey to residents, via snail mail and electronically.
November 2021	Allegany County Office of Planning met with Willing Planning Board to finalize schedule for completion.
January 2022	Planning Board works through series of questions and prompts addressing big picture objectives and strategies for growth and development. Reviews survey results
March 2022	Partnered with Allegany County Office of Planning for final data gathering, mapping, writing and editing support to complete draft plan.
December 2022	Draft Comprehensive Plan made available to Town Board for review.
January 2023	Final Edits and referral to the Town Board.
March 2023	Public Hearing held. Final approval process begins.
April 2023	Final adoption complete.

Plan Relevance

A comprehensive plan's relevance is quantified by the length of time necessary to implement plan recommendations, and how long it is representative of a community. Generally, a plan should be updated and reviewed every 5-10 years, although it varies. Plan relevance for the Town of Willing is recommended for approximately ten years and should be reviewed at least once a year to ensure that it is still beneficial and represents the community as it should.

Key Assets

Abundant natural resources, abundant recreational opportunities and quiet, scenic rural nature.

Key Issues

	Issue Identified	Time Frame	Partners
1	Need for controlled and gradual development.	Long Term	Planning Board, Town Board
2	Concern that solar and wind developments could overtake the landscape and reduce the number of active farms in the area	Short Term	Planning Board, Town Board
3	Trail and fishing access point development and improvement, and signage.	Short Term	NYS-DEC, Planning Board, Town Board, Genesee River Wilds
4	Increase marketing for agritourism through signage and marketing.	Long Term	Planning Board, Town Board, DOT
5	Ditch and riverbank maintenance for flood disaster mitigation.	Long Term	NYS-DEC, Town Board, Town of Willing Highway Department, DOT

OTHER PLANS THAT ARE RELEVANT TO THIS COMPREHENSIVE PLAN

Local Water Front Revitalization – Currently in production

The Village of Wellsville received funding from the New York State Department of State under Title 11 of the Environmental Protection Fund, to complete a Local Water Front Revitalization Program Plan (LWRP) along the Genesee River in Allegany County, including a total of ten communities. The intended goals are to promote and increase recreation opportunities along the Genesee River, increase tourism and economic development opportunities and identify ways to protect the river as a significant regional and

natural asset. Included communities in the plan are from south to north, Willing, Wellsville (town and village), Scio, Amity, Belmont, Angelica, Belfast, Caneadea and Hume.

The LWRP was developed through several public engagement sessions with each community by the consulting firm Ingalls Planning and Design. Projects being considered in Willing, as well as the proposed boundaries are discussed under Open Space and Outdoor Recreation Opportunities, in Appendix F.

While the LWRP represents several communities along the Genesee River in Allegany County, it is important that this comprehensive plan aligns with the LWRP and presents a unified vision of future projects. When the LWRP is complete, it should be considered an appendix to this plan.

[Allegany County Hazard Mitigation Plan](#)

The 2023 update to the Allegany County Hazard Mitigation Plan (HMP) is underway and is being prepared in accordance with the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 requires states and local governments to prepare HMPs to remain eligible to receive pre-disaster mitigation grant funds available in the wake of federally declared disasters. The Town of Willing is actively participating in cooperation with the Allegany County Office of Planning on this update. Municipalities that do not participate in this process and do not adopt the resulting HMP will not be eligible to receive future pre-disaster mitigation grant funding (Section 404 grant funds).

[Allegany County Comprehensive Plan](#)

Allegany County's Comprehensive Plan was first developed in 2008 to help guide development of Allegany County as a whole. The most recent update was completed and adopted in 2019 and is scheduled for another update in 2024. The plan has a heavy focus on development, and identifies a variety of different projects that communities submitted during the outreach process. It is also important to consider these projects for submittal and to reference the county's plan for guidance and for any material that may not be available in this plan.

Identified in the Allegany County Comprehensive Plan and specific to the Town of Willing was the need for sand/salt storage facility renovations.

[NYSDEC Allegany Unit Management Plan \(UMP\)](#)

The Allegany Unit Management Plan was drafted in 2017 and includes 23 state forest properties, as well as the Wellsville-Addison-Galeton converted rail trail. The management objectives for the Unit were determined based on an intensive inventory of resources and balanced with conditions found on the landscape level. Our highest goal is to improve and protect our natural resources, and sustainably manage the land by promoting ecosystem health, enhancing landscape biodiversity, and protecting soil productivity and

water quality. In addition, the State Forests in this Unit will continue to provide the many recreational, social, and economic benefits valued so highly by the people of New York State.

In this plan, areas of concern were identified, such as the low percentage of young forests not only on the Unit, but in the surrounding area. A sustainable timber harvest schedule was developed to be implemented over the next 10 years, not only to create the desired forest habitats identified in the plan, but to provide economic stimulus to an area dependent on our renewable forest resources.

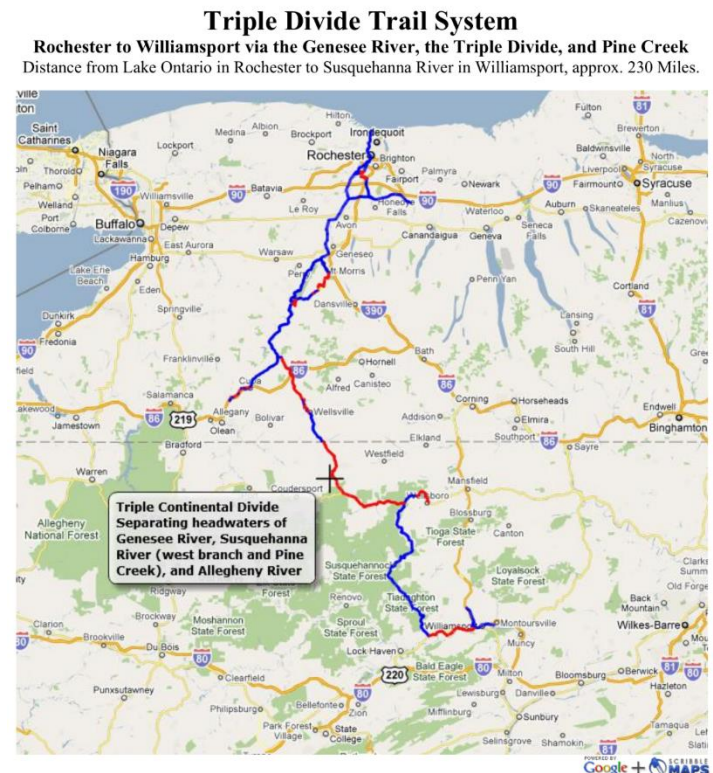
New Recreation opportunities proposed in the plan include: constructing a horse trail network on Lost Nation State Forest, rehabilitating abandoned roads to improve public access, creating universally accessible access to one of our most popular fishing sites, and working with volunteer groups to adopt some of our trail systems through Volunteer Stewardship Agreements. The plan is quite large and can be found using:

<https://dec.ny.gov/lands/109693.html>.

Actions specific to the WAG Trail in the UMP include: resurfacing the trail with stone dust, maintaining the boundary line, and adding WAG Trail ID signs, as well as information about the Volunteer Stewardship Agreements (VSAs) that are currently in place. Because the UMP was developed in 2019, it does not yet include details on the Genesee River WMA.

Triple Divide Trail System Plan

An eco-tourism, recreation, and conservation corridor that will connect 247 mi. of existing parks, trails, and open spaces from Lake Ontario in Rochester to the Susquehanna River in Williamsport via the Genesee River, triple continental divide, and Pine Creek. Includes: (1) Blueways (water trails for canoes & kayaks) (2) Multi-use trails (bike-hike-etc.) (3) Nature parks (including twin canyons of Letchworth State Park and Pine Creek Gorge) (4) Forested riparian buffers.

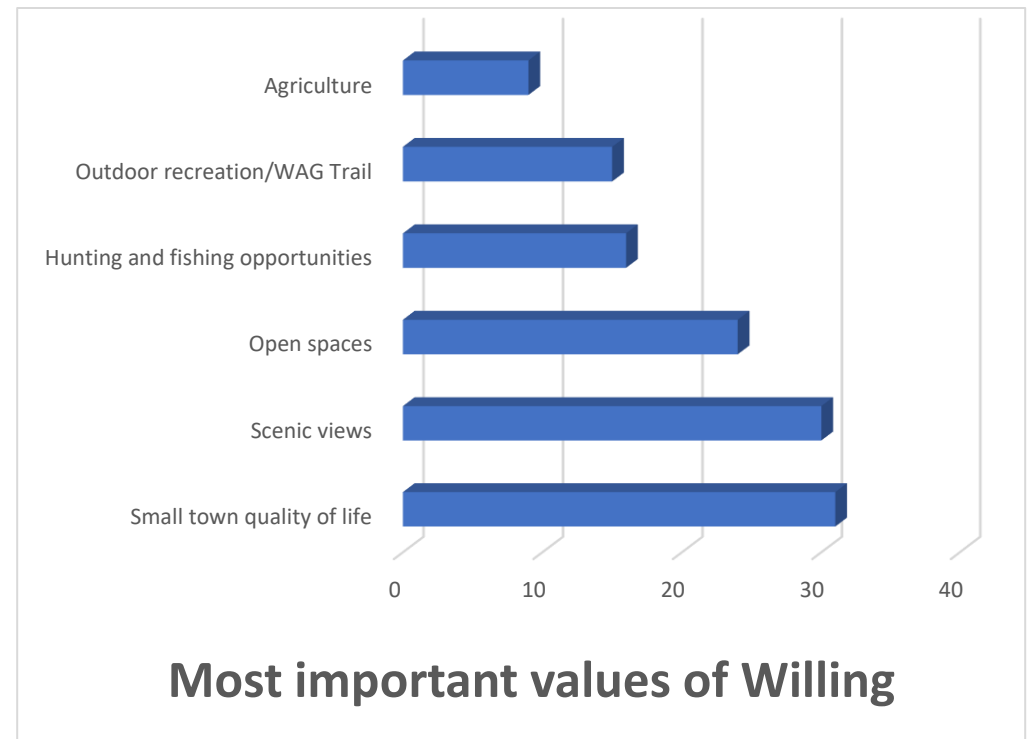
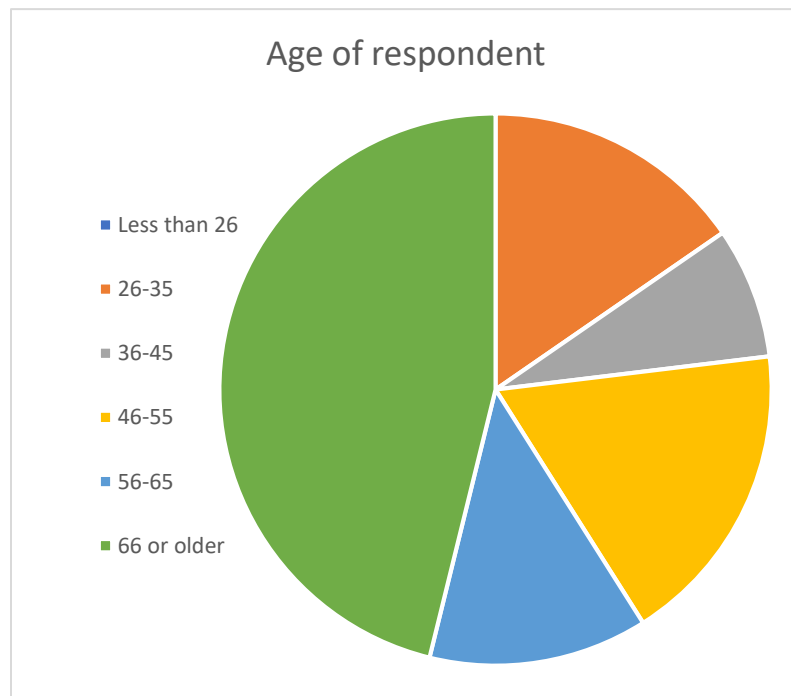


Community Vision and Policy Areas

Early in the Comprehensive Planning process, the planning board distributed a community-wide survey to residents in order to engage the community in the process. A questionnaire was made available to Willing Township residents via the town website and hard copy as a means to gather input on various planning issue. The survey consisted of questions pertaining to town values, land use, future development and more. Thirty-nine completed surveys were returned.

Responses to the community questionnaire were tabulated and documented for use in preparing this plan.

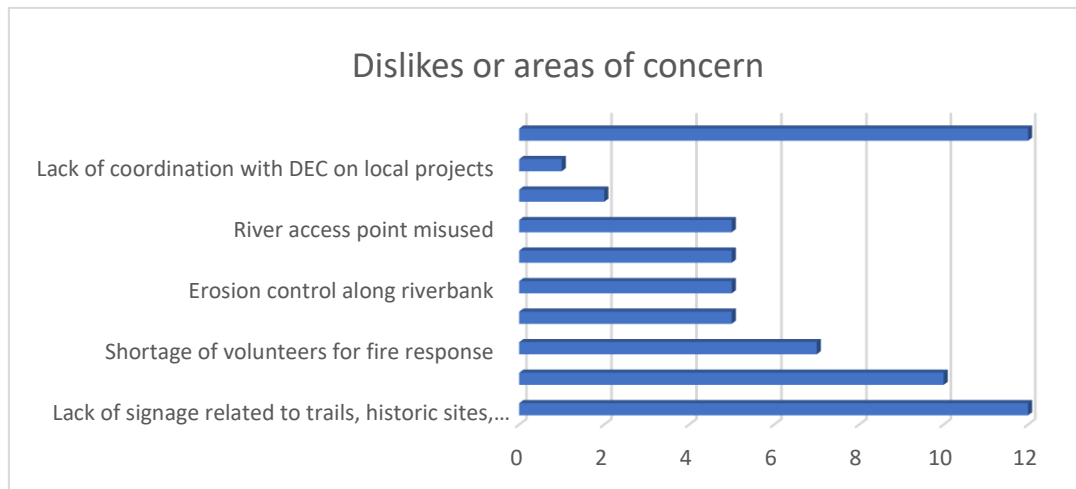
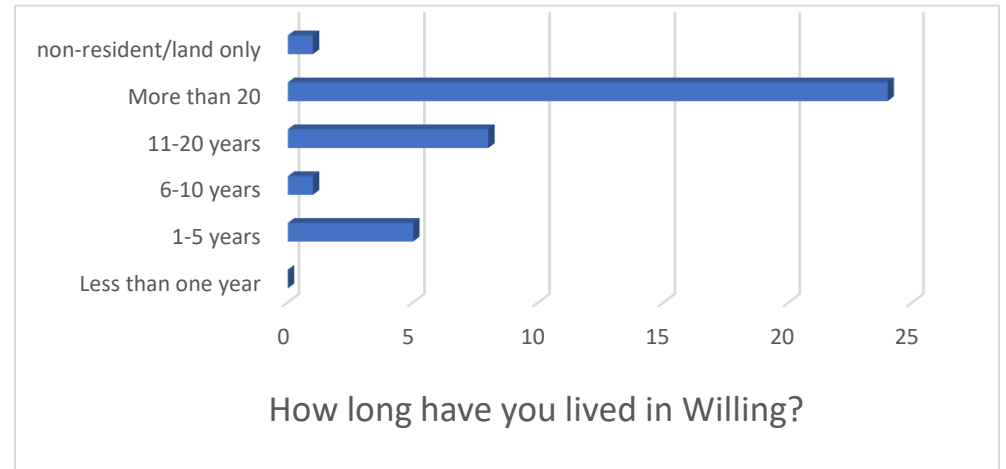
Below are two of the questions and their corresponding results. A detailed breakdown of survey results can be found in Appendix E.



RESIDENTIAL LIVING - Goals/Objectives Identified

The first goal of this survey was to identify a common thread of locally perceived opportunities and threats to the Willing Community. While the number of surveys returned represents only a small portion of the population, small town friendliness and a strong sense of community emerged as nearly universal perceived values of the town of Willing, with open spaces and scenic views following closely behind.

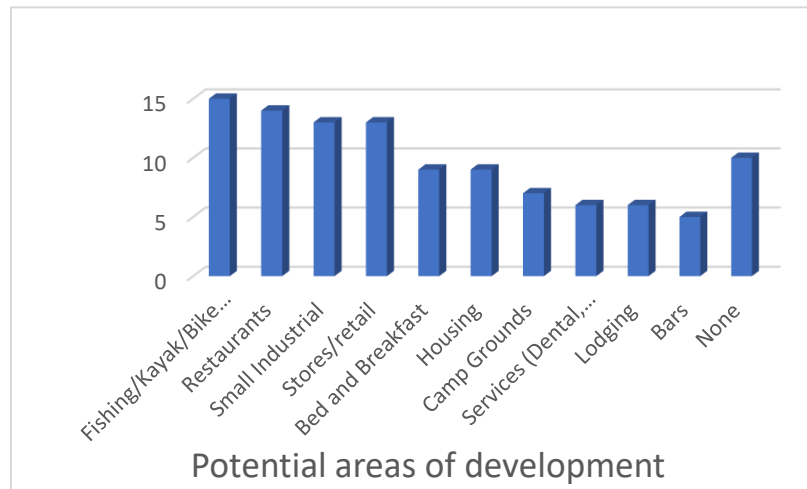
On the following few pages are graphs representing the most popular responses. Complete survey results are available at the Town Hall.



