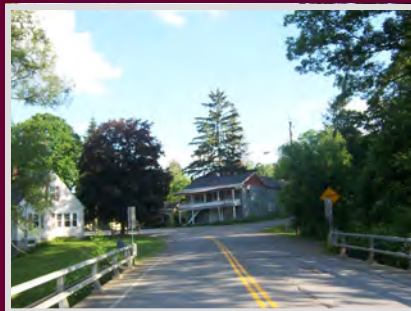
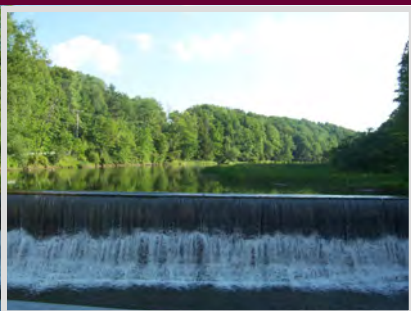
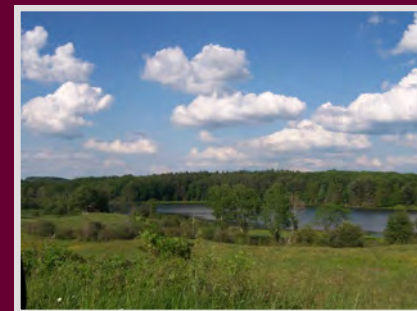
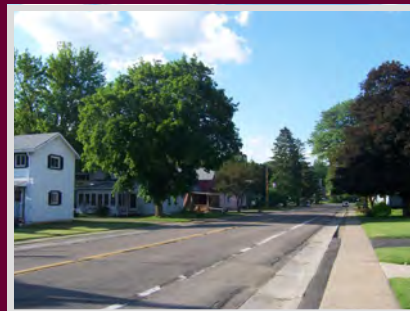
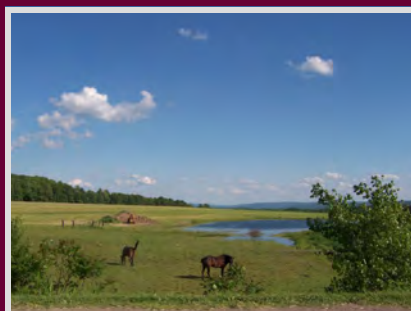


# Town of Hume 2010 Comprehensive Plan

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Plan Adopted on December 15, 2010

Town of Hume  
20 North Genesee Street  
Fillmore, New York 14735-0302

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*The Town of Hume was  
established in 1822.*



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# Introduction

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***“Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”***

***~ NYS Municipal Law***

## Plan Purpose & Intent

The purpose of this Comprehensive Plan is to provide an overall framework for future public and private investment in our community. This investment can take many forms, including, but not limited to, our community's financial, civic, and creative resources. In Hume, it is this collective investment by our residents, businesses, churches, and our local government that will shape the physical, social, and economic character of our community.

It is important to note that this plan is consistent with New York State Municipal Law. According to NYS Town Law 272-A, a Comprehensive Plan is defined as, “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the 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.”

This Plan articulates the vision of the Town and establishes our community's policies and objectives in order to achieve that vision. It will serve as the foundation upon which future planning and policy decisions are to be based. Although this document is an instrument of Town Policy, it should not foreclose future decisions that may not align precisely with the stated vision and policies. However, for actions or decisions that deviate from the strategies expressed in the Plan, a sound argument and rationale must be presented that is as convincing as that presented in the Plan. Such deviations should not be a normal practice or easy to achieve and should be supported only after careful consideration of the overall benefit to the community.

## Planning Horizon

The planning horizon is defined by the length of time for which the plan is considered relevant and representative of the community. It also quantifies the length of time necessary to implement a majority of the plan's recommendations. The planning horizon for this Comprehensive Planning effort is 11 years or 2021. This allows for the inclusion of the information obtained in the 2020 Census to be included in the next comprehensive planning effort. However, it is recommended that the information contained in this document be reviewed by the Town on a regular basis to ensure that it is relevant and beneficial prior to 2021.



### Our Planning Process

The 2010 Comprehensive Plan is a product of a significant amount of time and energy provided by the community, the Steering Committee, Town Staff and a team of consultants hired by the Town. On May 7, 2008, the Town Board appointed the Steering Committee to oversee the development of Hume's Comprehensive Plan Update. The Steering Committee consists of 10 volunteers, representing a broad cross-section of residents living within Hume. The Committee and the public are key participants in the process used to develop this Plan. The planning process is outlined below:

Summer, 2003	Ad Hoc Planning Committee Formed
Spring, 2004	Community Survey published
Fall, 2004	Public Input Sessions Held
Spring, 2009	Consultant team selected to assist in the process
Jun, 2009	Project Kick-Off Meeting;
Summer, 2009	Inventory and Analysis;
Sep, 2009	Preliminary Vision, Policies, and Objectives;
Nov, 2009	Land Use Workshop;
Dec, 2009	Preliminary Future Land Use Map;
Feb, 2010	Identification of Implementation Items;
Jul, 2010	Draft Plan Comprehensive Plan;
September, 2010	Public Hearing; and
December, 2010	Plan Adoption.

### Land Use Workshop



A Land Use Workshop was held in November, 2009. The workshop provided an opportunity for residents from the Town to discuss preferences on various types of development. The attendees were also asked to identify the preferred locations of future land uses within the community. This information was used to create the Future Land Use Map contained in this plan.

# Introduction

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## Key Issues

In August, 2009 the Steering Committee participated in a brainstorming exercise to identify the community's strengths, weaknesses, opportunities, and threats. A partial list of the issues raised by the group are listed below and will become the basis for the Comprehensive Plan. The Plan will build upon Hume's strengths and opportunities, while it addresses its weaknesses and threats. (The complete list of issues raised by the Committee will be contained in the Comprehensive Plan's Appendix.)

### **Strengths**

- Quiet & safe place to live
- Presence of farming - rural character
- Everybody knows everybody (friendly)
- River, hills, geography, natural landscape
- People want to stay & move here - retirement
- 1st rate school (provides entertainment, plays, sports, etc)
- College next door & State Park to the north
- Strong fiscal position & low(er) taxes
- Functional business core / center at Fillmore
- Recreational opportunities (hunting, snowmobiling, etc.)
- Good highway & road system

### **Weaknesses**

- Junk stored on properties & un-kept properties
- Business climate is weak, lack of local jobs
- Young people moving away
- Number of residents living in poverty creates negative frame of mind moving forward
- Lack of volunteers (fire, ambulance)
- Distances to arts & entertainment & shopping are great
- Fearful of partnering with outside organizations
- Many local farmers are gone - farms now operated by Wyoming County farmers
- Water mains on Route 19 are old & need replacing

### **Opportunities**

- Recreational resources (Greenway, creek, parks, etc)
- Tourism
- Maintaining small businesses & enhancing businesses
- Mobilize people to "shop local", etc.
- Good infrastructure – public water, electricity, internet
- Town web site could be expanded to "Sell" the town
- Pursue partnerships with school, college, etc.
- Old houses that need fixing up ("fixer uppers")
- Leverage additional resources to achieve vision
- Wind energy - windmills
- Architectural / historic buildings & historic metal bridge

### **Threats**

- Cold Creek flooding & erosion
- Public drinking source (well) is near creek erosion
- Portion of town in 100 year flood plain
- Genesee River flooding & erosion
- Quick fixes to infrastructure that cost more in long run
- Junk
- Abandoned homes/buildings
- Fewer students in school
- Farming practices & neighbor issues w/people moving near farms

### Commonly Used Acronyms

There are numerous agencies, organizations, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

- AFT American Farmland Trust
- AC Allegany County
- CBD Central Business District
- CCE Cornell Cooperative Extension
- CPS Community Preference Survey
- DEC Department of Environmental Conservation
- DOT Department of Transportation
- DPW Department of Public Works
- NYPF New York Planning Federation
- NYS New York State
- ROI Rural Opportunities Incorporated
- SEQRA State Environmental Quality Review Act
- STW Southern Tier West Planning Council
- US United States

## Community Profile

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This Community Profile is intended to provide a common starting point that will serve as the foundation for the comprehensive planning process in the Town of Hume. It will also provide local decision makers with the background necessary to understand the consequences of future actions and the tools needed to make informed decisions. The information that was chosen to be included in this profile is based on the brainstorming results listed on the following page as well as sound comprehensive planning practices. The data sources used to gather this information include but are not limited to:

- Town of Hume;
- Allegany County;
- MRB Group;
- Southern Tier West Regional Planning & Development Board;
- New York State Comptroller's Office, and
- United States Census.

***This Community Profile is intended to serve as the foundation of the comprehensive planning process in Hume.***

The Community Profile is divided into seven topics: 1) Population Characteristics, 2) Housing, 3) Economic Base, 4) Community Resources, 5) Transportation System, 6) Natural Resources, and 7) Land Use. Each topic is analyzed using numeric data in order to quantify and assess the state of the Town in 2009. For comparison purposes, data for the remaining towns within Allegany County are also provided when appropriate.



### Location

The Town of Hume is located in northern Allegany County, New York. As the map indicates, the Town is located along the border to Allegany and Wyoming County. The central business district (CBD) of Fillmore is still considered the heart of the community. The CBD is situated at the intersection of NYS Route 19 and NYS Route 19A.

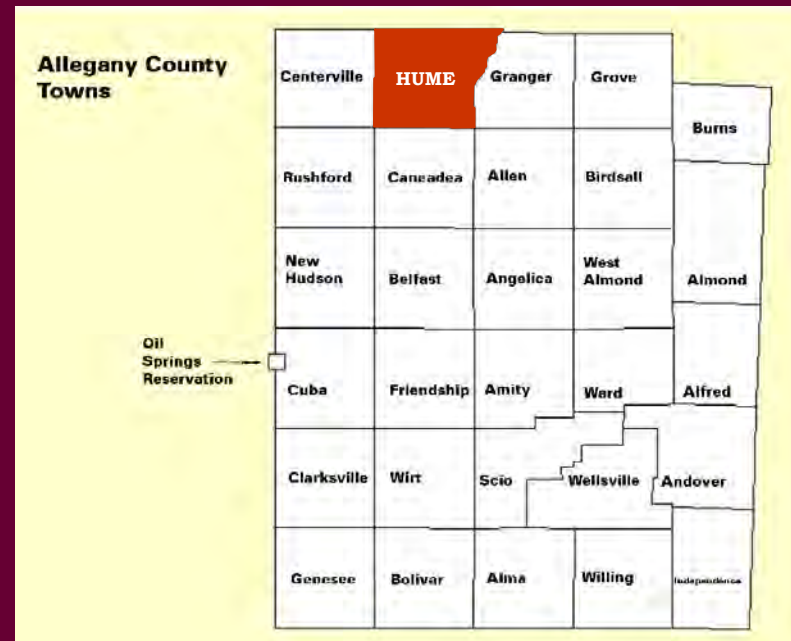
### Early History (from Town website)

“Hume was originally part of the territory known as the Town of Angelica. Nunda was split from that territory on March 11, 1808 and then further reduced to the Town of Pike on March 3, 1818. Township 6, Range 1 of the Holland Land Grant officially became the Town of Hume on March 20, 1822. ‘Brooks Gore’ (Dutch Hill) was later added in 1846.

In the spring of 1806 at the age of 60 years, Roger Mills of Canajoharie, Montgomery County came here in search of a mill site. He traveled from Pike where he had spent the winter. There he hired a man named Olin for \$1.00 to lead him on his quest for land that would be of good use. Olin lead him through the Wiscoy Valley to the ‘upper falls’ in Wiscoy Creek and there is where Roger Mills found the best location for water power. The following year a dam was built across the creek and a sawmill was erected. In the winter of 1807 castings and stones were brought from Albany by sleigh by George Mills and Zach Keys. The following year a gristmill was added, the first in the area. Men came from as far away as Geneseo (40 miles) and were also assisted by the Indians from the nearby Caneadea Reservation, to help in the ‘raising’ of the mill. The mill was primitively constructed, its gearing, cog-wheels, etc. made mostly of wood.

In 1809 Elisha Mills sold the first stock of goods from the mill. Part of the mill was also used for housing and it is said that Goodwin Mills was born there. The mill was also used as a make shift “hotel”, for people who had traveled a great distance. They were given a meal provided by the miller and the use of a sack or bag of grain for bedding. The mill served as the distribution center of mail brought from the nearest Post Office. The mill served many uses for the early settlers of this area which became known as Mills Mills. And so the growth of the Town of Hume began...”

### Town of Hume Location Map



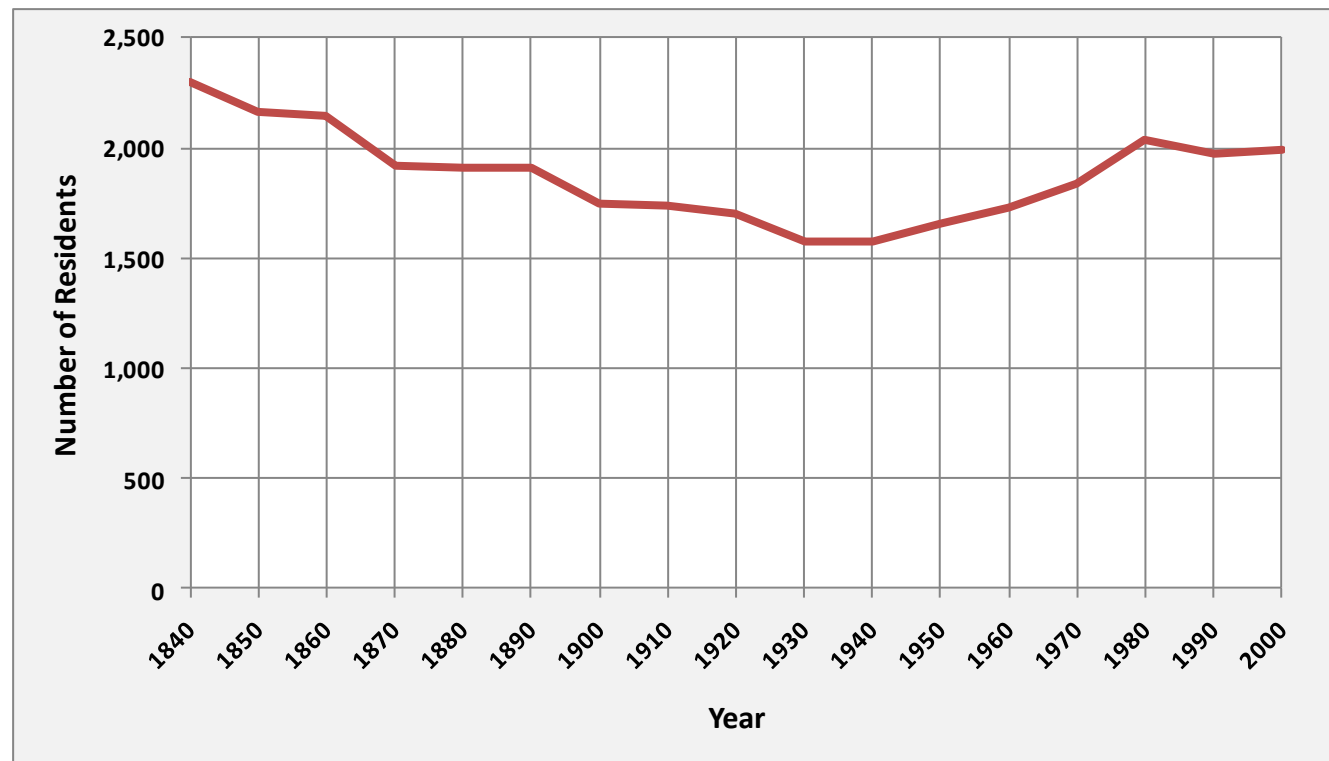
Source: [www.alleganyco.com](http://www.alleganyco.com)

## Population Characteristics

### Town Population History

Population history for the Town was obtained from the County Historian and the US Census Bureau. According to this information, the largest number of residents recorded within Hume was 2,303 in 1840. As shown in Figure I, the Town's population declined steadily until 1940 when it reached 1,577. In the years following World War II, Hume experienced a growth in population that was most likely due to the "baby boom" that was occurring across the country. This increase in population peaked in 1980. Since that time Hume's population has decreased to 1,987 residents in the year 2000.