Residents were asked to share any concerns that they may have relating to the town. Results indicated that signage is needed to leverage the towns tourism assets, including signs leading to trails and historic points of interest, as well as Amish owned businesses. In addition, improvements to the waterfront areas are needed in the areas of handicap accessibility, general water access and erosion control. Recruiting a professional grant writer was a point of concern that was brought up in each category, thus making this a top priority. To the left is a chart indicating the most popular responses.

Sustainable Growth and Development

Action Item	Time Frame	Partners
Engage a qualified grant writer to identify funding opportunities and to aid in the application process.	Short term	Town Board, County Planning Department, DPW, Planning Board
Increase tourism by holdings events such as arts festivals, snowmobile races, x-county ski tours, etc.	Short term	Town Board, County Planning Department, Planning Board
Consider trail updates to accommodate ATV traffic, keeping them off roadways.	Long term	Town Board, County Planning, Highway Dept, Planning Board, Genesee River Wilds
Improve and maintain existing trails to promote hiking, horseback riding and cross-country skiing.	Intermediate	Town Board, County Planning, Highway Dept, Planning Board, Genesee River Wilds
Improve signage throughout Willing to promote local business, Amish goods, fishing and trail access.	Short Term	Town Board, County Planning, Highway Dept, Planning Board, Genesee River Wilds
Improve handicap access to WAG trail, waterfront and fishing.	Short term	NYS-DEC, Town Board, County Planning, Highway Dept, Planning Board, Genesee River Wilds
Work with County Planning on hazard mitigation planning and strategies.	Intermediate	Town Board, County Planning, Highway Dept, Planning Board, Genesee River Wilds
Draft a climate action plan in preparation for implementation of Climate Action Law.	Long term	Town Board, County Planning, Highway Dept, Planning Board



Highway Department

Action Item	Time Frame	Partners
Establish a 15-year replacement plan for all 10-wheel plow trucks that are currently owned and operated.	Long term	Town Highway Superintendent, Town Board
Establish a 5-year replacement plan for all pickups that are currently owned and operated.	Long term	Town Highway Superintendent, Town Board
Establish a 20-year replacement plan for all heavy equipment.	Long term	Town Highway Superintendent, Town Board
Add additional bay space onto the Highway shop.	Short term	Town Highway Superintendent, Town Board
Build a sand/salt storage shed.	Short term	Town Highway Superintendent, Town Board
Make the currently seasonal position full time.	Short term	Town Highway Superintendent, Town Board

COMMUNITY RESOURCES - Health and Safety – Goals/Objectives Identified

Fire Department

Action Item	Time Frame	Partners
Upgrades are required for response to renewable energy and water rescue accidents.	Immediate	Office of Emergency Services, Fire Dept, Police Dept, Town Board
Replacement of portable radios due to technology updates and new transmission frequencies.	Short term	Office of Emergency Services, Fire Dept, Police Dept, Town Board
Replace/upgrade essential equipment including air cans, OSHA turnout gear, hoses, lights and AED batteries.	Short term	Office of Emergency Services, Fire Dept, Police Dept, Town Board
Identify property for creation a firemen's park for recreational use and fundraising.	Long term	Office of Emergency Services, Fire Dept, Police Dept, Town Board
Replacement, maintenance and upgrades to dry hydrants are essential for emergency response in the area.	Immediate	Office of Emergency Services, Fire Dept, Police Dept, Town Board
Improve training and recruitment capabilities.	Short term	Office of Emergency Services, Fire Dept, Police Dept, Town Board

Police Response

Action Item	Time Frame	Partners
Acquire additional “less than lethal force” response equipment for patrolling and emergency response	Short term	Police Department, Town Board
Find more appropriate storage solution for patrol car when not in use.	Intermediate	Police Department, Town Board
Replacement of the patrol car should be considered soon.	Short term	Police Department, Town Board

Facilities and Administrative Needs

Action Item	Time Frame	Partners
Record storage- fireproof and climate controlled.	Immediate	Town Clerk, Historian, Town Board
Digitize records.	Short term	Town Clerk, Town Board
Computer and printer upgrades on 5-year plan. Computer security upgrades.	Short term	Town Clerk, Town Board
Improvements to the office ceiling to prevent leaks and moisture issues.	Short term	Town Board
Upgrade lighting and kitchen.	Long term	Town Board
Hire a maintenance person.	Intermediate	Town Board
Additional surveillance cameras around the exterior of the Town Hall.	Intermediate	Police Department, Town Board

Future Land Use Considerations

Action Item	Time Frame	Partners
Create and adopt local law regarding wind and solar energy, and battery storage thus preventing green energy overgrowth.	Short term	Town Board, Planning Board, Allegany County Planning, NYSERDA
Implement a site plan review process as a prerequisite for permitting.	Short term	Town Board, Planning Board, Code Enforcement
While there is no intent to adopt an ATV law, trail updates to accommodate and encourage ATV traffic are necessary to ATV's from using roadways.	Long term	Town Board, Planning Board, Landowners, Genesee River Wilds, NYSDEC

Policy Framework

Implementation

In order to remain a strong community, the Town of Willing recognizes that they must have sustainable community development, public health and safety services, and adequate financial resources. Having a clear plan of action will provide the momentum and confidence needed to achieve both long and short term goals.

The Town of Willing Board has formally recognized the Town of Willing Planning Board as an appropriate body for implementation of the strategies, objectives and actions outline in this 5-year comprehensive planning document.

Adoption

A series of steps had to be completed once the Willing Comprehensive Plan was finished according to New York State Town Law 272-a.

1. Referrals.

- (a) Any proposed comprehensive plan or amendment thereto that is prepared by the town board or a special board may be referred to the town planning board for review and recommendation before action by the town board.
- (b) The town board shall, prior to adoption, refer the proposed comprehensive plan or any amendment thereto to the county planning board or agency or regional planning council for review and recommendation as required

by section two hundred thirty-nine-m of the general municipal law. In the event the proposed plan or amendment thereto is prepared by the town planning board or a special board, such board may request comment on such proposed plan or amendment from the county planning board or agency or regional planning council.

2. Public hearings; notice.

(a) In the event the town board prepares a proposed town comprehensive plan or amendment thereto, the town board shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment, and in addition, the town board shall hold one or more public hearings prior to adoption of such proposed plan or amendment.

(b) In the event the town board has directed the planning board or a special board to prepare a proposed comprehensive plan or amendment thereto, the board preparing the plan shall hold one or more public hearings and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The town board shall, within ninety days of receiving the planning board or special board's recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment.

(c) Notice of a public hearing shall be published in a newspaper of general circulation in the town at least ten calendar days in advance of the hearing. The proposed comprehensive plan or amendment thereto shall be made available for public review during said period at the office of the town clerk and may be made available at any other place, including a public library.

3. Adoption. The town board may adopt by resolution a town comprehensive plan or any amendment thereto.

4. Environmental review. A town comprehensive plan, and any amendment thereto, is subject to the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations. A town comprehensive plan may be designed to also serve as, or be accompanied by, a generic environmental impact statement pursuant to the state environmental quality review act statute and regulations. No further compliance with such law is required for subsequent site-specific actions that are in conformance with the conditions and thresholds established for such actions in the generic environmental impact statement and its findings.

5. Agricultural review and coordination. A town comprehensive plan and any amendments thereto, for a town containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction, shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. A newly adopted or amended town comprehensive plan shall take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the agriculture and markets law.
6. Periodic review. The town board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.
7. Effect of adoption of the town comprehensive plan.
 - (a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.
 - (b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration.
8. Filing of town comprehensive plan. The adopted town comprehensive plan and any amendments thereto shall be filed in the office of the town clerk and a copy thereof shall be filed in the office of the county planning agency.

Review

Approximately five years from the date of approval or sooner if needed, members of the Comprehensive Plan Committee or Planning Board will be re-appointed to examine and update this plan within one (1) year of that date. Community leaders, business owners, and other various stakeholders are encouraged to visit this Plan, review goals that support the mission and vision of Willing and bring about positive change. The governing board reserves the right to employ a diligent review, i.e. the precautionary principle and/or SEQR, of projects or actions which may impact public health or the environment.

Stakeholders and Working Groups

Stakeholder and public involvement are critical to the comprehensive planning process, thus ensuring the full range of community values and ambitions are reflected throughout the process and include a diverse scope of stakeholders. The Comprehensive Plan involves participants in the local community, as well as throughout the region, local governments, planning organizations, and other interested parties. Key participants have a wide range of areas of interest, from agriculture to tourism, and everywhere in between.

Grant Funding Opportunities

Consolidated Local Street and Highway Improvement Program (CHIPS)

Climate Smart Communities Grant Program

Appalachian Regional Commission Area Development program

EDA's Public Works & Economic Adjustment Assistance

Consolidated Grant Funding

FEMA Grants

ACKNOWLEDGEMENTS

WILLING TOWN COUNCIL

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Dorothy Fenski

WILLING PLANNING BOARD

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ALLEGANY COUNTY PLANNING DEPARTMENT

Kier Dirlam
Michelle Denhoff
Mandi Joyce-Phelps
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Glossary

Agriculture -The science and practice of farming including the cultivation of soil for growing crops and the rearing of animals for food and their byproducts.

Agricultural District - An area where the continued use of farmland for agricultural production is encouraged through a combination of landowner incentives and protection that are intended to forestall the conversion of farmland to non-agricultural uses. Article 25-AA of the New York State Agriculture and Markets Law authorizes the creation of local agricultural districts pursuant to landowner initiative, county review, state certification, and county adoption.

Agritourism - Agricultural activities that brings visitors to a farm including direct to consumer sales, educational tourism, entertainment, lodging/ accommodations, and outdoor recreation.

Community Stakeholder - Any individual or organization that has an inherent interest in the policy decisions and actions that may affect them or their community.

Comprehensive Plan – Community planning, according to the American Planning Association, is “a process that seeks to engage all members of the community to create a more prosperous, convenient, equitable, healthy, and attractive place for present and future generations.” One of the fundamental responsibilities of local government is to plan for future growth and development of the community. The guidance document that results from this planning process is the comprehensive plan.

Critical infrastructure – Systems that are essential for the functioning of society and the economy, including energy generation, transmission and distribution, telecommunications, water supply and wastewater, transportation systems, public health, and security and emergency response services.

Economic Development - Programmed and coordinated efforts that seek to improve a community’s economic prospects and long-term sustainability.

Farmland Protection Program - Program authorized under Article 25-AAA of the New York State Agriculture and Markets Law in which state assistance payments are available to municipalities to assist with the total costs for the purchase of development rights on viable farmland.

Floodplain - Low and generally flat land areas adjoining a body of water that often floods or has the potential of flooding. The 100-year floodplain is the area that has a one percent probability of flooding in any given year.

Greenway - A continuous linear corridor of open space that links recreational, cultural, and natural focal points and lands. Greenways may be undeveloped or may feature walking/biking paths or town and utilities rights-of-way. See also “Open Space.”

Hazard Mitigation - Planning for and taking actions that reduce the long-term risk to health, safety, property, and infrastructure posed by hazards

Impervious Cover - Surfaces such as concrete or asphalt-paved streets or parking lots that prevent rainfall from infiltrating the soil and can increase the amount of runoff.

Infrastructure - The basic facilities and equipment necessary for the effective functioning of the Town, such as the means of providing water service, sewage disposal, electric and gas connections, and the street network.

Land Use – The type of activity that takes place on property, such as residential, office, retail, commercial, industrial, open space, and institutional.

Median Family Income - The median income of any group of two or more people who are related by birth, marriage, or adoption, and who reside together in one housing unit.

Median Household Income - The median income of an individual or a group of people, whether related or not, who share a housing unit.

Median Income - Income distribution that is divided into two exactly equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

Mitigation - Actions or measures taken to lessen, alleviate or decrease the impacts or effects of certain development activities.

Mixed-Use - Refers to development projects or zoning classifications that provide for more than one use or purpose within a shared building or development area. Mixed-use development may allow the integration of commercial, retail, office, medium to high-density housing, and in some cases light industrial uses. These uses can be integrated either horizontally or vertically in a single building or structure.

Natural Resources - Environmentally-based infrastructure and life supporting systems relating to air, water, and land that all species rely upon and the built environment is dependent upon to function and prosper.

Open Space - Publicly or privately-owned land that is not intensively developed devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams, etc.

Planning Board – An appointed government board charged with recommending to the local town or village appropriate regulations and best practices in development efforts.

Public Hearing – A session conducted by local boards to gather information from the public, and to survey public opinion as part of a local law-making, rule-making, decision, or appeals process. Public hearings are required by statute for a variety of reasons, such as before a board of appeals may grant a variance or rule on an appeal or decide any other matter referred to it under the ordinance or local law; before a local law or ordinance may be adopted; or before a subdivision may be approved.

REDC – Regional Economic Development Council. Allegany County is located within the Western New York chapter.

Redevelopment - Refers to public and/or private investment made to re-create the fabric of an area, replacing or rehabilitating old buildings or infilling development on vacant parcels. Redevelopment can help to meet market needs for residential and/or commercial development in older parts of the Town, but needs to be carefully managed.

Resiliency - The ability to recover to a preexisting condition after experiencing a debilitating and/or disruptive event.

Revitalization - The restoration of the physical and social components of a distressed place.

Right-to-Farm Laws - Laws intended to protect farmers from nuisance lawsuits. The statutes help support the economic viability of farming by discouraging neighbors from filing lawsuits against agricultural operations.

SEQR – State Environmental Quality Review Act passed in 1975, requires all state and local government agencies to consider environmental impacts equally with social and economic factors in decision-making.

Sediment - A solid material, such as dirt or minerals, that tends to collect in certain areas, particularly in water bodies, causing damage, pollution, or the need for expensive maintenance.

Site Plan – A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features – both natural and man-made– and, depending on requirements, the locations of proposed utility lines.

Site Plan Review – The process whereby local officials, usually the planning commission and staff, review the site plans of a developer to assure that they meet the purposes and standards of the zone, provide for necessary public facilities like streets, parks, and schools, and protect adjacent properties through appropriate siting of structures and landscaping.

Smart Growth – A broad concept that describes the change in community design from post-World War II development principles to development that better serves the economic, environmental and social needs of communities. The U.S. Environmental Protection Agency identified the following ten principles of smart growth. (1) Mix land uses (2) Take advantage of compact building design (3) Create a range of housing opportunities and choices (4) Create walkable neighborhoods (5) Foster distinctive, attractive communities with a strong sense of place (6) Preserve open space, farmland, natural beauty, and critical environmental areas (7) Strengthen and direct development toward existing communities (8) Provide a variety of transportation choices (9) Make development decisions predictable, fair, and cost effective (10) Encourage community and stakeholder collaboration in development decisions.

Steering Committee – An advisory body that is composed of senior stakeholders that provide guidance on a project from start to completion. Members are appointed by a governing entity.

Sustainable/Sustainability – Broadly, to keep up or keep going, to maintain an action or process. In the context of land use and environmental sustainability, there are many definitions and some debate about their merits. The U.S. National Environmental Policy Act of 1969 declared, as its goal, a national policy to “create and maintain conditions under which [humans] and nature can exist in productive harmony, and fulfill the social, economic and other requirements of present and future generations of Americans.”

Trail Town – A community a trail passes through, supporting trail users with services and promoting the trail to visitors and local residents.

Undeveloped Land - Land that is free of infrastructure and buildings; it can be associated with residential, commercial and industrial areas, including abandoned agricultural lands. Typically, it is considered a virgin landscape, but may also be reclaimed by nature.

Use - The specific activity or function for which land, a building, or a structure is designated, arranged, occupied, regulated or maintained.

Watershed - A catchment area defined by the topography of the ground surface that drains to a watercourse or contributes flow to a body of water.

Wetland - Land area that is sufficiently saturated by surface water or groundwater as to be able to support vegetation or aquatic life requiring saturated soil conditions for at least part of the year.

Zoning – A zoning ordinance, along with a zoning map, controls land use by providing regulations and standards relating to the nature and extent of uses of land and structures. The zoning ordinance should be consistent with the comprehensive plan.