**Figure I: Town Population Change 1840 to 2000 (Source: County Historian & US Census)**



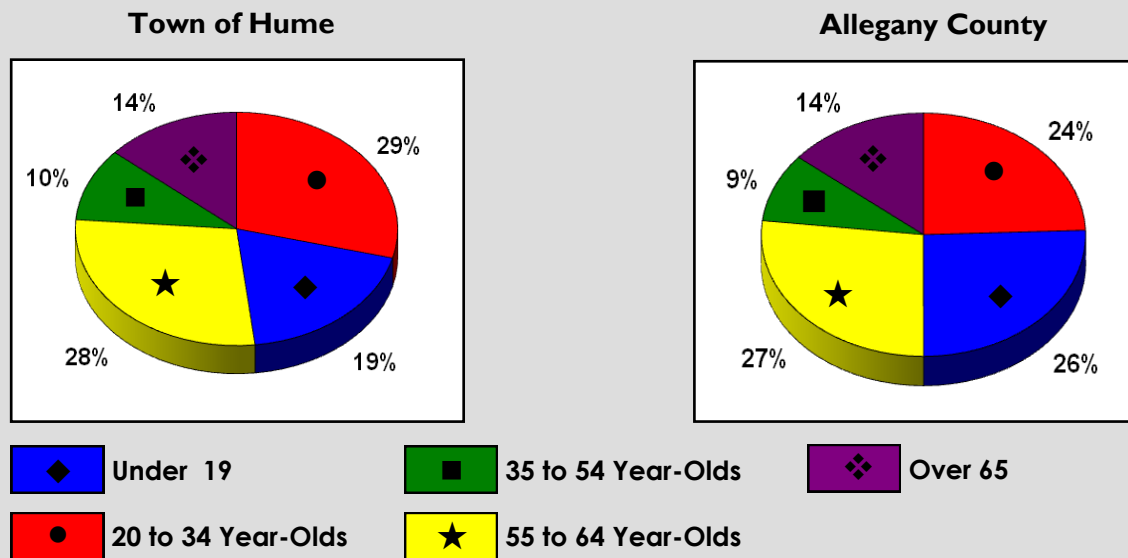
*According to US Census estimates, the population of Hume is expected to have declined by 26 people in 2007.*

### Age of Population

The graphs shown in Figure 2 illustrate the breakdown of the Town and County population by age group. The age distribution of Hume is similar to that of the County as a whole. A notable exception is the lower percentage of school aged children in the Under 19 age group within Hume. The largest population group within the Town is the 20 to 34 year-olds. This age group represents young men and women that are typically single, very mobile, and pursuing higher education, serving in the armed forces, or establishing a career. By comparison, the smallest population group in Hume is the 34 to 54 year-olds. The 34 to 54 year-olds typically are married, raising a family, and have an established career. People in this group are more likely to have a family, own a home, and be active members in their community. They are the most productive group in the workplace and are the least likely to move. Finally, the combined percentage of those people approaching retirement (55 to 64 year-olds) and those people of retirement age (Over 65) is the second largest portion of the local population.

*Hume has a significantly higher percentage of young adults (20 to 34 year-olds) than Allegany County as a whole.*

**Figure 2: Age of Population in 2000 (Source: 2000 US Census)**



## Population Characteristics

### Shift in Age Groups

According to the information contained in Table 1, Allegany County and Hume saw a significant drop in the number residents in the 18 to 34 years-old age group between 1990 and 2000. This is a national trend as this population group is aging and there are not enough births to replace them. Virtually the only communities in the United States that did not have sizable losses in this population group were those on the coasts and in the southern United States that attracted in-migration from other states and countries. On the positive side, Allegany County and Hume now have more 35 to 54 year-olds. This confirms the observation raised by the Steering Committee that people are moving to the County and the Town to settle down and retire. One of the most notable discrepancies in the shift in age groups between the Town and County is the over 65 age group. Hume has experienced a higher percentage of residents entering retirement age over the past decade compared to the County as a whole. The aging of the Town's population is expected to continue over the next ten year period.

*Over the previous decade, the Town has seen a slight increase in school aged children. By comparison, the County has seen a significant decrease.*

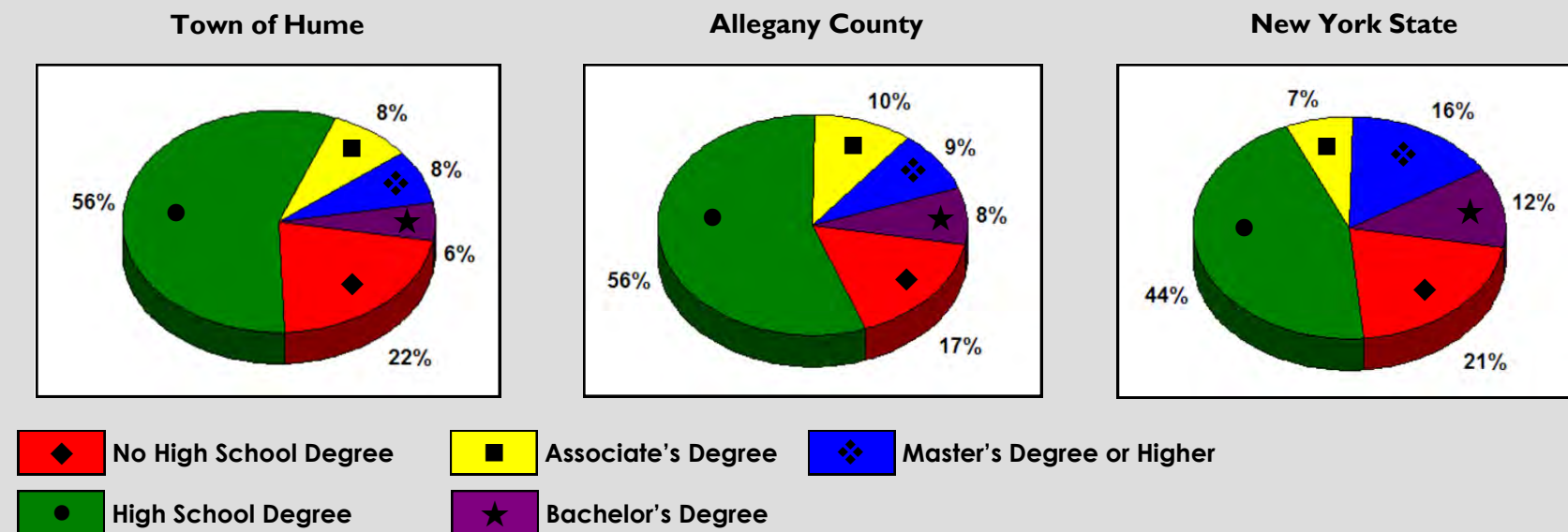
**Table 1: Shift In Age Groups from 1990 to 2000 (Source: US Census)**

	Town of Hume		Allegany County	
	<u>Net Change</u>	<u>% Change</u>	<u>Net Change</u>	<u>% Change</u>
Under 18	+6	+1.1	-918	-7.0
18 to 34	-82	-17.7	-1,929	-13.1
35 to 54	+81	+17.0	+1,918	+16.7
55 to 64	-7	-3.4	+152	+3.4
Over 65	<u>+20</u>	<u>+8.0</u>	<u>+234</u>	<u>+3.5</u>
<b>Total</b>	<b>+18</b>	<b>+0.9</b>	<b>-543</b>	<b>-1.1</b>
<b>Median Age</b>	<b>36.1</b>		<b>35.0</b>	

### Educational Attainment

Figure 3 provides a comparison of the educational attainment for the Town, County, and New York State. A review of Figure 3 indicates that Hume and Allegany County have similar education levels. In both the Town and County, over one-half (56%) of all adults have at a high School diploma or equivalency degree. The most notable discrepancy between the Town and County is the higher percentage of residents without a high school degree within Hume. A comparison with New York State as a whole indicates that both Hume and Allegany County have a significantly lower percentage of residents with a Bachelor's or Master's Degree.

**Figure 3: Educational Attainment Comparison (Source: 2000 US Census)**



# Housing Characteristics

## Home Ownership

According to the 2000 United States Census (as shown in Table 3), Hume has a relatively high rate of home ownership with 74% of homes being owner-occupied as compared to the rate for New York State as a whole which is 53%. Homeownership is a widely-regarded measure of community stability due to the tendency of owners to invest in their properties and the community. As a result, this plan assumes that these rates are a strength on which to build. However, this information may also be an indication that there may be limited rental opportunities within the Town.