Acronyms Used

- ACIDA - Allegany County Industrial Development Agency
- ACDOH – Allegany County Department of Health
- ACDP – Allegany County Department of Planning
- ACS – United State Census Bureau American Community Survey
- BOCES - Cattaraugus-Allegany Board of Cooperative Educational Services
- CDBG – Community Development Block Grants
- CFA – Consolidated Funding Application
- FAA – Federal Aviation Administration
- FOIL – Freedom of Information Law
- GIS – Geographical Information Systems
- GPS – Global Positioning System
- LWRP – Local Waterfront Revitalization Program
- NYSDC – New York State Department of Environmental Conservation
- NYSDOS – New York State Department of State
- SEQRA – State Environmental Quality Review Act
- WAG – Wellsville Addison Galeton

Appendices

1. History
2. Nearby Attractions
3. Road Inventory
4. Maps
5. Survey results – detailed breakdown
6. LWRP

Appendix A

History

HISTORY:

The Town of Willing was established on November 19, 1851. Names for Charles Willing, one of the original owners of the Willing and Francis Tract, is was formed from Scio and Independence. Located in the southern part of Allegany County, it borders the Pennsylvania state line. On November 23, 1854 the town was reduced when Scio was erected from it and again on November 22, 1855 when territory was taken for Wellsville. It consists of 36.3 square miles; 22,150 acres of rural land.

Willing is situated near the headwater of the Genesee River, around two-thirds is on the east side of the river and the remainder on the west. On the east the Hemlock, Sway and Rabbit Creeks are the principal tributaries forming the Chenunda near Hallsport and the Cryder Creek. Spring fed streams on the west are Fords and Marsh Creeks.

Its first known settler is John Ford. He was originally from Connecticut, a Revolutionary War hero, traveling first the Friendship in 1818 then to Willing in 1819. Names of early settlers include: Elijah Robinson who came around 1825 from Brookfield, Madison County. Davis Parks who settled in Willing in 1827 from Potter County, Pennsylvania. In 1828 John Graves from Delaware, and in 1829 Asa Parks traveled from Ohio and made Willing his home. Other names from early records include Jabez Card, Thomas M. Perkins, Jeremiah and Seth Graves, Ozias Yale, Nathan Woodcock, Enos Gifford, Jacob Truax, Uriah Skinner, Lewis Ackerman, Augustus Beach, and Calvin Hall.

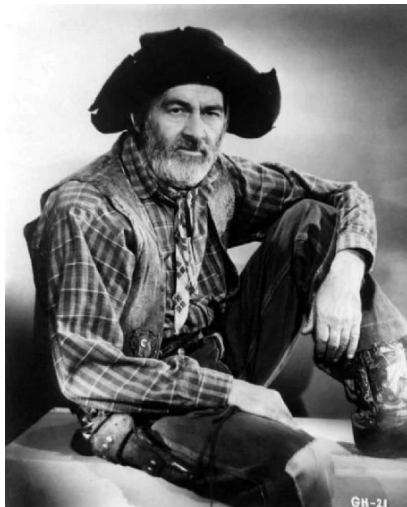
The first town meeting was held on March 2, 1852. John A. Foland was elected supervisor, Ozias Yale, town clerk, Daniel P. Witter, Fielden Chapman and A. Hurlbut, justices; David Wilcox, superintendent of schools; Charles Rogers and Samuel B. Stebins, assessors; George M. Arnold, Oliver Ackerman and Asa Parks, commissioners of highways; Amasa Eilis, collector; George W. Cate, Charles Weed, David Dunham and LA Jenison, constables; Jabez Card, WM Wilcox and Ambrose Straight, inspectors of election, and Jared Stillman, overseer of the poor. In 1949, the first town meeting marker was erected here by the State Education Department and is still there today.





The first religious service was held in the house of Daniel Baker by Rev. Seneca Fisch in 1834. The first school was taught near Beanville (Shongo) by Betsy Lovell in 1836. The first death was a child in the Austin Butler family in 1837. The first tavern was in Beanville owned by Allen W. Gifford in 1838. The first mill built was also in the town of Beanville in 1842 erected by Allen W. and John Gifford. In 1843 the first grist mill was built in Beanville by Harvey W. Leach. By 1855 the population of Willing had grown to 1,127 settled in and around the hamlets of Stannard, Hallsport, Mapes, Stone Dam, and Shongo.

Stannard (Stannard's Corners), pictured left around 1900, is partly in the town of Wellsville. It is named after John Stannard and lies on the north border of



Willing. Along with a hotel owned by John Stannard there was a store, post office, blacksmith, ME Church, parsonage and school. It consisted of about 100 people.

Stannard is the birthplace of George (Gabby) Hayes, well-known western actor who performed in many movies in the 1930's and 40's. Gabby attended Stannard's School where he played semi-professional baseball. His father operated the hotel in Stannard, Hayes Hotel, and was involved in early oil production. Of his many siblings, Morrison Hayes was a Corporal in the US Army but was killed in action during World War I. The American Legion post in the neighboring town Wellsville, NY (north of Willing) is named after him. A festival celebrating Gabby Hayes is held annually in Wellsville on Main Street.

Hallsport is located on the northeast part of the town. It is named after early settler Calvin Hall. The hamlet had a hotel, general store, post office, blacksmith shop, two wagon shops,

sawmill, cheese factory, a shingle mill with planer and matcher, feed mill and school. Its population was 150. Job Smythe, dentist, physician, and botanist ran a distillery there and is known to have invented the artificial limb.

Mapes is located in the center of the town on the river. There were only a few farm houses located there but there was a general store and post office, blacksmith and wagon shop. Duke & Company also located a large lumber company there.

Stone Dam is located on the western border of the town. It had two hotels, a post office, a few dwellings and a school. Very little remains of this hamlet, originally named from a dam on the creek built to provide water for operating a mill.

Shongo is on the southern-most part of the town and borders Pennsylvania. It was originally named Beanville, but changed to Shongo after Seneca Indian Chief Shongo, who left the Caneadea Reservation in Allegany County prior to 1834 and moved to an area near Alma. When other settlers outnumbered the Seneca Indians, they relocated to the Shongo area. (how do we capture the significant native American history?) It had a wagon shop, two blacksmith shops, sawmill, flouring mill, a general store, drug store, hotel, post office, school and railroad station. There was also a cheese factory and two physicians and had a population of about 175. On September 24, 1884 a devastating cyclone less than 40 rods wide ripped through Shongo killing three people, wounding twenty-two. It totally destroyed twenty-six buildings. The storm was so fierce debris was scattered for 18 miles into Steuben County. Some of the injured were not found until the next day. Those killed were adults: Willis Gardiner, Mrs. Edgar Pratt and Ann Lancaster. Shongo is the birthplace of Mark Graves who served as the New York State Tax Commissioner 1923 - 1931 and 1933 - 1942. He also ran for Governor. The Graves house still stands in Shongo and serves as a reminder of the way residents once lived.



The WC & PC (later owned by the B&S, B&O, and WAG) railroad ran south through Willing and had switches at Mapes, and Graves Crossing. There was a railroad station in Shongo. There were two main lines from Galeton, PA - one ran northwest to Wellsville, New York, where it connected to the Erie Railroad; the other ran northeast to Addison, New York and also connected to the Erie. It ran until 1979, but the 1963 closure of Sinclair Refinery in Wellsville eliminated the last major customer in the area, and later ceased operation at the Wellsville branch in 1973 altogether due to severe damage from

Hurricane Agnes. The rail line was abandoned in 1979. A 9-mile section of the rail line was acquired by New York State in 2009 and is now known as the WAG Trail.

Most of the people of Willing were farmers. Beech Hill was known for its potato crop. Dairy farmers in Shongo and Hallsport manufactured cheese. In 1891 1,780,000 pounds of milk produced 189,000 lbs. of cheese. Apples and maple syrup were also an important part of agriculture. There are only a few resident operating farms today, yet some farmland is being revitalized by an influx of Amish families. Farming has shifted to include hog, beef and sheep farms, crop farms, hay farms, nursery businesses, and produce. Many acres of land are rented by dairy farmers from outside of the Town, and commercial farmers who grow vegetables and other cash crops. Some residents are still producing maple syrup.

One of the most defining event of the late 20th century was the 1972 Hurricane Agnes flood. Besides causing hundreds of thousands of dollars in damage to local homes, farms and roads, it was responsible for the demise of the WAG railroad and the resurgence of a US Army corps Of Engineers proposed impoundment project on the Genesee River in the Town of Willing.

The "Stannards Dam" project would have flooded the entire valley and wiped out dozens of homes, farms, cemeteries, stores, churches and historical and native sites, as well as caused the abandonment or relocation of several state, county and local roads. It would have covered about one third of the town, and thousands of surrounding acres would have been condemned for the project.

Local residents formed The Genesee Headwaters Association (a new organization of the same name is now in Potter Co Pa.) and led a successful grassroots and then nationwide opposition to this proposal each time it surfaced over several decades. This effort cemented the view of the Genesee River as an asset rather than a liability. This is evident in the many projects and organizations dedicated to the protection and wise use of the river in its wild and free flowing form.

Many of these efforts that began with the 1972 flood and continue today have contributed to the Genesee River area in the Town of Willing being sought out as a recreational destination.

To support and further this economic shift the office of Historian would significantly benefit from considerable expansion and updating of facilities and equipment. An increase and updating of office, storage, research, and display areas, and tech

equipment is needed to adequately serve the public. New tech especially would aid in back up storage of information and help with educational interaction with schools and public.

The town has previously had museum space in various historical buildings but does not currently. Ideally acquisition of one of the few remaining buildings would serve. Display items that were loaned to the town have been returned to the owners, Allegany County, or New York State.

Willing has very few historical buildings remaining. Identification of these remaining buildings and former sites is critical to the role of the town's history in the future development of new economy. Signs and information kiosks marking these areas is essential. There are at least 20 of these sites that would benefit from this identification.

Appendix B

Nearby Attractions

Nearby Attractions

- Cherry Springs State Park- Dark Sky Astronomy Observation Area- Potter County, PA – *37 miles*
- Letchworth State Park- “Grand Canyon of the East”- Wyoming / Livingston Counties, NY – *43 miles*
- Pine Creek Gorge- “Grand Canyon of Pennsylvania” / Pine Creek Rail Trail- Tioga County, PA – *80 miles*
- Allegany State Park- Salamanca, PA – *50 miles*
- Lyman Run State Park – Potter County, PA – *31 miles*
- Wellsville Balloon Rally / Wellsville Fishing Derby – Wellsville, NY – *5 miles*
- Swain Ski Resort – Swain, NY – *41 miles*
- Holiday Valley Ski Resort – Ellicottville, NY – *52 miles*
- Seneca Allegany Casino – Salamanca, NY – *56 miles*
- Seneca Iroquois National Museum- Salamanca, NY – *56 miles*
- Eliot Ness Museum – Coudersport, PA – *28 miles*
- Lucille Ball Desi Arnaz Museum / National Comedy Center – Jamestown, PA – *88 miles*
- Elk Country - Benezette, PA – *85 miles*
- ATV Parks and Riding Trails – numerous throughout region, NY and PA

Appendix C
Road Inventory

New York State Department of Transportation

Local Roads Listing

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7/1/20

**Municipality: Town of Willing
Allegany County**

Geocode: 0912
NYSDOT Region: 6

Jurisdiction: Town

DOT ID	State Route	County Road#	Road/ Street Name	Start of Section	End of Section	Beg MP	End MP	Length	DIV Hwy	No. of Lanes	One Way	Pvt Type	Pvt Width	Shldr Width	Med Type	Med Width	Func Class	NHS
168328			BILLINGS RD	CORNELIOUS RD	NY 248	0.00	1.16	1.16		2		A	18	5	None		9	
168329			BRANDES RD	SHEAR RD	BILLINGS RD	0.00	1.45	1.45		2		A	18	5	None		9	
168330			BURNT HILL RD	NY 19	DEAD END	0.00	1.24	1.24		2		U	15	1	None		9	
168331			BUTLER RD	HAWKS RD	LUDDEN RD	0.00	1.99	1.99		2		U	18	4	None		9	
168332			CARTER RD	JACK BRIDGE RD	RIVER RD	0.00	0.32	0.32		2		A	18	5	None		9	
168333			CENTER DR	RIVERVIEW DR	EAST DR	0.00	0.19	0.19		2		A	18	2	None		19	
168334			CHRISTIAN HOLW RD	NY 248	INDEPENDENCE T/	0.00	0.21	0.21		2		A	18	4	None		9	
168335			CLARK RD	BRANDES RD	TOP OF HILL	0.00	0.18	0.18		2		A	18	4	None		9	
168335			CLARK RD	TOP OF HILL	INDEPENDENCE T/	0.18	0.73	0.55		2		U	15	1	None		9	
168336			CORNELIOUS RD	CR 39	BILLINGS RD	0.00	0.58	0.58		2		A	19	5	None		9	
168337			COVEL RD	BRANDES RD	NY 248	0.00	1.07	1.07		2		A	18	5	None		9	
168338			DUTCH HILL RD	NY 248	WELLSVILLE T/L	0.00	0.27	0.27		2		A	18	4	None		19	
168339			EAST DR	NY 19	RIVERVIEW DR	0.00	0.47	0.47		2		A	18	2	None		19	
168340			FANTON RD	PALMER RD	HANAKA RES	0.00	0.67	0.67		2		U	18	4	None		9	
168340			FANTON RD	HANAKA RES	NY 248	0.67	1.30	0.63		2		A	18	4	None		9	
168341			FITZSTEPHENS RD	PA LINE	GRAVES RD	0.00	1.73	1.73		2		U	15	1	None		9	
168342			FORD BRK RD N BR	ALMA T/L	RIVER RD	0.00	1.57	1.57		2		A	20	4	None		9	
168343			FORD BRK RD S BR	ALMA T/L	FORDS BRK RD N	0.00	1.47	1.47		2		A	18	5	None		9	
168344			FORTNER RD	HILLIGAS RD	CR 39	0.00	0.93	0.93		2		U	18	5	None		9	
168345			FULMER VALLEY RD	NY 248	WELLSVILLE T/L	0.00	0.69	0.69		2		A	18	4	None		9	
168346			GRAVES RD	NY 19	CR 29	0.00	2.44	2.44		2		A	18	5	None		9	
168347			HAWKS RD	NY 19	HANCHETT RES	0.00	1.00	1.00		2		A	18	5	None		9	
168347			HAWKS RD	HANCHETT RES	NY 248A	1.00	2.57	1.57		2		U	18	5	None		9	
168348			HESELTON RD	NY 248A	FLANAGAN RES	0.00	0.87	0.87		2		A	18	5	None		9	
168348			HESELTON RD	FLANAGAN RES	MCCURDY RD	0.87	1.48	0.61		2		U	18	5	None		9	
168349			HILLIGAS RD	FORTNER RD	RILEY RD	0.00	0.83	0.83		2		U	18	5	None		9	
168350			HUNT RD	ALMA T/L	CR 29	0.00	1.04	1.04		2		A	18	4	None		9	
300037			IRISH RD	END	FORD BRK RD N B	0.00	0.10	0.10		2		U	16	3	None		9	
168351			JACK BRIDGE RD	NY 19	RIVER RD	0.00	0.76	0.76		2		A	18	4	None		9	
168352			LAMPE RD	MCCURDY RD	CR 39	0.00	1.69	1.69		2		U	18	5	None		9	
168353			LUDDEN RD	BUTLER RD	HILLIGAS RD	0.00	0.91	0.91		2		U	18	5	None		9	
168354			MAPES RD	CR 29	DEAD END	0.00	0.99	0.99		2		U	18	4	None		9	
168355			MAXWELL RD	ALMA T/L	END	0.00	0.73	0.73		1		U	12	1	None		9	
168356			MCCURDY RD	HAWKS RD	LAMPE RD	0.00	1.07	1.07		2		A	18	5	None		9	
168356			MCCURDY RD	LAMPE RD	HESELTON RD	1.07	2.20	1.13		2		U	18	5	None		9	
168357			MURPHY RD	DEAD END	RIVER RD	0.00	0.52	0.52		2		A	18	2	None		9	

New York State Department of Transportation

Local Roads Listing

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7/1/20

Municipality: Town of Willing
Allegany County

Geocode: **0912**
NYSDOT Region: 6

Jurisdiction: Town

State	County								DIV	No. of	One	Pvt	Pvt	Shldr	Med	Med	Func	
DOT ID	Route	Road#	Road/ Street Name	Start of Section	End of Section	Beg MP	End MP	Length	Hwy	Lanes	Way	Type	Width	Width	Type	Width	Class	NHS
168358			NORTH DR	EAST DR	RIVERVIEW DR	0.00	0.22	0.22		2		A	18	5	None		19	
168359			OREBED RD	PA STATE LINE	NAT FUEL WELL	0.00	0.96	0.96		1		U	10	1	None		9	
168359			OREBED RD	NAT FUEL WELL	GRAVES RD	0.96	1.89	0.93		1		U	15	1	None		9	
168360			OST RD	FORDS BRK RD S	DEAD END	0.00	0.10	0.10		1		U	15	2	None		9	
168361			PALMER RD	NY 19	FANTON RD	0.00	1.12	1.12		2		A	18	5	None		9	
168361			PALMER RD	FANTON RD	SHEAR RD	1.12	1.98	0.86		2		U	18	5	None		9	
168362			PAYNESVILLE HL RD	NY 248A	INDEPENDENCE T/	0.00	0.21	0.21		2		A	16	1	None		9	
168363			PEET AVE	NY 19	END	0.00	0.16	0.16		2		A	18	2	None		9	
168364			PEET RD	CR 39	INDEPENDENCE T/	0.00	1.03	1.03		2		U	18	5	None		9	
168365			PERRY RD	LUDDEN RD	INDEPENDENCE T/	0.00	0.53	0.53		2		U	18	5	None		9	
168367			RILEY RD	HILLIGAS RD	PEET RD	0.00	0.55	0.55		2		U	18	5	None		9	
168368			RIVER RD	CR 29		0.00	1.05	1.05		2		A	20	3	None		8	
168368			RIVER RD		WELLSVILLE T/L	1.05	2.88	1.83		2		A	18	5	None		8	
168369			RIVERVIEW DR	NY 19	WELLSVILLE T/L	0.00	0.66	0.66		2		A	18	2	None		19	
168370			ROESKE RD	NY 248	ROESKE RES	0.00	0.70	0.70		2		A	18	2	None		9	
168370			ROESKE RD	ROESKE RES	DE AT GATE	0.70	1.03	0.33		2		U	18	2	None		9	
168371			ROONEY RD	CR 50	PA STATE LINE	0.00	0.42	0.42		2		U	18	4	None		9	
168372			SHEAR RD	CR 39	COVEL RD	0.00	1.03	1.03		2		U	18	4	None		9	
168373			SOUTH DR	RIVERVIEW DR	EAST DR	0.00	0.10	0.10		2		A	18	2	None		19	
168374			STOUT RD	NY 248	INDEPENDENCE T/	0.00	0.78	0.78		2		A	18	5	None		9	
168375			WEST DR	EAST DR	RIVERVIEW DR	0.00	0.06	0.06		2		A	18	2	None		19	
168376			WILSON RD	CR 39	ROAD WIDENS	0.00	0.35	0.35		2		U	15	2	None		9	
168376			WILSON RD	ROAD WIDENS	BRANDES RD	0.35	0.62	0.27		2		U	18	4	None		9	
168377			WOODCOCK RD	DEAD END	GRAVES RD	0.00	0.52	0.52		2		U	18	2	None		9	

Centerline Miles Total: 48.40

Lane-Miles Total: 94.08

Jurisdiction: County

County-maintained roads are shown below for reference.

State	County								DIV	No. of	One	Pvt	Pvt	Shldr	Med	Med	Func	
DOT ID	Route	Road#	Road/ Street Name	Start of Section	End of Section	Beg MP	End MP	Length	Hwy	Lanes	Way	Type	Width	Width	Type	Width	Class	NHS
167240		39	BEECH HILL	NY 19	INDEPENDENCE T/	0.00	3.94	3.94		2		A	20	3	None		8	
167230		29	ELEVEN MILE	ALMA T/L	CR 38	1.77	2.63	0.86		2		A	20	3	None		8	
167230		29	ELEVEN MILE	CR 38	NY 19	2.63	5.54	2.91		2		A	20	3	None		8	
167239		38	FOUR MILE	WILLING T/L	CR 29	5.54	6.03	0.49		2		A	20	2	None		8	

New York State Department of Transportation Local Roads Listing

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7/1/20

**Municipality: Town of Willing
Allegany County**

**Geocode: 0912
NYSDOT Region: 6**

Jurisdiction: County County-maintained roads are shown below for reference.

<u>DOT ID</u>	<u>State Route</u>	<u>County Road#</u>	<u>Road/ Street Name</u>	<u>Start of Section</u>	<u>End of Section</u>	<u>Beg MP</u>	<u>End MP</u>	<u>Length</u>	<u>DIV Hwy</u>	<u>No. of Lanes</u>	<u>One Way</u>	<u>Pvt Type</u>	<u>Pvt Width</u>	<u>Shldr Width</u>	<u>Med Type</u>	<u>Med Width</u>	<u>Func Class</u>	<u>NHS</u>
167249		50	O DONNELL	NY 19	PA S/L	0.00	1.19	1.19		2		A	20	7	None		9	
								Centerline Miles Total:	9.39									
								Lane-Miles Total:	18.78									

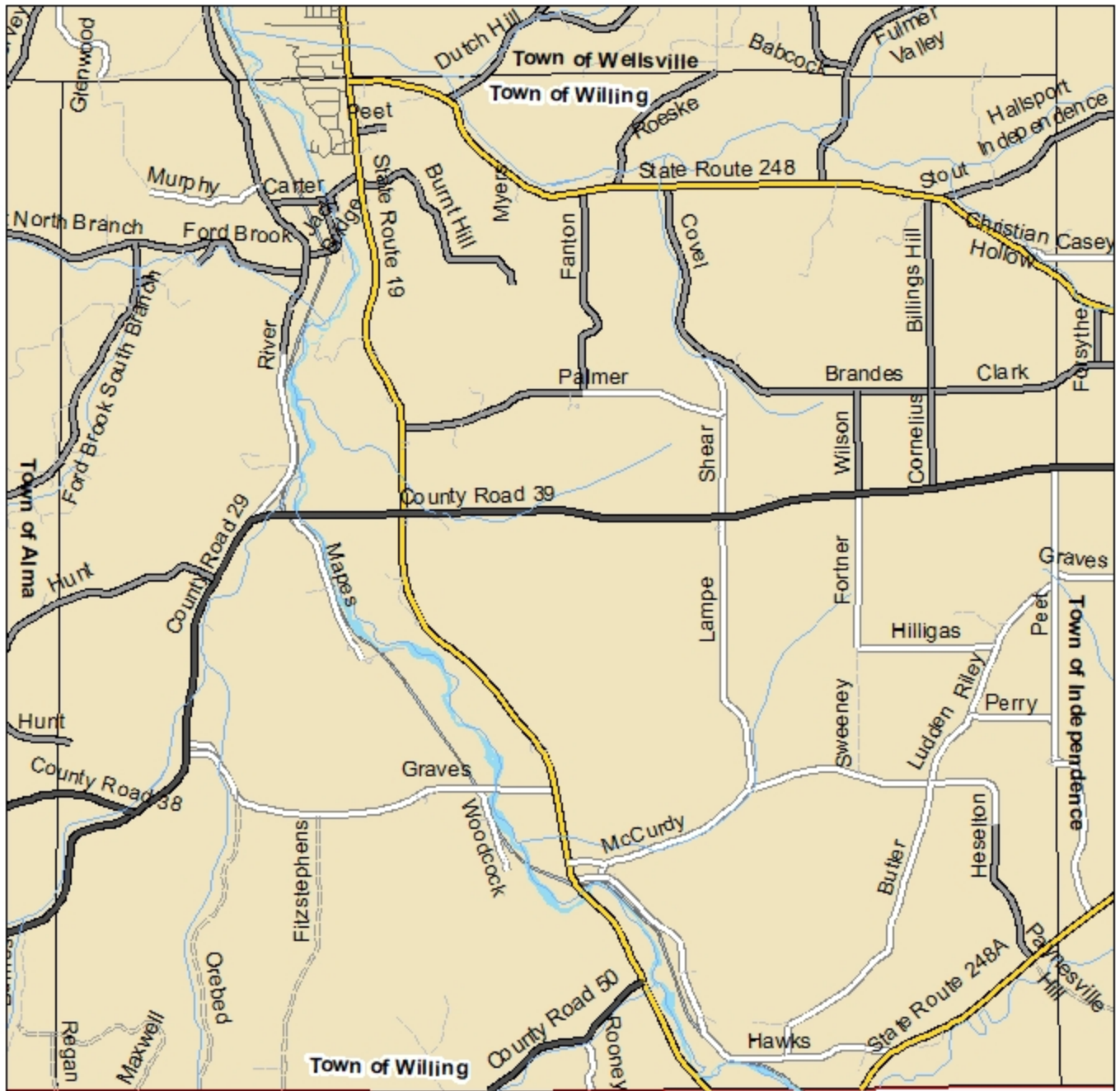
Bridges

06 Allegany Willing (Town) 1014890 0.7 MI SE OF SHONGO 19 19 61011007 JOHNSON CREEK NYSDOT 1994 08/26/2020 N
 06 Allegany Willing (Town) 1014900 5.3MI S INTERS RTS 248&19 19 19 61011014 GENESEE RIVER NYSDOT 1990 08/23/2021 N
 06 Allegany Willing (Town) 1014910 0.1 MI N OF SHONGO 19 19 61011018 GRAVES CREEK NYSDOT 1994 08/26/2020 N
 06 Allegany Willing (Town) 1014920 2.8 MI NW OF SHONGO 19 19 61011043 BEECH HILL CREEK NYSDOT 1996 08/26/2020 N
 06 Allegany Willing (Town) 2.6 MI NW OF SHONGO COUNTY RD 29 MARSH CREEK 3330670 30 - County 2007 08/10/2021 N
 06 Allegany Willing (Town) 2.8 MILES NW OF SHONGO COUNTY ROAD 29 MARSH CREEK 3330680 30 - County 1997 08/10/2021 N
 06 Allegany Willing (Town) 3330690 2.7 MI NW OF SHONGO CR 29, STONE DAM ROAD GENESEE RIVER 30 - County 2002 04/21/2020 N
 06 Allegany Willing (Town) 0.8 MI E OF STANDARDS DUTCH HILL ROAD CHENUNDA CREEK 2215220 40 - Town 1957 09/10/2021 N
 06 Allegany Willing (Town) 0.7 MI NW OF HALLSPORT FULMER VALLEY RD CHENUNDA CREEK 2215270 40 - Town 1988 08/17/2020 N
 06 Allegany Willing (Town) 2215190 0.7 MI NW OF SHONGO GRAVES ROAD GENESEE RIVER 40 - Town 1975 05/11/2021 Y
 06 Allegany Willing (Town) 2.5 MI NW OF SHONGO GRAVES ROAD OREBED CREEK 2215260 40 - Town 1990 08/17/2020 N
 06 Allegany Willing (Town) 2215180 0.7 MI S OF STANDARDS JACK BRIDGE ROAD GENESEE RIVER 40 - Town 1984 08/17/2020 N
 06 Allegany Willing (Town) 3.0 MI SW WHITESVILLE PAYNESVILLE HL RD CRYDER CREEK 2215250 40 - Town 1979 09/23/2020 N
 06 Allegany Willing (Town) 1.3 MILES SW OF STANNARDS RIVER ROAD FORD BROOK 2215230 40 - Town 1964 08/10/2021 N
 06 Allegany Willing (Town) 1.9 MI SE OF STANNARDS ROESKE ROAD CHENUNDA CREEK 2215210 40 - Town 1969 08/26/2021 Y
 06 Allegany Willing (Town) IN HALLSPORT STOUT ROAD TRIB CHENUNDA CRK 2215200 40 - Town 1977 09/29/2020 N

Appendix D

Maps

Town of Willing Roads Willing Comprehensive Plan



Legend

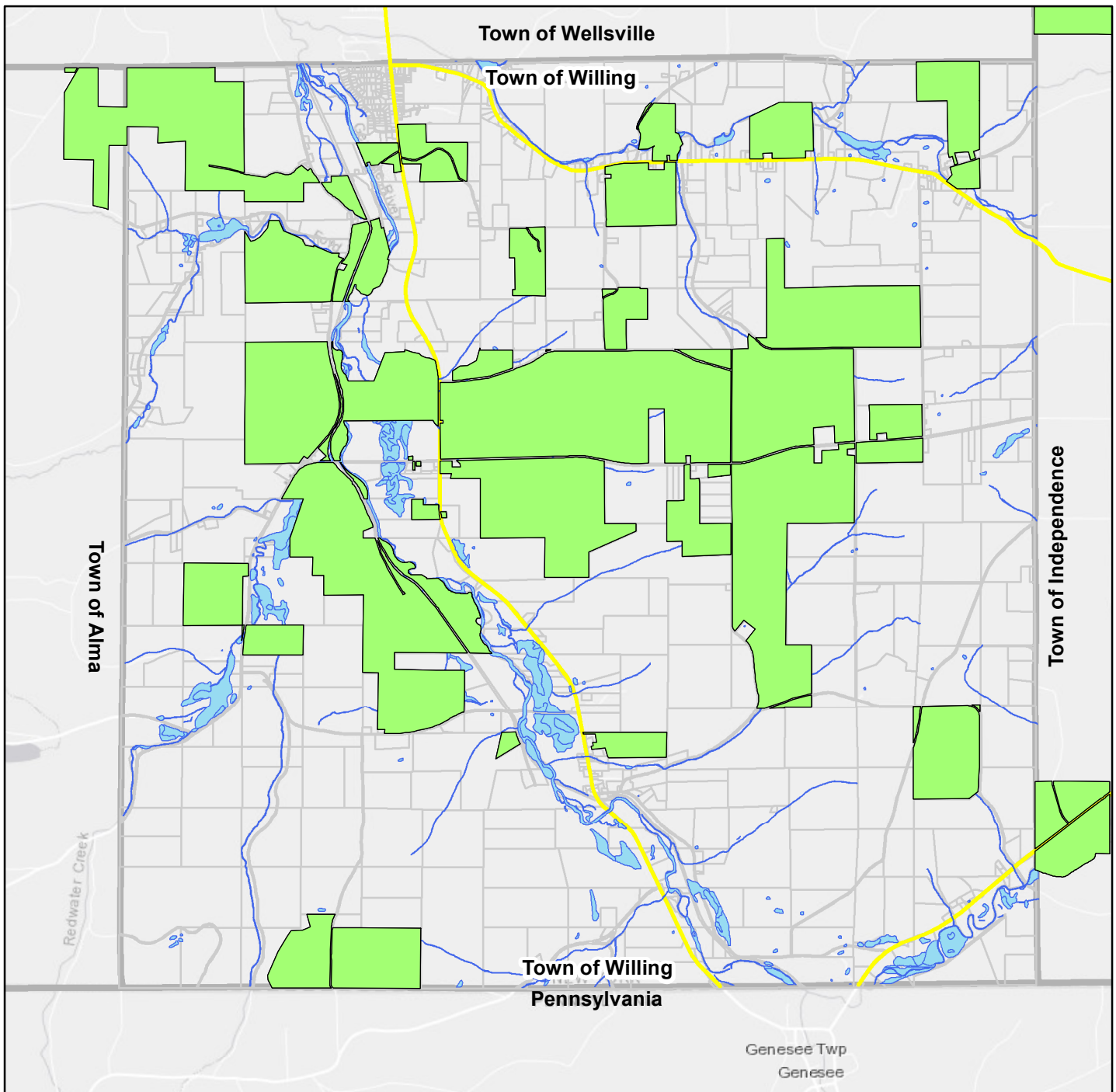
- NYS Road
- County Road
- Village Streets
- Paved Town Road
- Gravel Improved Town Road
- Gravel Unimproved Town Road
- Driveways - Trail
- Genesee River
- River/Streams
- WAG Trail
- Town Boundaries
- Town Boundaries

Note: Mapping provided by
Allegany County Planning Department.
Information is for planning use only
and is not definitive.
Drawn by: AJP/HKD
Date: March 2023













1 in = 1 miles

Town of Willing Agricultural Districts Willing Comprehensive Plan



Legend

- | | | | |
|---|---------------|---|----------------------|
|  | Ag District 4 |  | NYS Road |
|  | Ag District 3 |  | Town/County Road |
|  | Ag District 2 |  | 2020 Tax Parcels |
|  | Ag District 1 |  | Municipal Boundaries |
|  | Wetlands | | |
|  | Expressway | | |