Table 2: Home Ownership Rates (Source: US Census)

	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Town of Hume	74.0%	26.0%
Average for towns in Allegany County	73.8%	26.2%

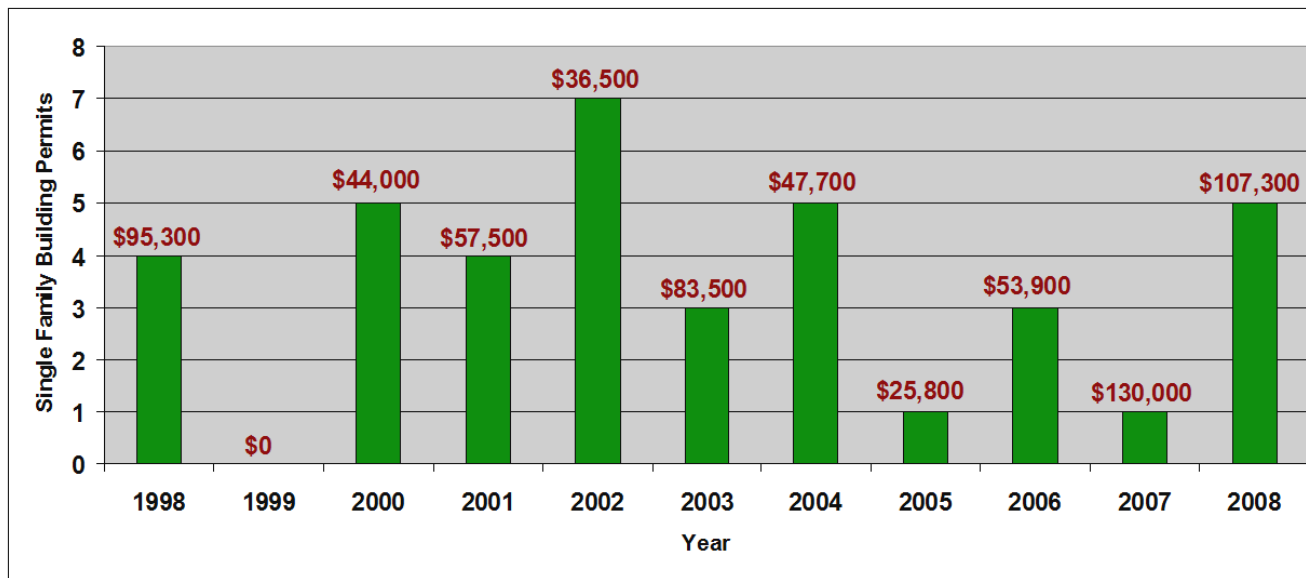
**According to the 2000 Census, Hume has 886 housing units with an occupancy rate of nearly 87%.**



### Residential Building Activity

Residential permit data collected by [www.city-data.com](http://www.city-data.com) for the Town of Hume is shown in Figure 4. As the graph indicates, Hume has issued a total of 38 permits for new homes from 1998 to 2008. Based upon this information and on existing population estimates, this Comprehensive Plan assumes that there will be limited residential construction necessary to accommodate new residents moving into the community over the next decade. Figure 4 also contains the average cost of new home construction based upon the permits issued. A review of these average costs of new homes in Hume do not indicate any discernible pattern or trend.

**Figure 4: Single Family Building Permits Issued Between 1998 to 2008 (Source: Town of Hume)**



**NOTES:**

Average cost of new home construction is shown above the bar

Source of data - [www.city-data.com/city/Hume-New-York.html](http://www.city-data.com/city/Hume-New-York.html)

## Property Characteristics

### Property Value

There are a number of factors that affect property values within a community. Communities with higher property values typically have good schools, safe neighborhoods, well maintained homes and provide convenient access to work and services. As a result, the property values within a town or village reflect the overall quality of life enjoyed by its residents. By tracking the changes in property values, towns and villages can determine if these factors are contributing to or detracting from the community.

Table 3 contains the percent change in property values for the towns located in Allegany County. The table has the actual percentage change as well as the percent change after it has been adjusted for inflation. A review of this information indicates that the growth in property values within the County has generally not kept pace in inflation. Between 2000 and 2007, 26 of the 29 towns located within Allegany County have experienced a decline in property values. Hume was among those 26 communities. As a result, the Comprehensive Plan should incorporate policies and objectives that foster a growth in property values within the community.

**Table 3: Change In Property Values 2000 to 2007 (Source: NYS Comptroller)**

Municipality	% Change In Property Values	% Change In Adjusted Dollars	Did Assessments Keep Up With Inflation
Town of Allen	29.2%	7.3%	Yes
Town of Genesee	24.0%	3.0%	Yes
Town of Clarksville	20.9%	0.4%	Yes
Town of Caneadea	19.2%	-1.0%	No
Town of Wirt	18.9%	-1.2%	No
Town of Scio	18.7%	-1.4%	No
Town of Friendship	18.0%	-2.0%	No
Town of West Almond	16.6%	-3.2%	No
Town of Bolivar	16.1%	-3.6%	No
Town of Cuba	15.7%	-3.9%	No
Town of Rushford	15.0%	-4.5%	No
Town of Belfast	14.8%	-4.6%	No
Town of Centerville	13.9%	-5.4%	No
Town of Amity	13.7%	-5.5%	No
Town of Burns	12.8%	-6.3%	No
Town of Angelica	12.6%	-6.5%	No
Town of Birdsall	12.6%	-6.5%	No
Town of Independence	12.4%	-6.6%	No
Town of Granger	12.2%	-6.8%	No
<b>Town of Hume</b>	<b>11.1%</b>	<b>-7.8%</b>	<b>No</b>
Town of Willing	11.0%	-7.8%	No
Town of New Hudson	11.0%	-7.8%	No
Town of Alfred	10.7%	-8.1%	No
Town of Almond	9.3%	-9.2%	No
Town of Grove	7.7%	-10.5%	No
Town of Ward	7.3%	-10.9%	No
Town of Alma	4.1%	-13.5%	No
Town of Andover	1.2%	-16.0%	No
Town of Wellsville	-0.8%	-17.6%	No

## Family Income & Poverty

Family income is a traditional indicator of the quality of employment that individuals are able to find, their relative well-being, and their potential for investing in their property and community. As shown in Table 4, Hume has a median family income of \$37,366 according the 2000 Census. This is slightly less than the County's median family income level of \$38,580 and significantly less than New York State's level of \$51,691. However, Hume was one of 13 Towns that experienced an increase in their median family income that kept pace with inflation from 1989 to 1999.

A review of the persons living in poverty identified as part of the 2000 Census was conducted as part of this community profile. According to that information, the Town has a higher percentage of persons living in poverty than the County and the State. The exact numbers are provided below:

- New York State = 14.6%
- Allegany County = 15.5%
- Town of Hume = 17.2%

**Table 4: Median Family Income Comparison 1989 to 1999 (Source: US Census)**

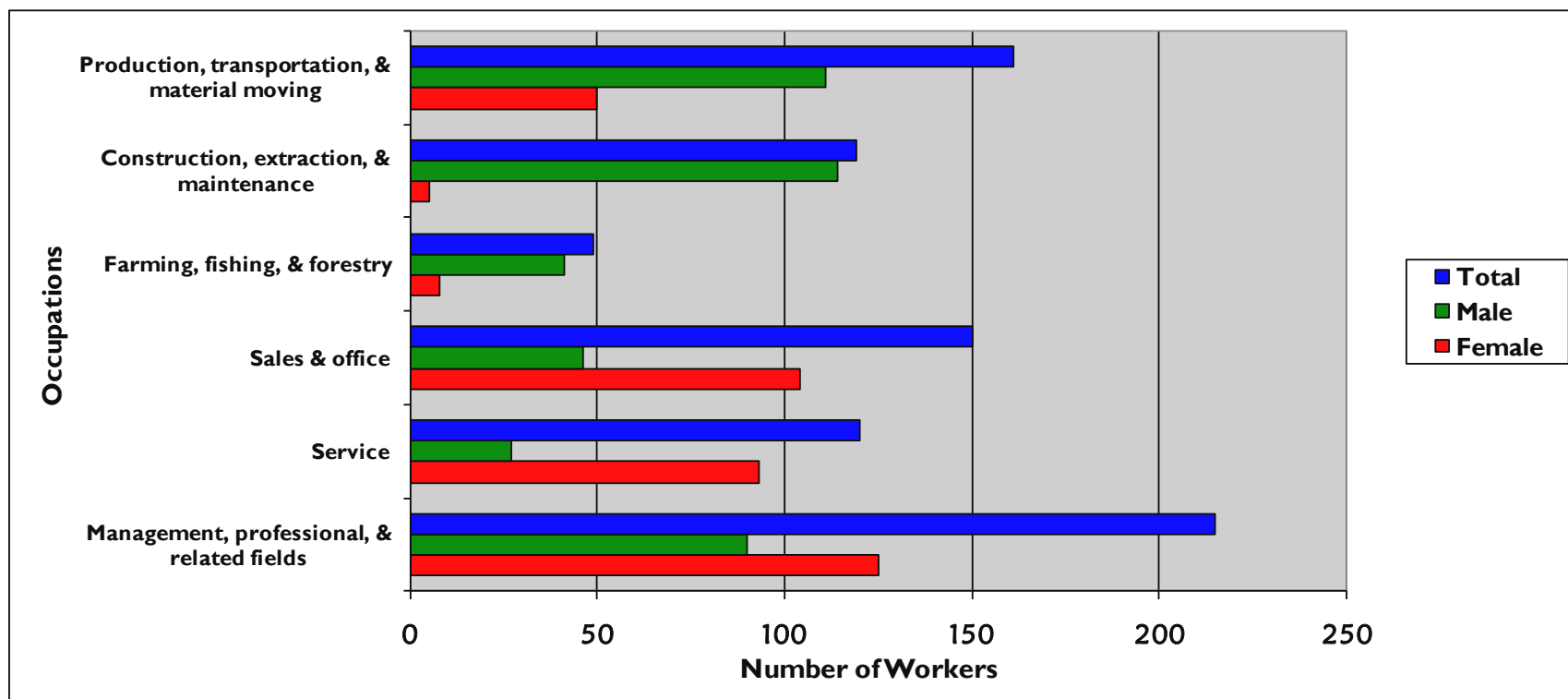
Municipality	Median Family Income in 1989	1989 Dollars Adjusted to 1999	Median Family Income in 1999	Did Incomes Keep Up With Inflation?
Town of Alfred	\$41,026	\$55,120	\$57,159	Yes
Town of Almond	\$33,405	\$44,881	\$48,839	Yes
Town of Grove	\$34,821	\$46,784	\$48,594	Yes
Town of Genesee	\$29,635	\$39,816	\$44,100	Yes
Town of Ward	\$30,714	\$41,266	\$41,000	No
Town of Amity	\$30,408	\$40,855	\$40,387	No
Town of Andover	\$28,287	\$38,005	\$40,341	Yes
Town of Belfast	\$25,547	\$34,324	\$40,000	Yes
Town of Willing	\$31,471	\$42,283	\$39,737	No
Town of Wellsville	\$28,736	\$38,608	\$39,705	Yes
Town of Canadadea	\$28,750	\$38,627	\$39,667	Yes
Town of Bolivar	\$25,114	\$33,742	\$38,750	Yes
Town of West Almond	\$29,375	\$39,467	\$38,750	No
Town of Scio	\$29,022	\$38,993	\$38,250	No
Town of Cuba	\$28,668	\$38,517	\$37,969	No
Town of Angelica	\$22,423	\$30,126	\$37,891	Yes
<b>Town of Hume</b>	<b>\$27,500</b>	<b>\$36,948</b>	<b>\$37,366</b>	<b>Yes</b>
Town of Burns	\$29,750	\$39,971	\$37,054	No
Town of Independence	\$25,568	\$34,352	\$36,050	Yes
Town of Alma	\$23,967	\$32,201	\$35,833	Yes
Town of Clarksville	\$28,043	\$37,677	\$35,000	No
Town of New Hudson	\$22,031	\$29,600	\$34,702	Yes
Town of Friendship	\$22,952	\$30,837	\$33,542	Yes
Town of Wirt	\$24,500	\$32,917	\$32,222	No
Town of Birdsall	\$21,875	\$29,390	\$31,250	Yes
Town of Centerville	\$23,750	\$31,909	\$31,058	No
Town of Rushford	\$24,917	\$33,477	\$30,938	No
Town of Allen	\$27,045	\$36,336	\$29,688	No
Town of Granger	\$26,250	\$35,268	\$28,056	No

## Economic Base

### Employment By Industry

According to the most recent census, there are 814 workers living in Hume. Figure 5 shows the type of occupation in which these workers are employed. It should be noted that some of these jobs are located outside the community (see Figure 6 for more information). A majority of workers in Hume are employed in management, professional, and related fields. This sector employs a total of 215 Town residents.

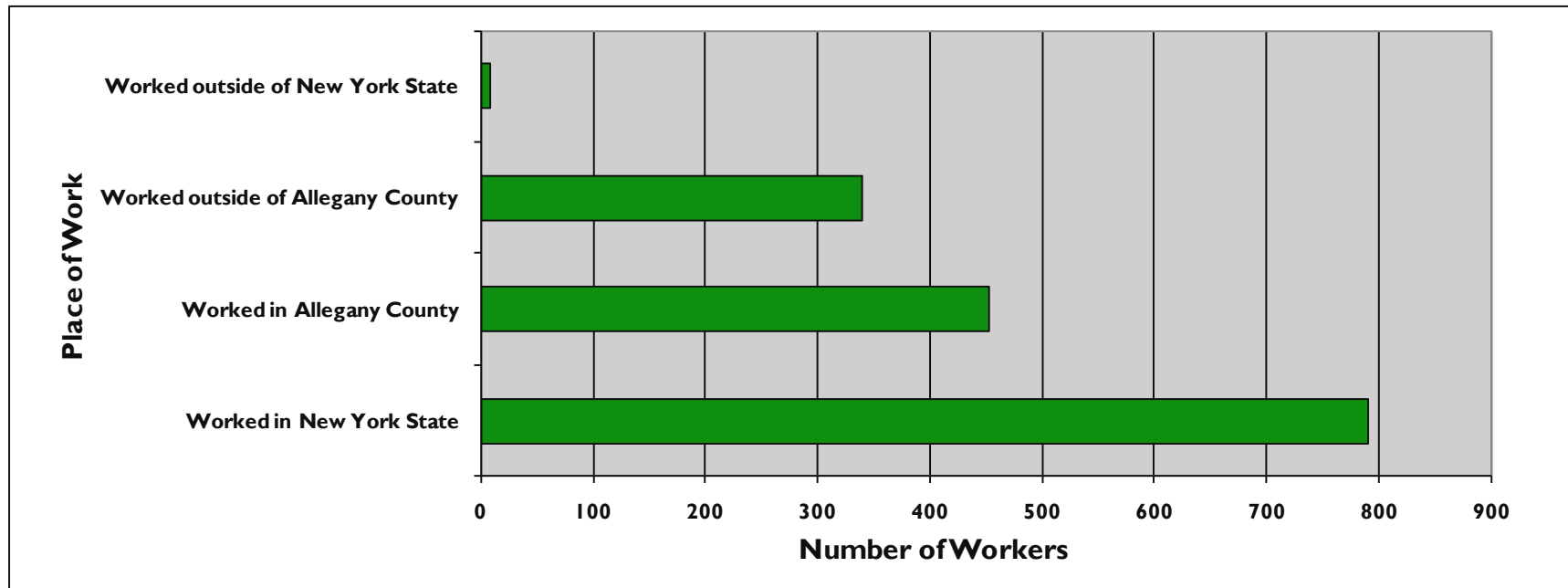
**Figure 5: Employment By Industry in 2000 (Source: US Census)**



**Place of Work**

According to the 2000 Census data illustrated in Figure 6, nearly 57% of local workers were employed within the Allegany County. Meanwhile, nearly 36% of workers were employed within the Town. In addition, the most recent census indicates that 35% of local workers travel time to work is less than 14 minutes for Hume commuters and the average travel time to work was 29.5 minutes.

**Figure 6: Place of Work in 2000 (Source: US Census)**



## Transportation Network

### Existing Road Network

The primary travel routes within Hume are NYS State Route 19 and 19A. These roads accommodate north/south travel across the Town. There are six county roads within the Town. These include County Road 3, 4, 23, 27, 27B and 36. Together these state and county facilities form the backbone of Hume's transportation system.

Figure 7 shows the locations of the major Town, County, and State Roads within the Town. Sidewalks are concentrated within the hamlet of Fillmore.

### Recreation & Tourism Facilities

Figure 8, on the opposite page identifies the existing recreation and tourism facilities located within Hume. The two most notable include the Genesee Valley Greenway and the Finger Lakes Trail.