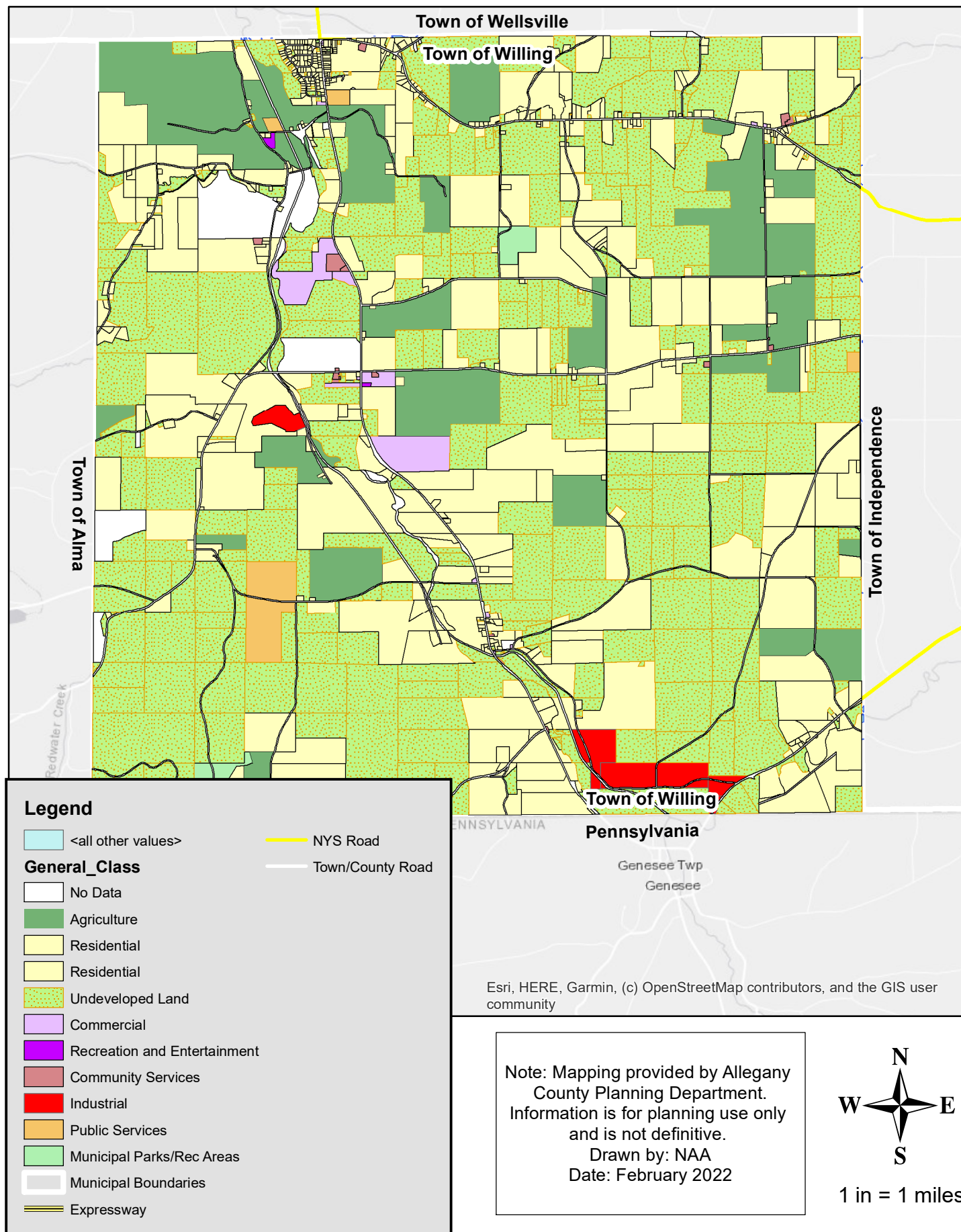
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Note: Mapping provided by Allegany County Planning Department.
Information is for planning use only and is not definitive.
Drawn by: NAA
Date: February 2022

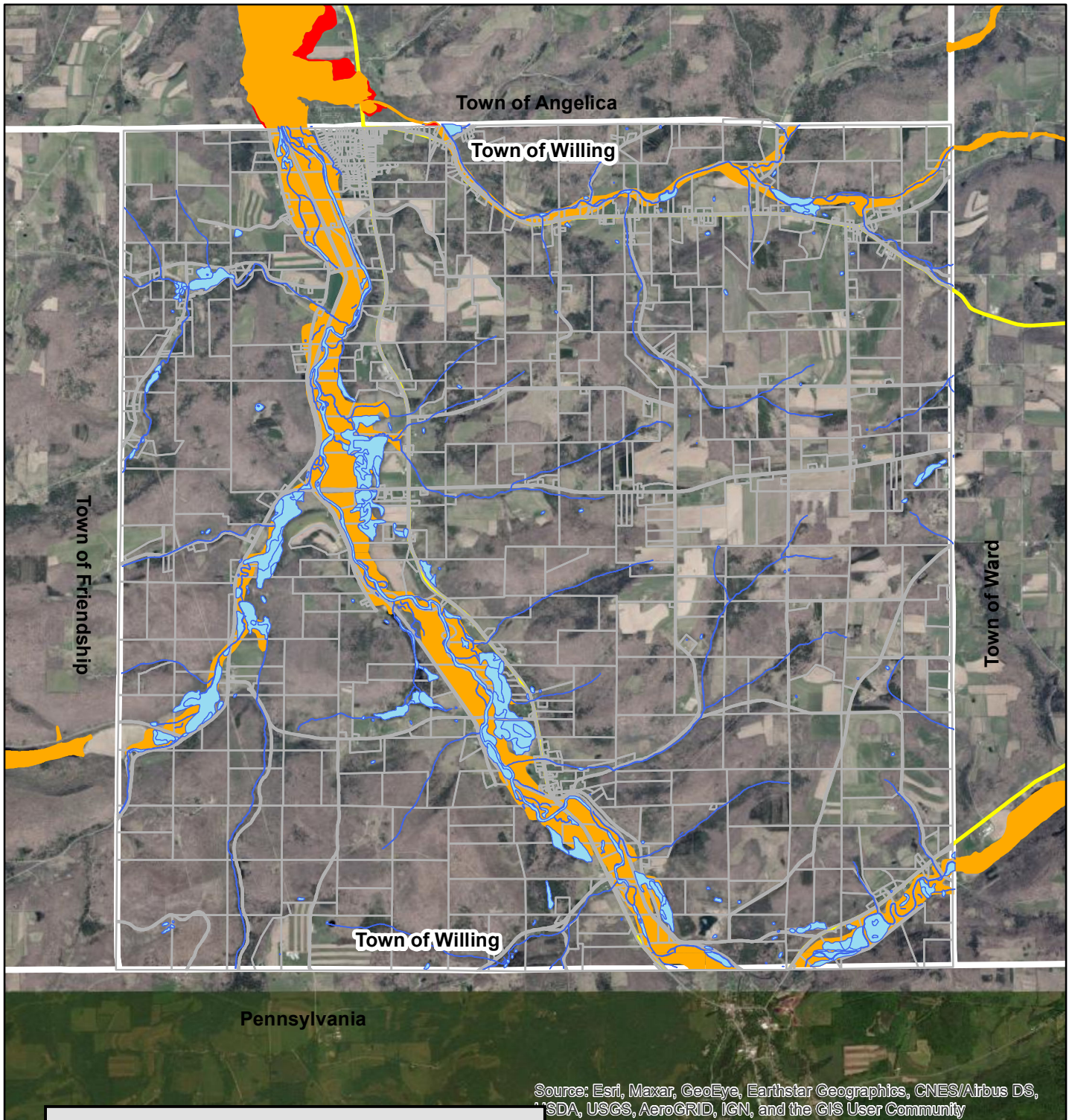


1 in = 1 miles

Town of Willing Land Use Willing Comprehensive Plan











Town of Willing FEMA Flood Hazard Areas Willing Comprehensive Plan



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

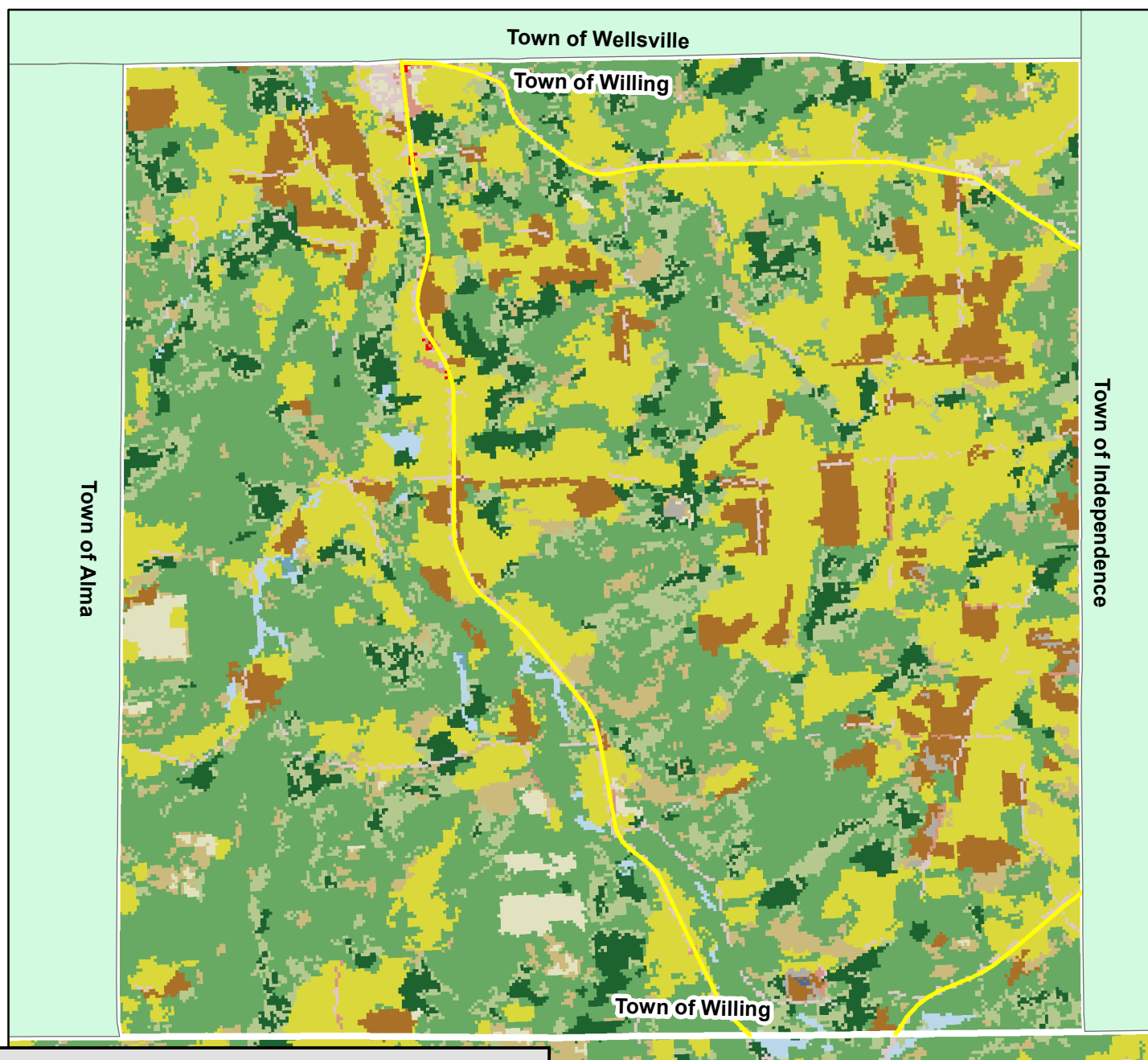
Legend

- | | |
|--|--|
|  Wetlands |  NYS Road |
|  2020 Tax Parcels |  Town/County Road |
|  500 Year Flood Plain |  Municipal Boundaries |
|  100 Year Flood Plain | |
|  Expressway | |

Note: Mapping provided by Allegany County Planning Department.
Information is for planning use only and is not definitive.
Drawn by: NAA
Date: February 2022



Town of Willing Land Cover Willing Comprehensive Plan



Legend

Expressway

NYS Road

Town/County Road

Municipal Boundaries

Land_Cover

Unclassified

Open Water

Developed, Open Space

Developed, Low Intensity

Developed, Medium Intensity

Developed, High Intensity

Barren Land

Deciduous Forest

Evergreen Forest

Mixed Forest

Shrub/Scrub

Herbaceous

Hay/Pasture

Cultivated Crops

Woody Wetlands

Emergent Herbaceous Wetlands

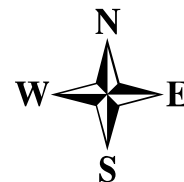
Pennsylvania

Genesee Twp

Genesee

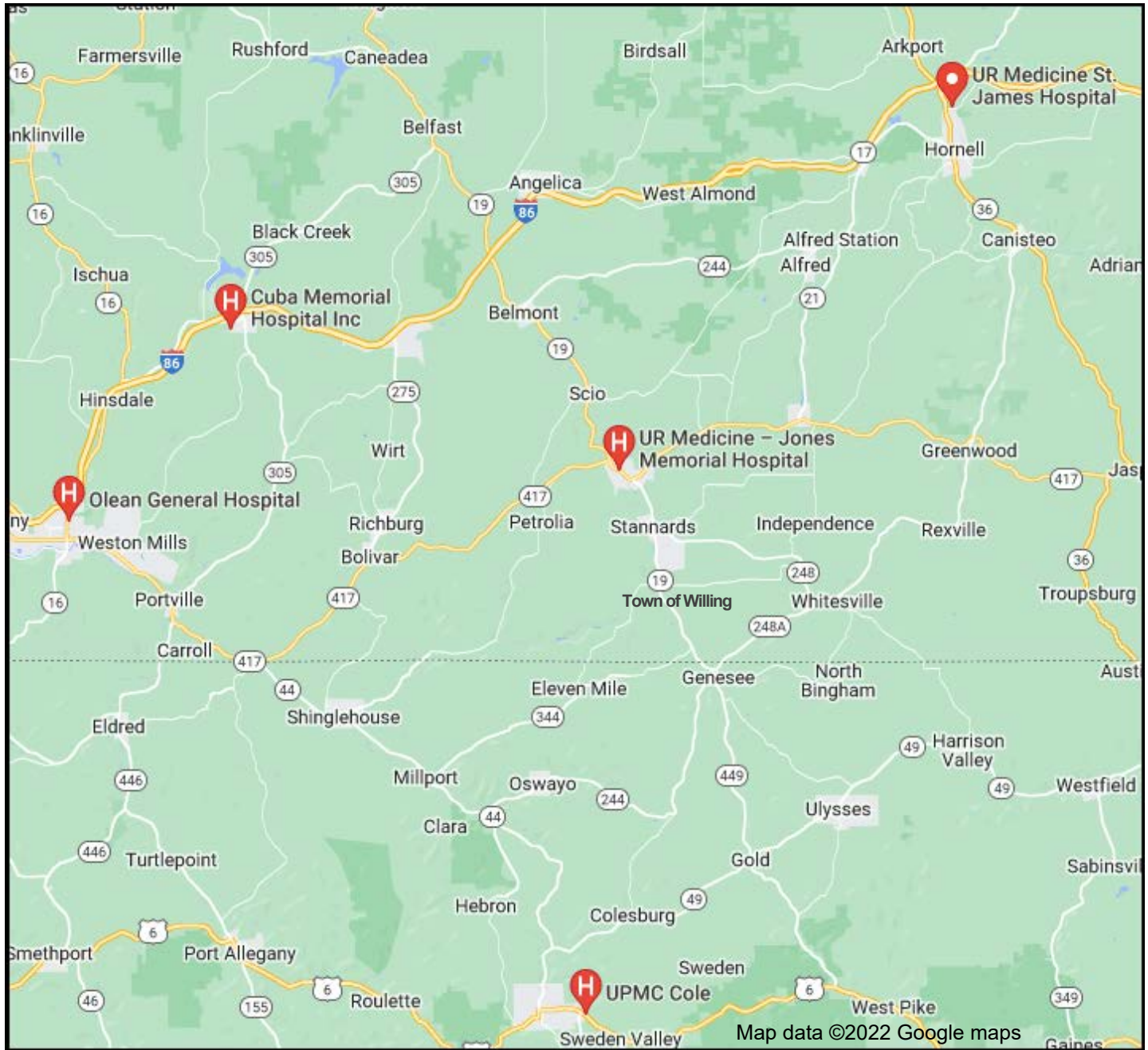
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Note: Mapping provided by Allegany
County Planning Department.
Information is for planning use only
and is not definitive.
Drawn by: NAA
Date: February 2022



1 in = 1 miles

Hospitals in close proximity to Town of Willing



Jones Memorial Hospital, Wellsville, New York - 5 miles
 UPMC Cole - Coudersport, Pennsylvania - 27 miles
 Cuba Memorial Hospital - Cuba, New York - 27 miles
 St. James Mercy Hospital - Hornell, New York - 31 miles
 Olean General Hospital - Olean, New York - 34 miles

Note: Mapping provided by Allegany
 County Planning Department.
 Information is for planning use only
 and is not definitive.
 Drawn by: NAA
 Date: December 2022



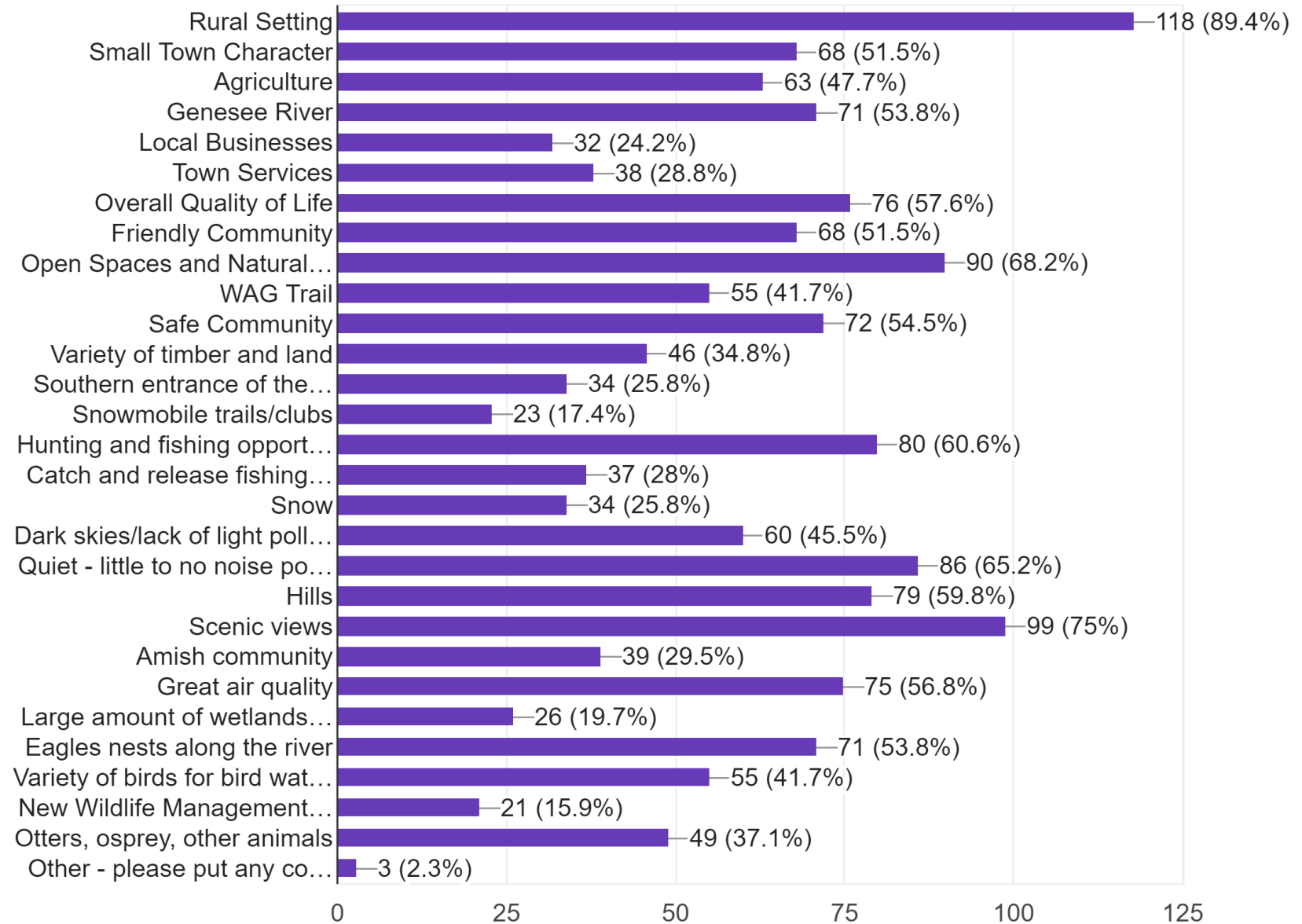
Appendix E

Survey Results

Town of Willing Comprehensive Plan Community Survey Results

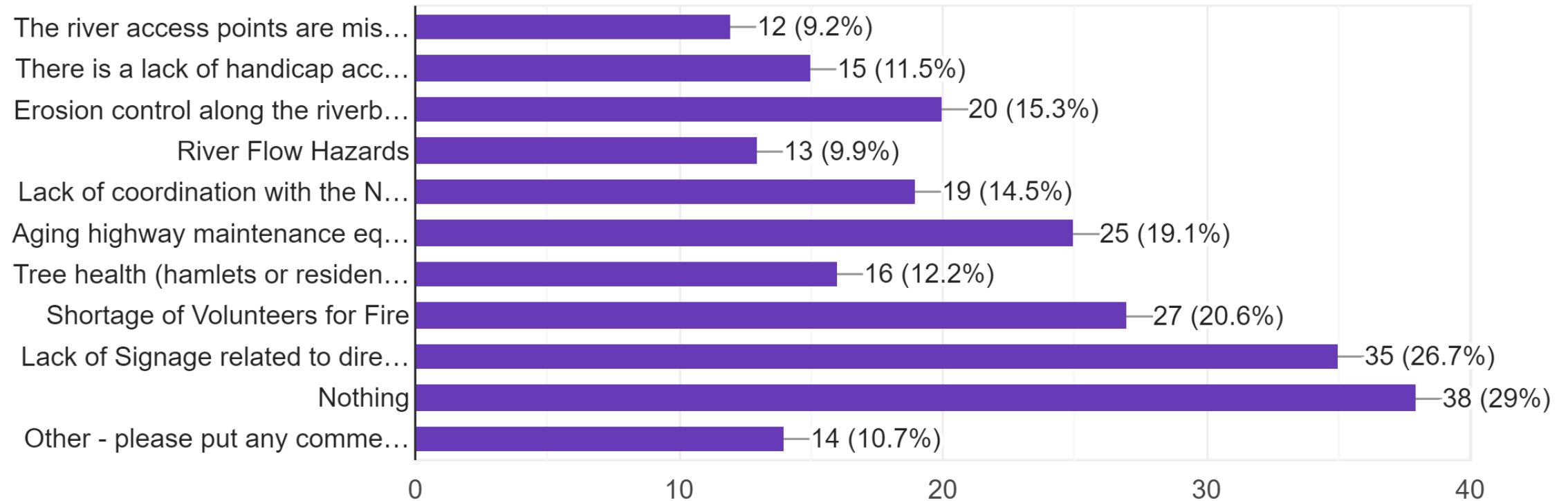
What do you value most about the Town of Willing? (Choose all that apply)

132 responses



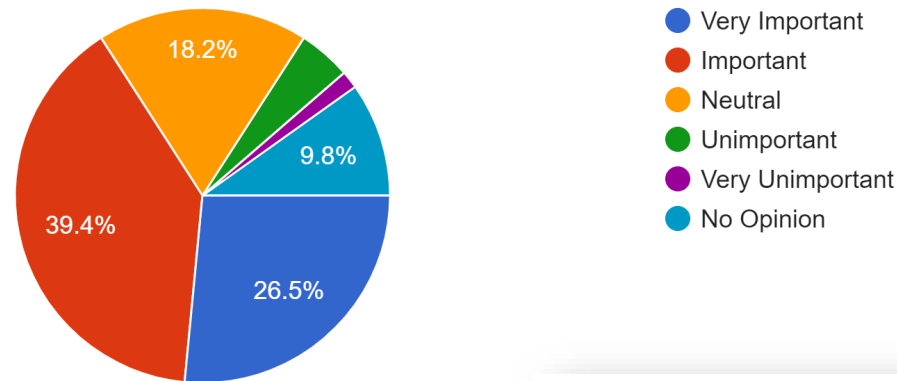
What do you dislike about the Town of Willing? (Choose all that apply)

131 responses



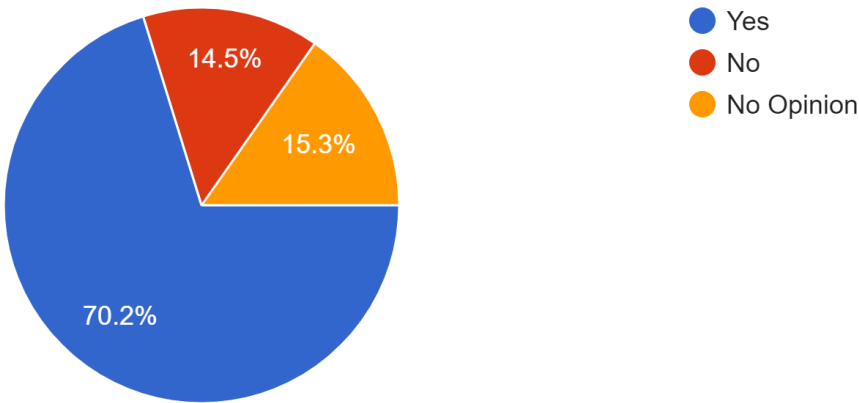
In order to ensure there is local say in projects, the Town should consider a land use law - Site Plan Review, Zoning, Renewable Energy, etc.

132 responses



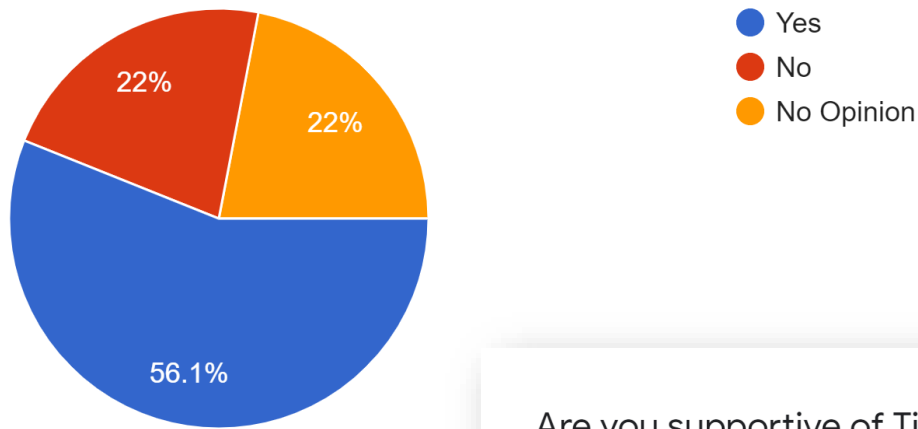
Are you supportive of Tier 1 Solar Energy Systems [Tier 1 Solar Energy Systems include the following: a. Roof-Mounted Solar Energy Systems b...ted Solar Energy Systems] in the Town of Willing?

131 responses



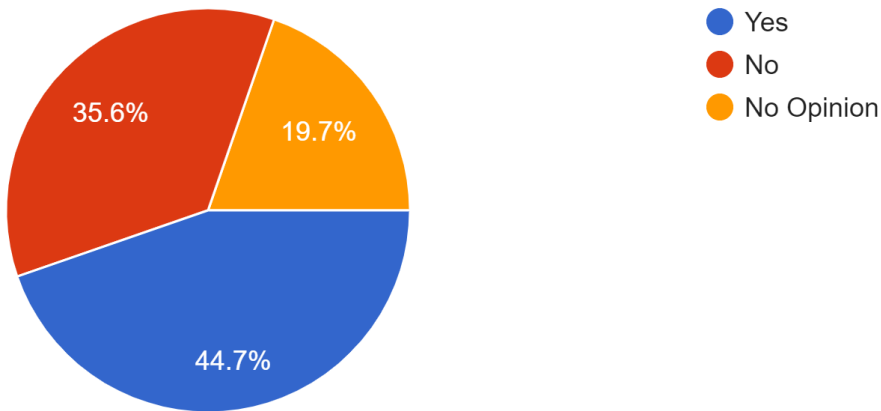
Are you supportive of Tier 2 Solar Energy Systems [Tier 2 Solar Energy Systems include Ground-Mounted Solar Energy Systems with system ...he previous [12] months] in the Town of Willing?

132 responses



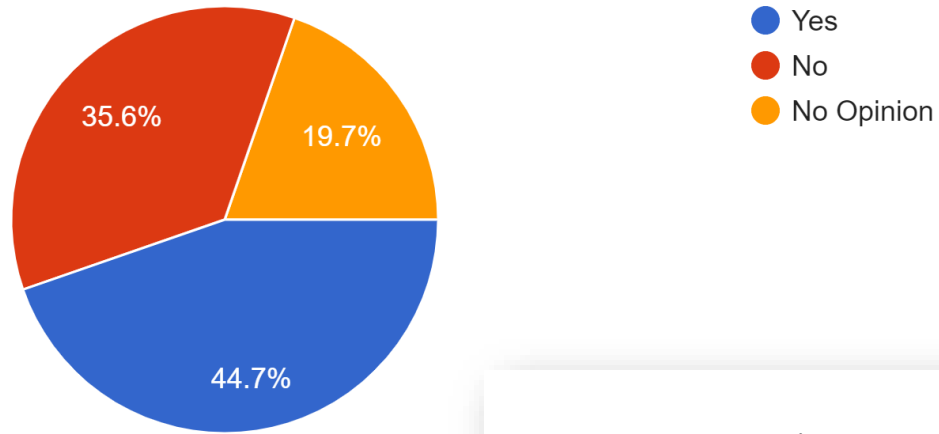
Are you supportive of Tier 3 Solar Energy Systems also known as Commercial or Community [generally less than 100 acres in size and less than 25 MW] Solar Projects in the Town of Willing?

132 responses



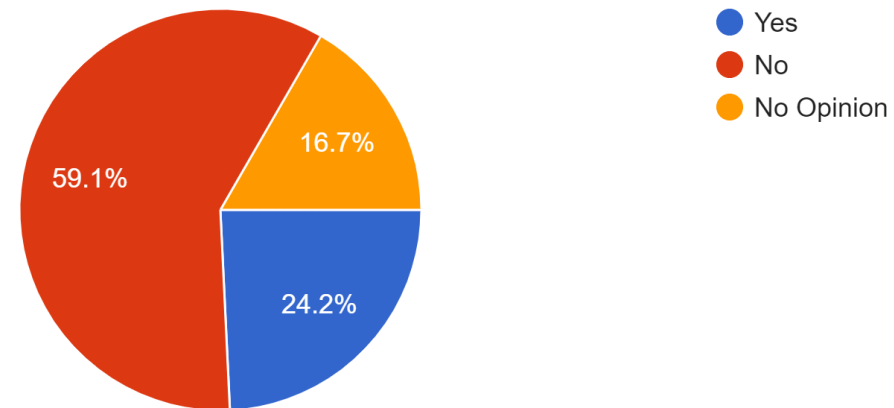
Are you supportive of Tier 3 Solar Energy Systems also known as Commercial or Community [generally less than 100 acres in size and less than 25 MW] Solar Projects in the Town of Willing?

132 responses



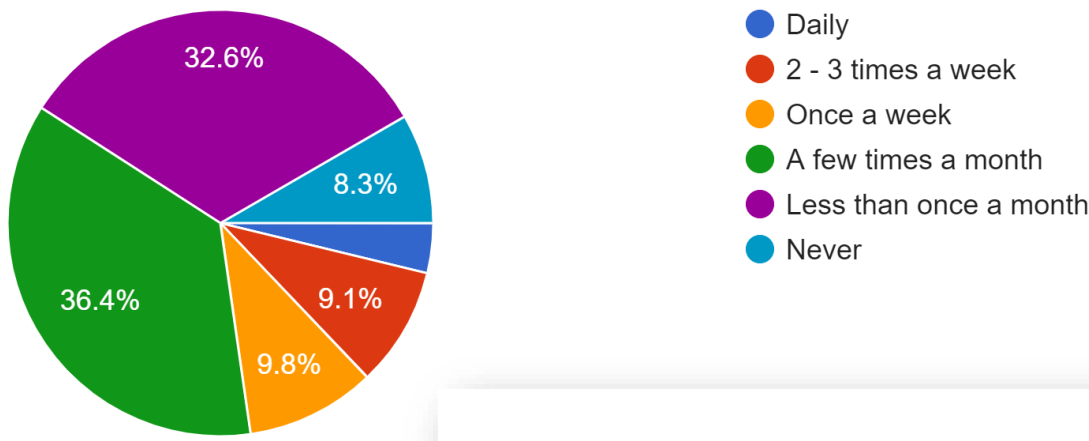
Are you supportive of Large Scale Commercial [generally greater than 100 acres in size and greater than 25 MW and are subject to NYS Approval...I approval] Solar Projects in the Town of Willing?