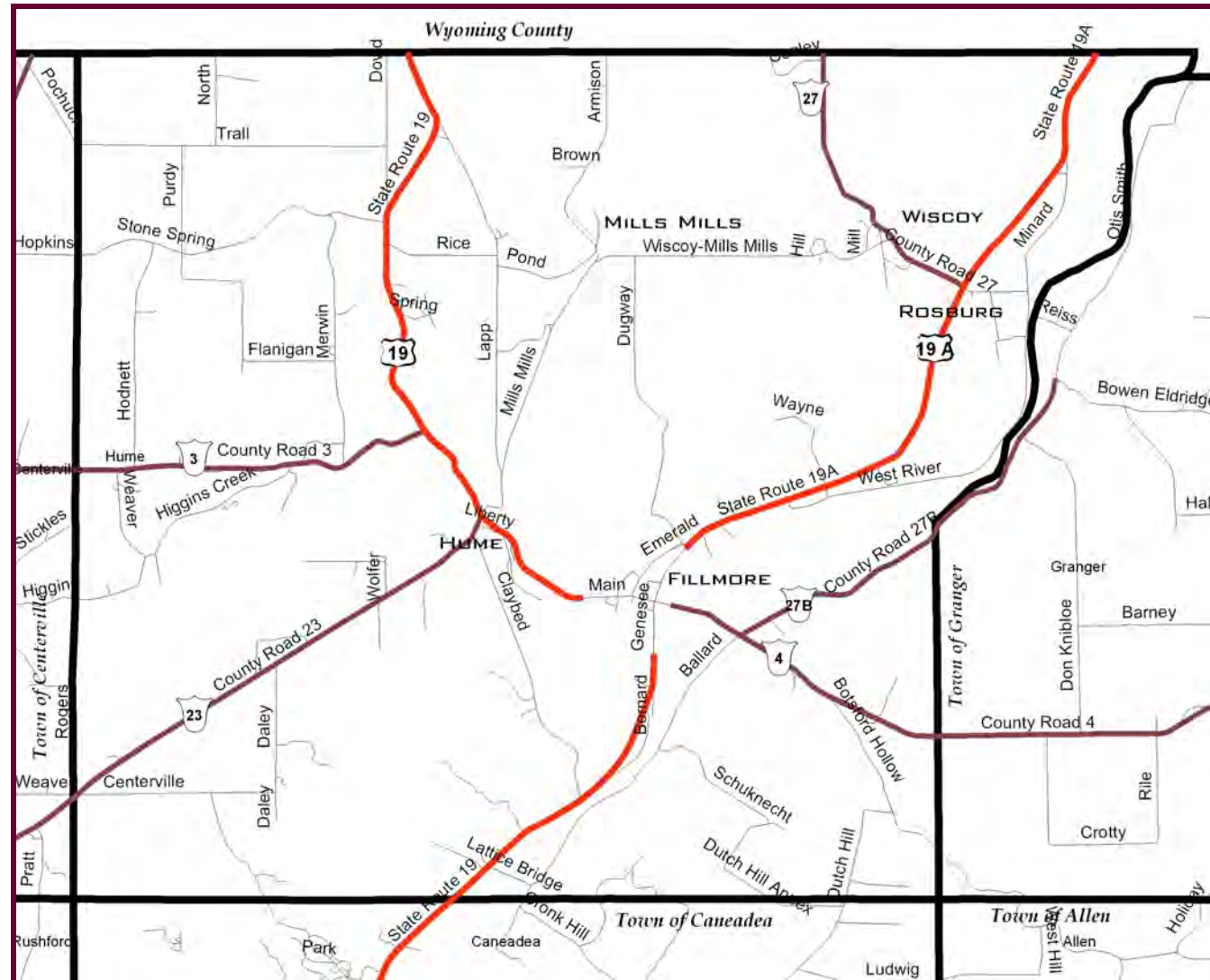


Figure 7: Existing Street & Highway Network



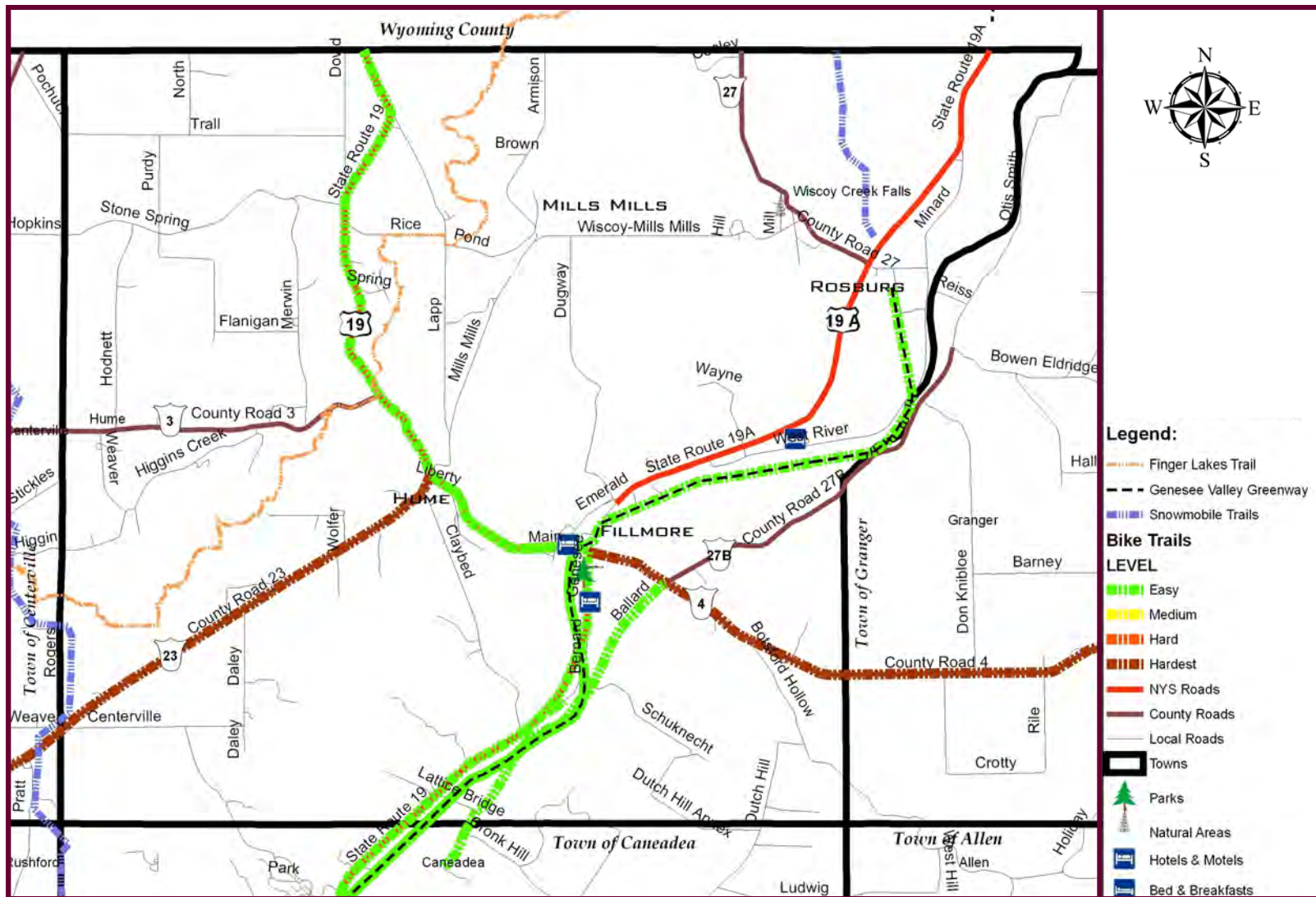


Figure 8: Recreation & Tourism Facilities

## Water & Sewer Service

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### Water & Sewer Service Summary

The current limits of the public water and sewer systems available in Hume are shown in Figure 9. The public water system is owned and operated by the Town. In 2007, the Town consolidated Water Service Districts 1A, 1B, 2, and 3 into a single consolidated district. As shown in the Water and Sewer Service Map, the extent of the public water service within Hume is generally located as follows:

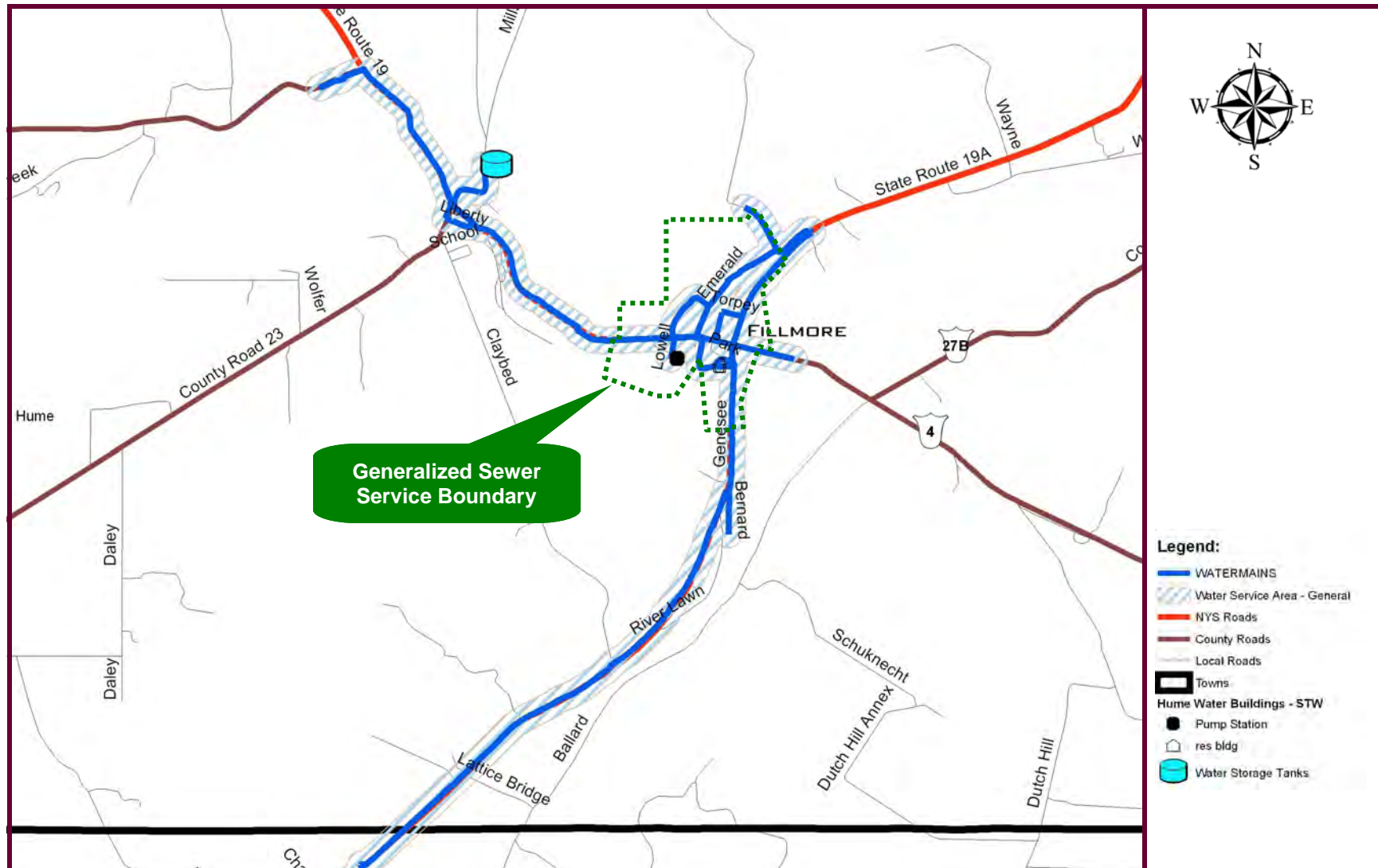
- Along County Road 3, east of Merwin Road past Cold Creek;
- Along NYS Route 19, from CR 3, through the hamlets of Hume and Fillmore;
- Along CR 4, from Fillmore to the Genesee River;
- Along NYS Route 19A from Caneadea to Wyoming County line; and
- Along CR 279 and the Genesee River.

*The location and intensity of growth within the Town is dependent on the availability of public drinking water and sanitary sewer service to accommodate new development.*

The sanitary sewer service area is also operated by the Town. In July, 2008 a study was completed to evaluate the feasibility and costs associated with the consolidation of the municipal wastewater treatment systems for the Towns of Hume and Caneadea. According to that study, “The Town of Hume’s wastewater collection system was built as a grey water system, with each sanitary service having an individual septic tank. The purpose of each septic tank is to provide primary treatment, i.e. primary settling and anaerobic digestion of accumulated solids. The septic tanks discharge into small diameter interceptors which convey the primary treated wastewater to a pump station located in the northeastern part of Fillmore off Route 19A. The pump station transports the primary treated wastewater to the wastewater treatment facility (WWTP) located north of the Fillmore west of Route 19A.”

The existing sanitary sewer service within Hume generally consists of the former Village limits of Fillmore. The recent sewer evaluation confirmed that the existing sewer system has the capacity to service an additional 60 residential units within Fillmore.

**Figure 9: Water & Sewer Service Map**



## Natural Gas Transmission System

### Natural Gas

Figure 10 shows the location of the existing natural gas supply lines (in blue) as well as the local distribution lines (in yellow). The local distribution company of natural gas within Hume is the Fillmore Gas Company. The company responsible for supplying natural gas is Dominion Transmission Inc. According to their website, “Dominion operates one of the largest underground natural gas storage systems in the United States with links to other major pipelines and to markets in the Midwest, Mid-Atlantic and Northeast regions of the United States. We maintain 7,800 miles of pipeline in six states — Ohio, West Virginia, Pennsylvania, New York, Maryland and Virginia. We store and transport large quantities of natural gas for large customers, such as major utilities and power plants.”

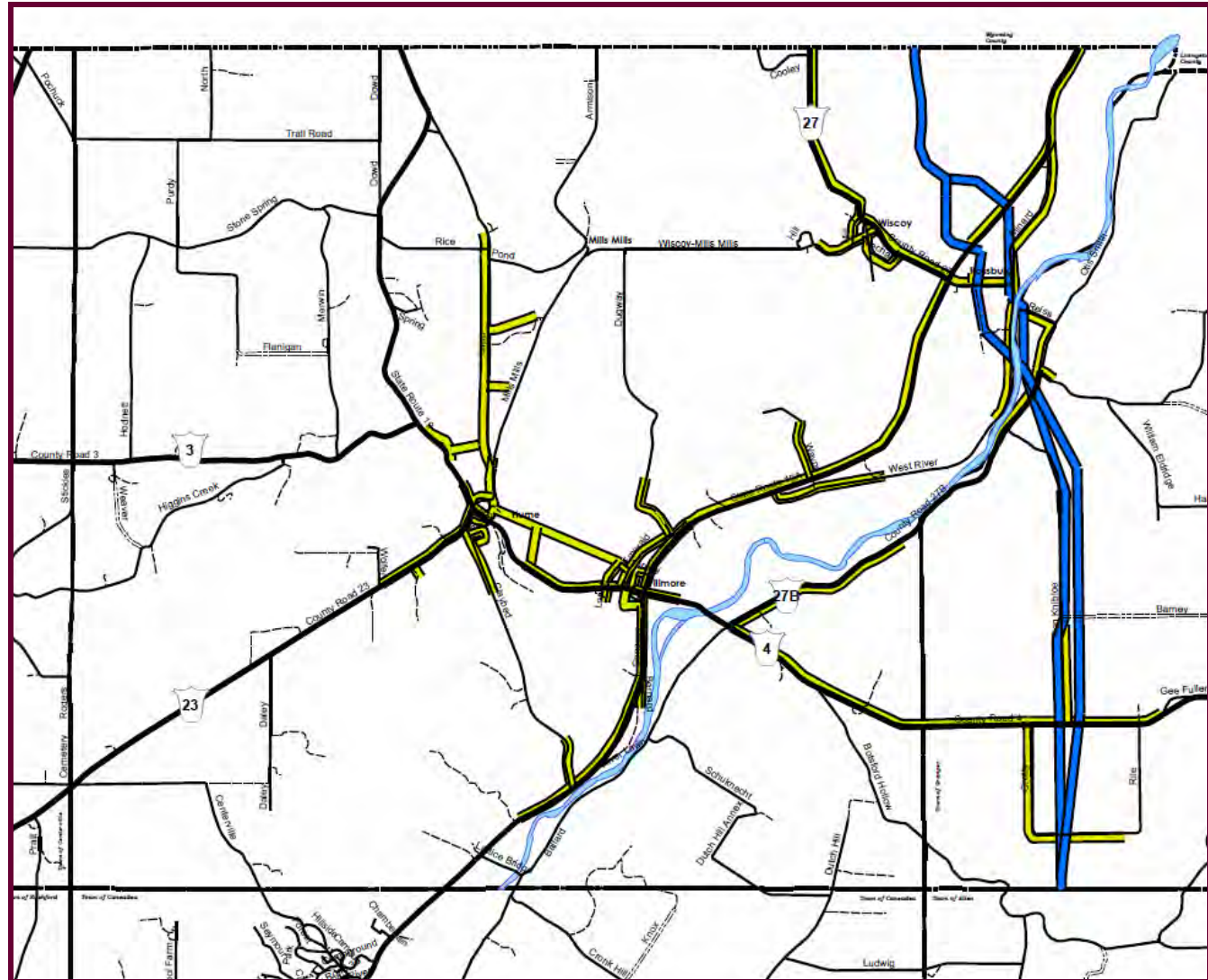


Figure 10: Natural Gas Transmission Map



## Agricultural District One

Farming and agricultural related businesses remain one of the Town's primary business sectors. According to the 2002 Census of Agriculture, there are a total of 83 active farms within the 14735 zip code. Out of the 83 farms, 71 reported that the primary operator lived on the farm.

The green area on Figure 11 shows the extent of County Adopted Agricultural District (#1) within Hume.