132 responses



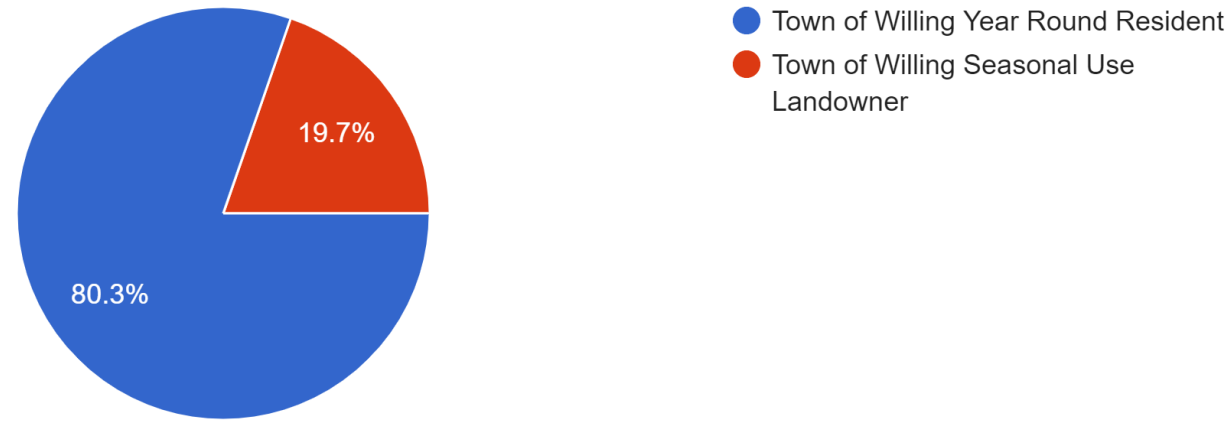
How often do you utilize businesses in the Town of Willing [such as restaurants and bar, Amish shops, lumber mill, gun shop, etc.]?

132 responses

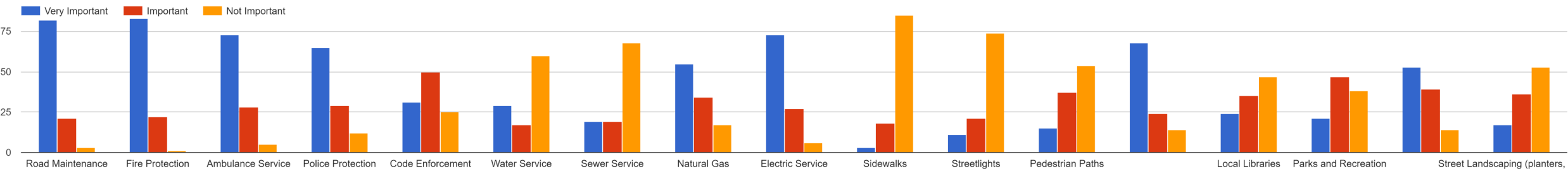


Please indicate what relation you have to the Town of Willing?

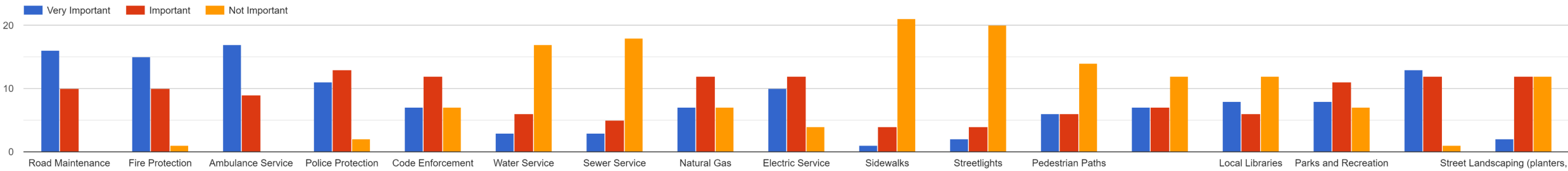
132 responses



IF you are a TOWN OF WILLING YEAR ROUND RESIDENT, then please rate the importance of the following services.

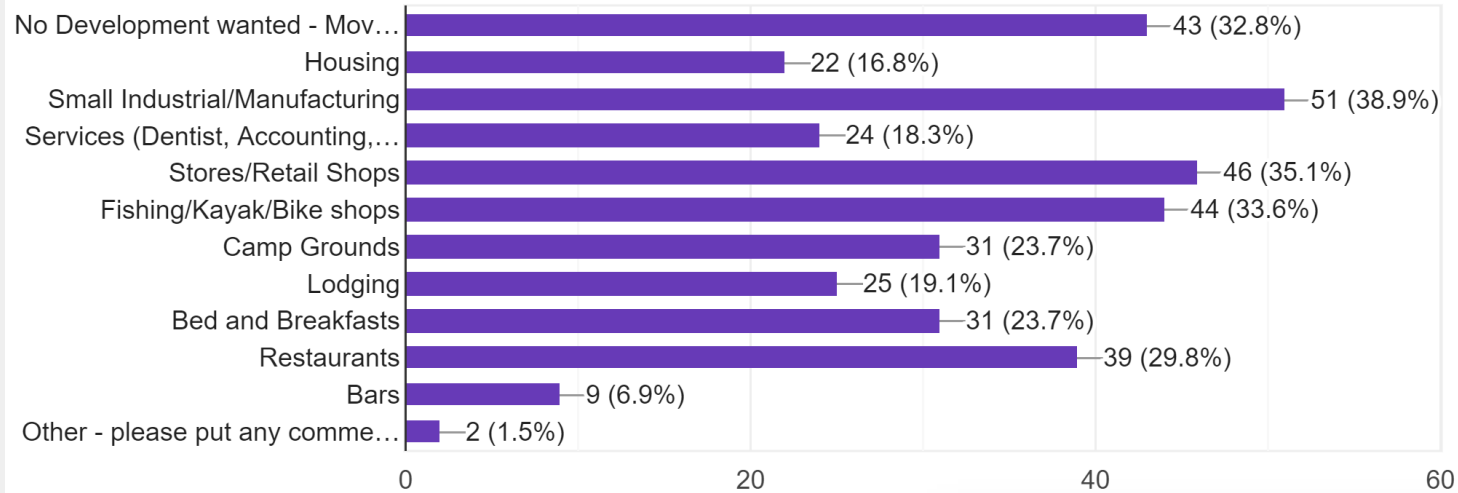


IF you are a TOWN OF WILLING SEASONAL USE LANDOWNER, then please rate the importance of the following services.



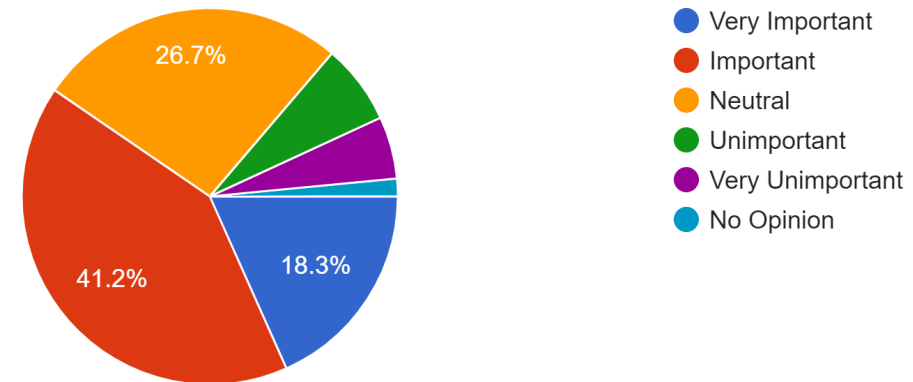
What kind of Development would you like to see? (Choose all that apply)

131 responses



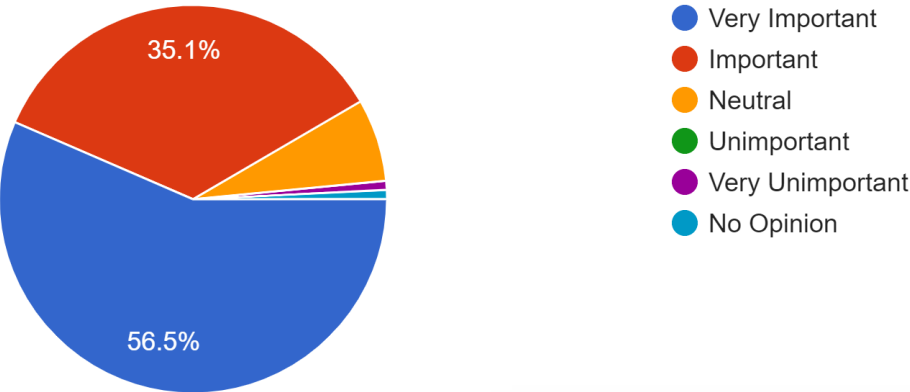
To me, improving walkability in the Town of Willing including the WAG Trail and other trails is _____ when I think about the character of Willing.

131 responses



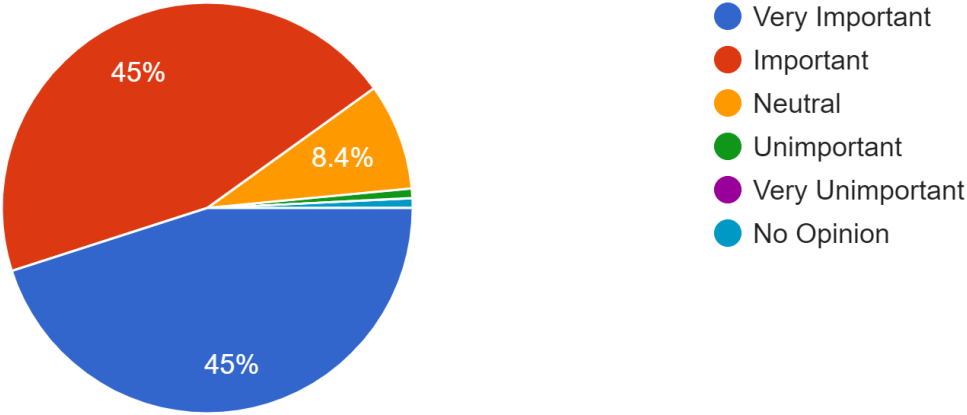
To me, Safety and Health [Police, Ambulance, Fire, Medical Care, etc.] is _____ when I think about the character of the Town of Willing.

131 responses



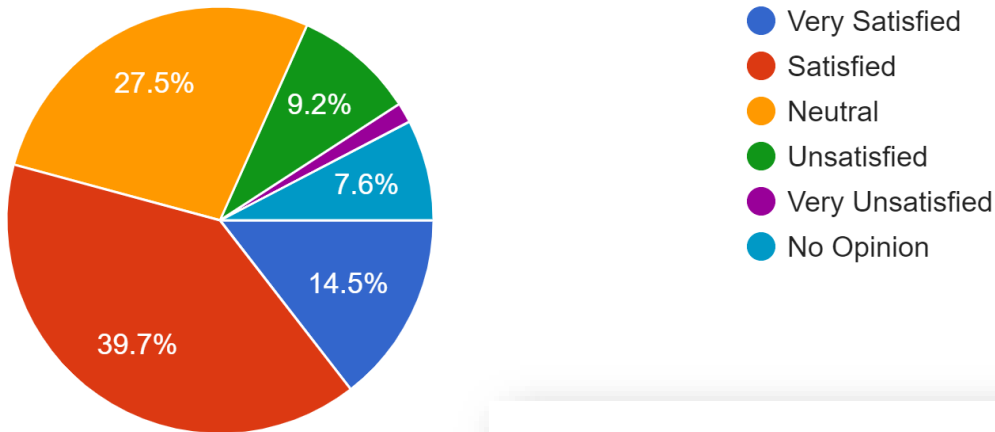
To me, agriculture is _____ when I think about the character of the Town of Willing.

131 responses



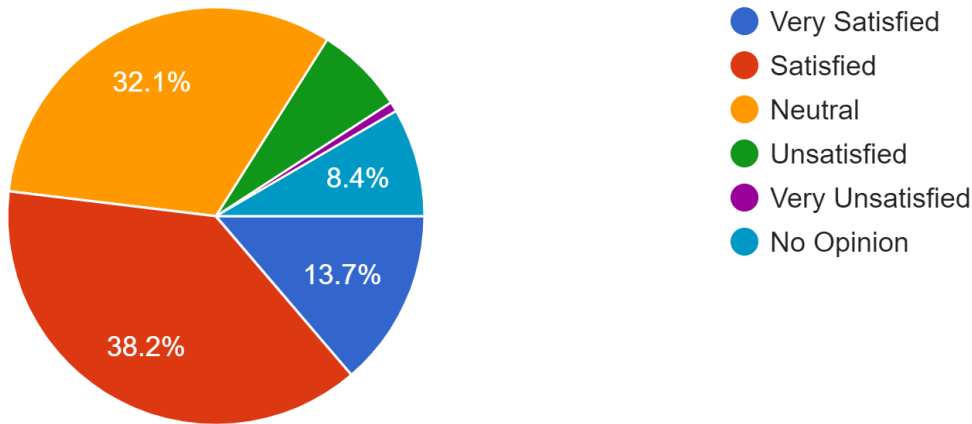
How satisfied are you with the Open Space/Recreational Facilities [Parks, Athletic Fields, Fishing, Hunting, etc.] available in the Town of Willing?

131 responses



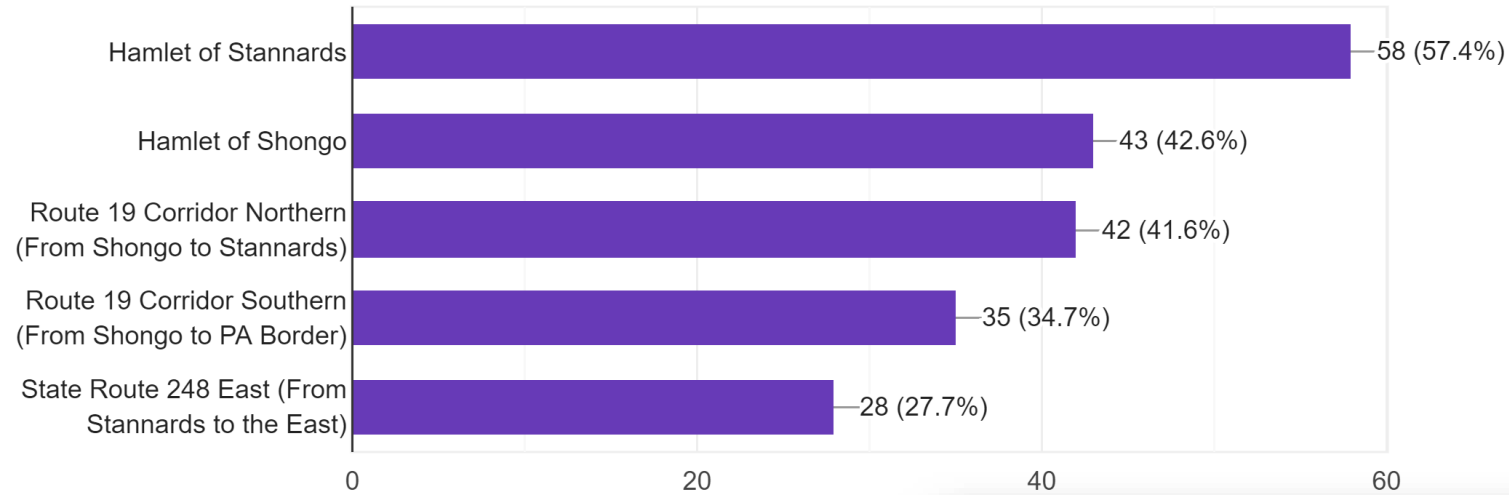
How satisfied are you with the River Access and Trails available in the Town of Willing?

131 responses



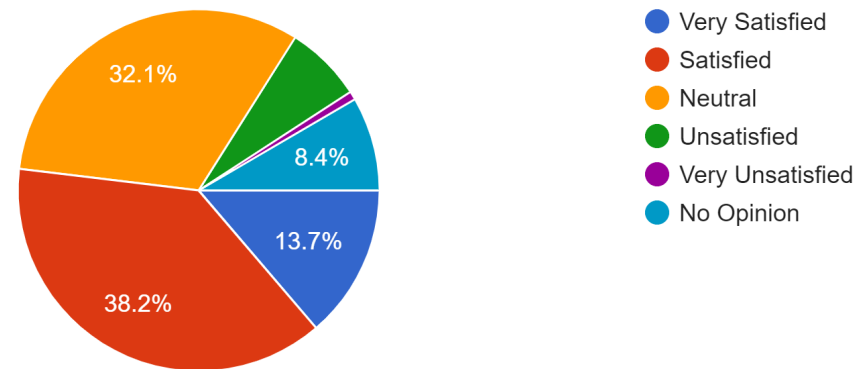
Where do you see as potential areas of development or improvement that the Town of Willing should pursue? (Choose all that apply)

101 responses



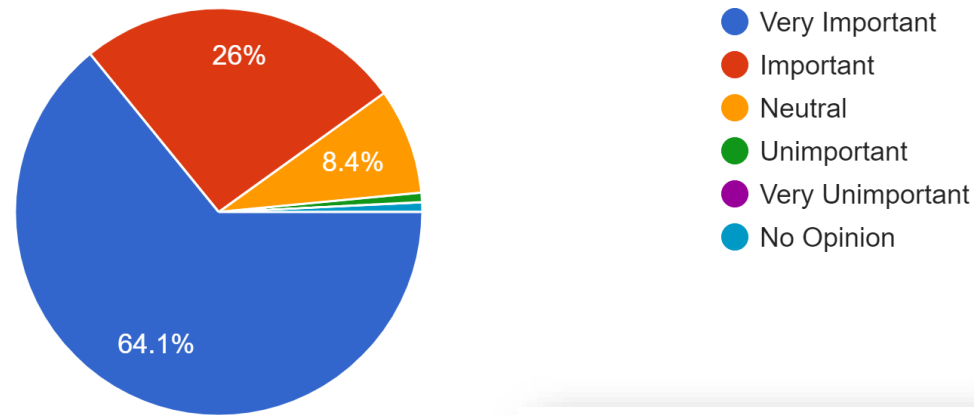
How satisfied are you with the River Access and Trails available in the Town of Willing?

131 responses



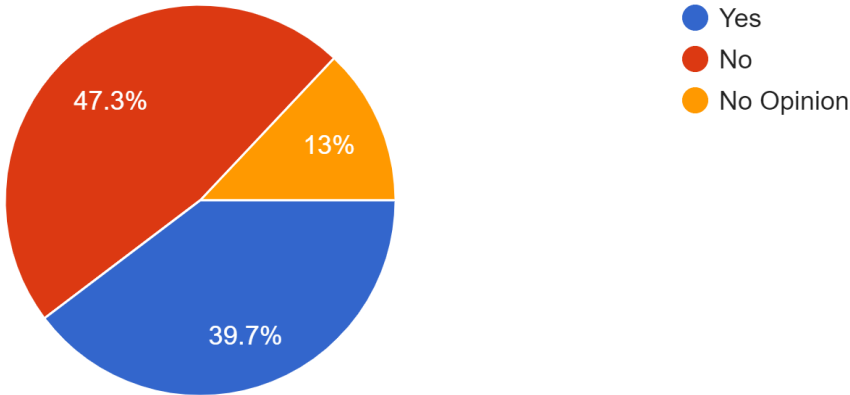
How important is it to protect current active farmlands?

131 responses



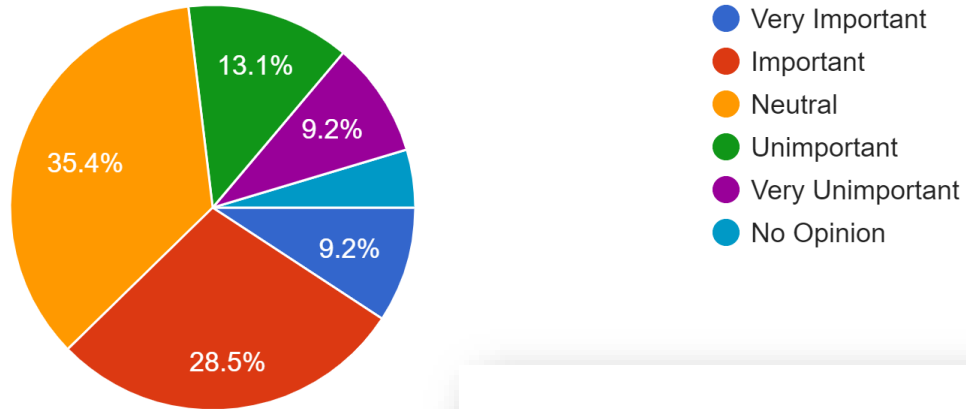
Are you supportive of Large scale Wind Energy [generally over 600' tall in size] Projects in the Town of Willing?

131 responses



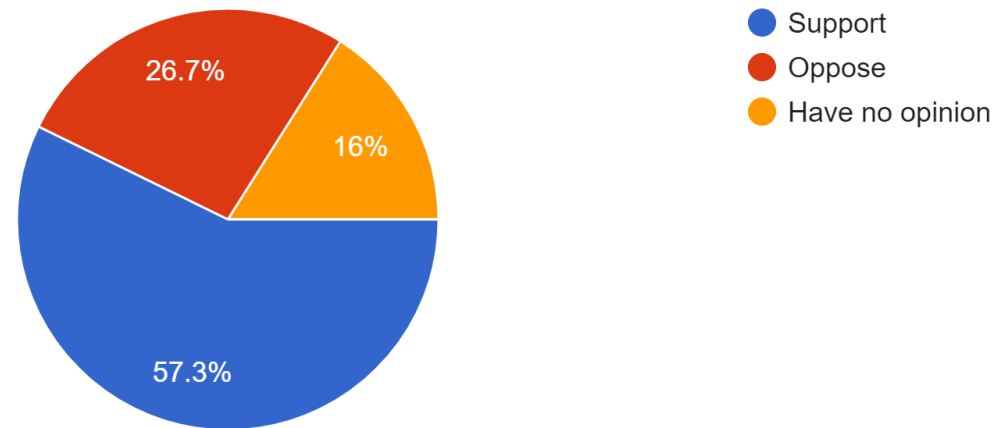
How important is it to provide Hotels, Motels, Lodging, Campgrounds, B&B's or other temporary housing for tourists and visitors to the Town of Willing?

130 responses



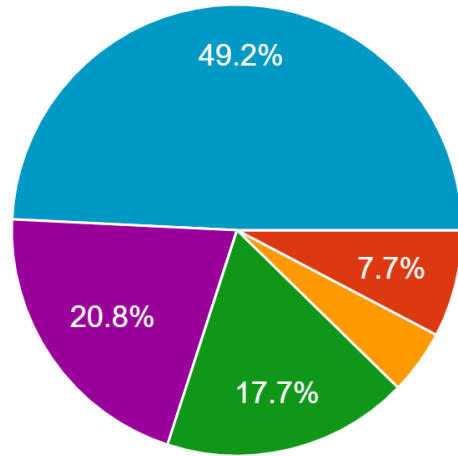
Concerning the development of a law for ATV/UTV's to be allowed to operate on specific Town Roads, with speed restrictions and requiring a permit, do you:

131 responses



What is your Age?

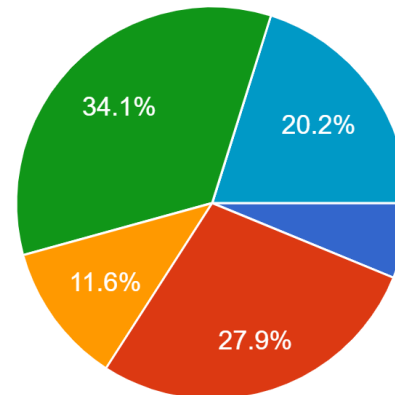
130 responses



- Less than 26
- 26 - 35
- 36 - 45
- 46 - 55
- 56 - 65
- Greater than 65

Where do you live?

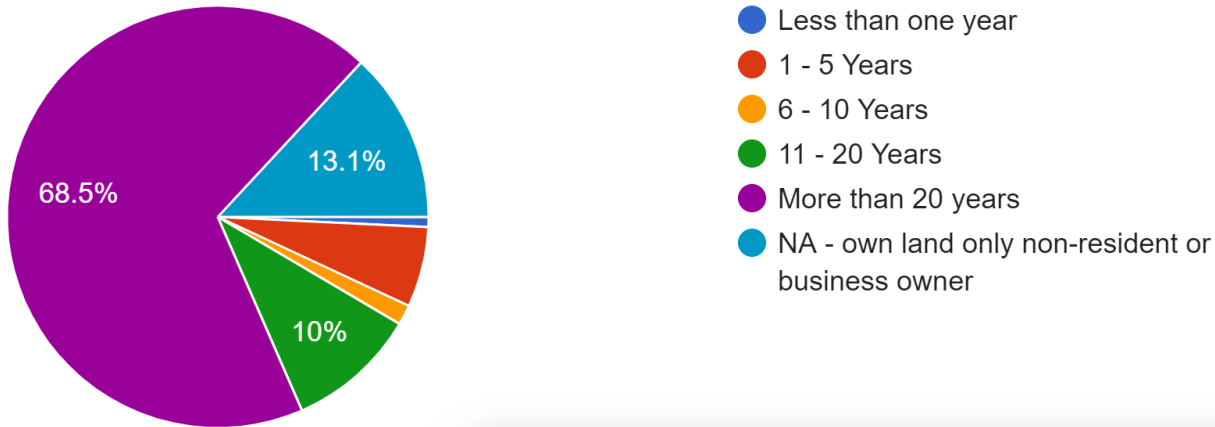
129 responses



- Hamlet of Shongo
- Hamlet of Stannards
- West of the Genesee River (not in Shongo or Stannards)
- East of the Genesee River (not in Shongo or Stannards)
- I don't live in Willing but I do business here
- I don't live in Willing but own property here

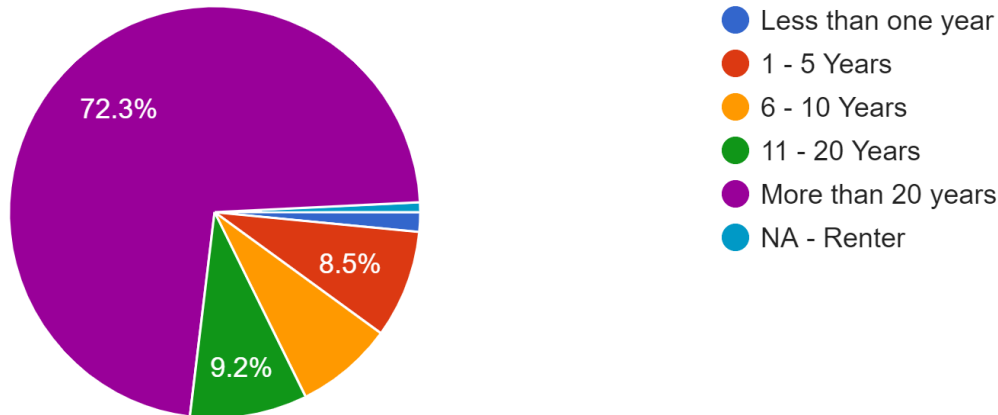
How long have you lived here?

130 responses



How long have you owned property here?

130 responses



Appendix F

Local Waterfront Revitalization Plan - LWRP

Local Waterfront Revitalization Plan and Photos

1. Determine the Feasibility of Increasing Pedestrian Access Between Stannards and the WAG Trail

This project should be coordinated and carried out with the Town of Wellsville, as it could possibly take place in either the Town of Wellsville or the Town of Willing. The image to the right shows the proximity of the Stannards area to the WAG Trail. The Hamlet area of Stannards is located off New York State Route 19 to the east of the Genesee River. The Towns of Wellsville and Willing should collaborate to study the feasibility of providing pedestrian access over the river and to the WAG Trail. This would connect community members living in Stannards to the WAG Trail, providing an important recreational option for an underserved neighborhood. This study should include suitability analysis to determine the optimal location to provide a pedestrian path and bridge over the river.

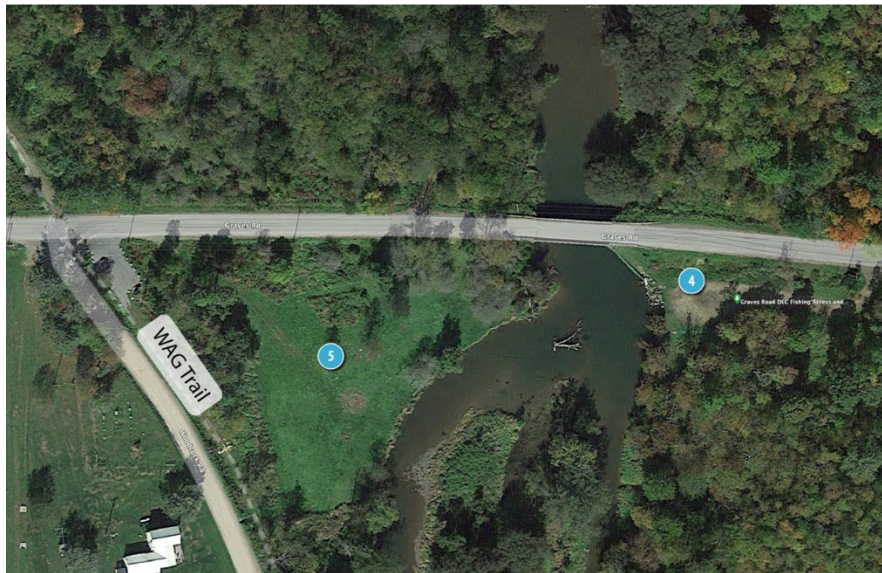
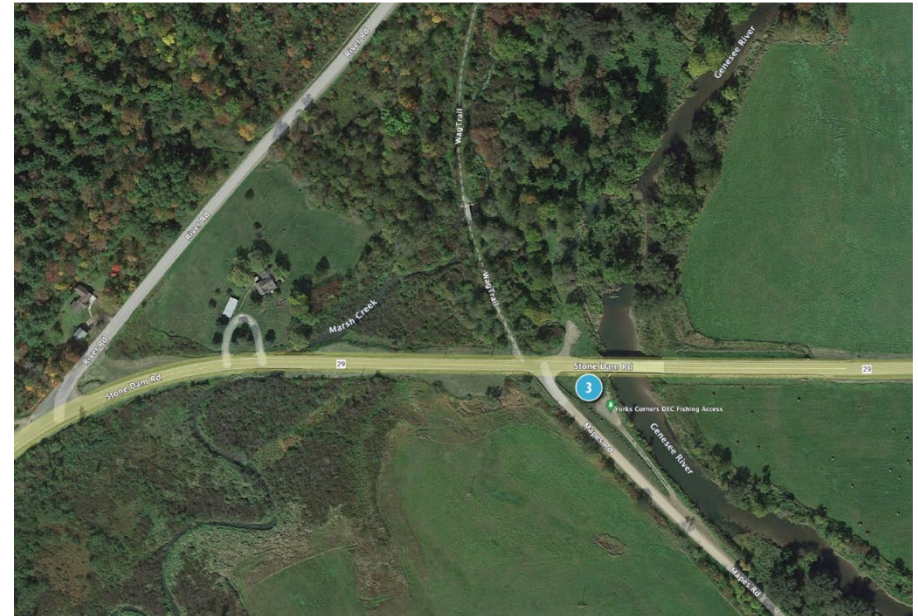


2. Explore the Feasibility of Installing a Physical Kayak Launch at the Jack Bridge River Access Site

The Jack Bridge river access site, located off Jack Bridge Road, is also a DEC fishing access site. The site includes a small parking area and a gradual slope down to the river. The site also provides small craft access to the river. The gradual slope at this site may provide the potential to develop a physical structure to provide ADA-access to small craft users. The Town of Willing should conduct a study to determine the feasibility of developing a physical kayak launch at this site.

3. Coordinate with New York State Department of Environmental Conservation to Improve Fishing Access at Yorks Corners Site

The Yorks Corners river access site includes a small parking area and river access off of Mapes Road. This site is somewhat geographically constrained as it is a small site between Mapes Road and the edge of the river, which runs close to the street at this location, which is evident in the image to the right.



4. Pursue Improvements to the Graves Road River Access Site

The Graves Road river access site is the one that is farthest south in Allegany County and is located along Graves Road in the Town of Willing. The site has a larger parking area than other river access sites in Willing. The Town would like to see improvements made to the site, including a paved and expanded parking area, benches and seating areas, and more developed passive walking trails south of the parking area. Materials used to pave the parking area should be permeable. Willing should also consider improvements to the existing kayak launch area, although the conditions at this site may make it difficult to improve the existing access.

5. Explore the Feasibility of Acquiring Land at the Graves Road WAG Access Site

The WAG trail passes through the Town of Willing and crosses Graves Road on the west side of the river. There is a small parking area at this location, providing access to the trail. Land between the trail access point and the river is currently vacant explore the possibility of acquiring this land to provide access to the river along the west bank. Additionally this land could provide more parkland for Willing and could include benches, walking trails and other passive recreation options.

6. Improve Parking Facilities at All Existing and Proposed Access Sites

The existing parking facilities at the river access locations in the Town of Willing are smaller unpaved lots. The Town should evaluate the feasibility and need to improve and expand these parking areas to provide more comfortable vehicle access to community members and visitors.

7. Consider a Riverfront Tree Study

Riverfront trees are important to helping stabilize riverbanks and absorb stormwater during heavy rain events. There are several locations along the river in Willing where tree growth is spotty. This study would inventory and analyze existing trees along the river to determine areas where trees need to be planted or replaced.

8. Renovate the Sand and Salt Storage Facility

The Town has identified the need to renovate and improve their sand and salt storage facility and practices. This will improve functionality for the Town's Department of Public Works. Any improvements should consider best environmental practices.