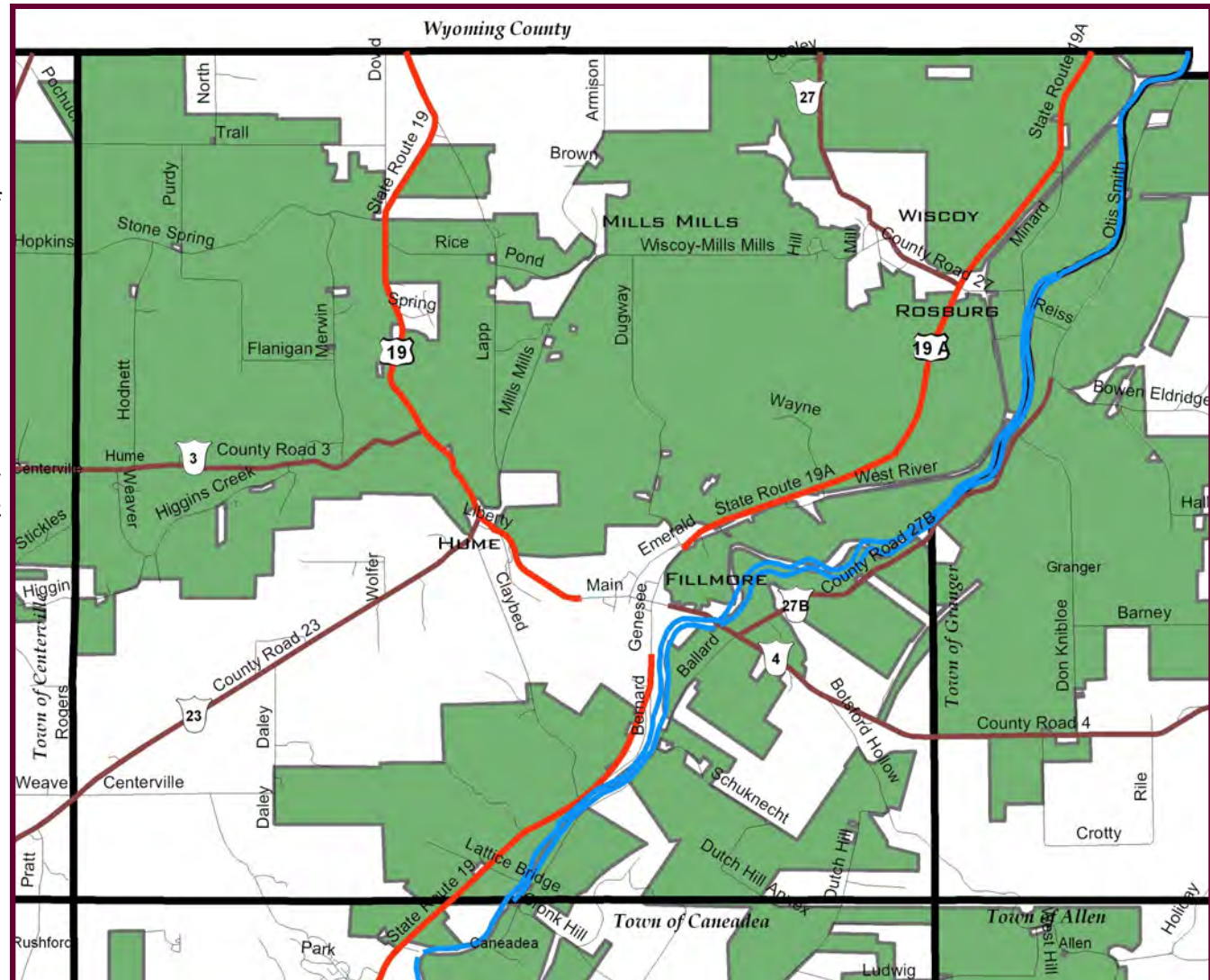


Figure 11: Agricultural District Map

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

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## Floodplains

Hydrologic studies have made it possible to mathematically calculate or model watersheds based on topography, soil characteristics, rainfall data, watershed areas, etc. and to determine a probability factor for flooding occurrences at various stream flows. For example, a “100-year flood” is a calculated flow that has a one percent (1%) chance of occurring in any year, and a “10-year flood” has a ten percent (10%) chance of occurring in any year. Under normal conditions, stream flows are contained within an existing channel. During periods of heavy precipitation and/or excessive storm runoff, increases in flows can exceed the capacity of the channel, also known as the floodway, and cover adjacent lands. The location of the 100 year flood plain and the floodways in Hume are shown on Figure 13.

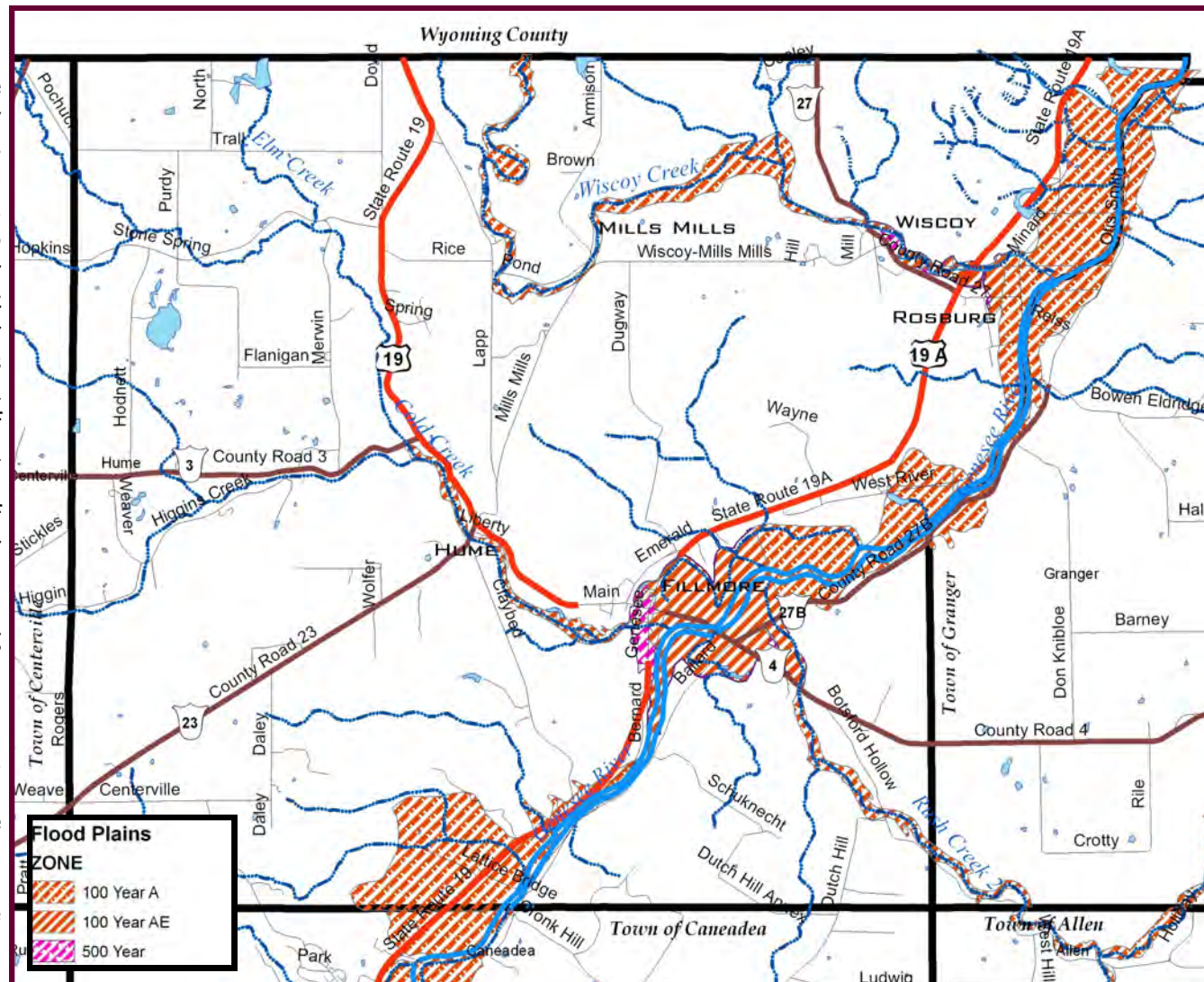


Figure 13: Floodplains

## Existing Land Use

### Existing Land Use

Table 5 contains a breakdown of the various land uses within the Town and Figure 14 shows their location. The table and map were developed using the land use codes from the Town's property information file. This file is maintained by the Town's property assessor who assigns each parcel within the Town one of nine New York State land use classifications, each with a three-digit code.

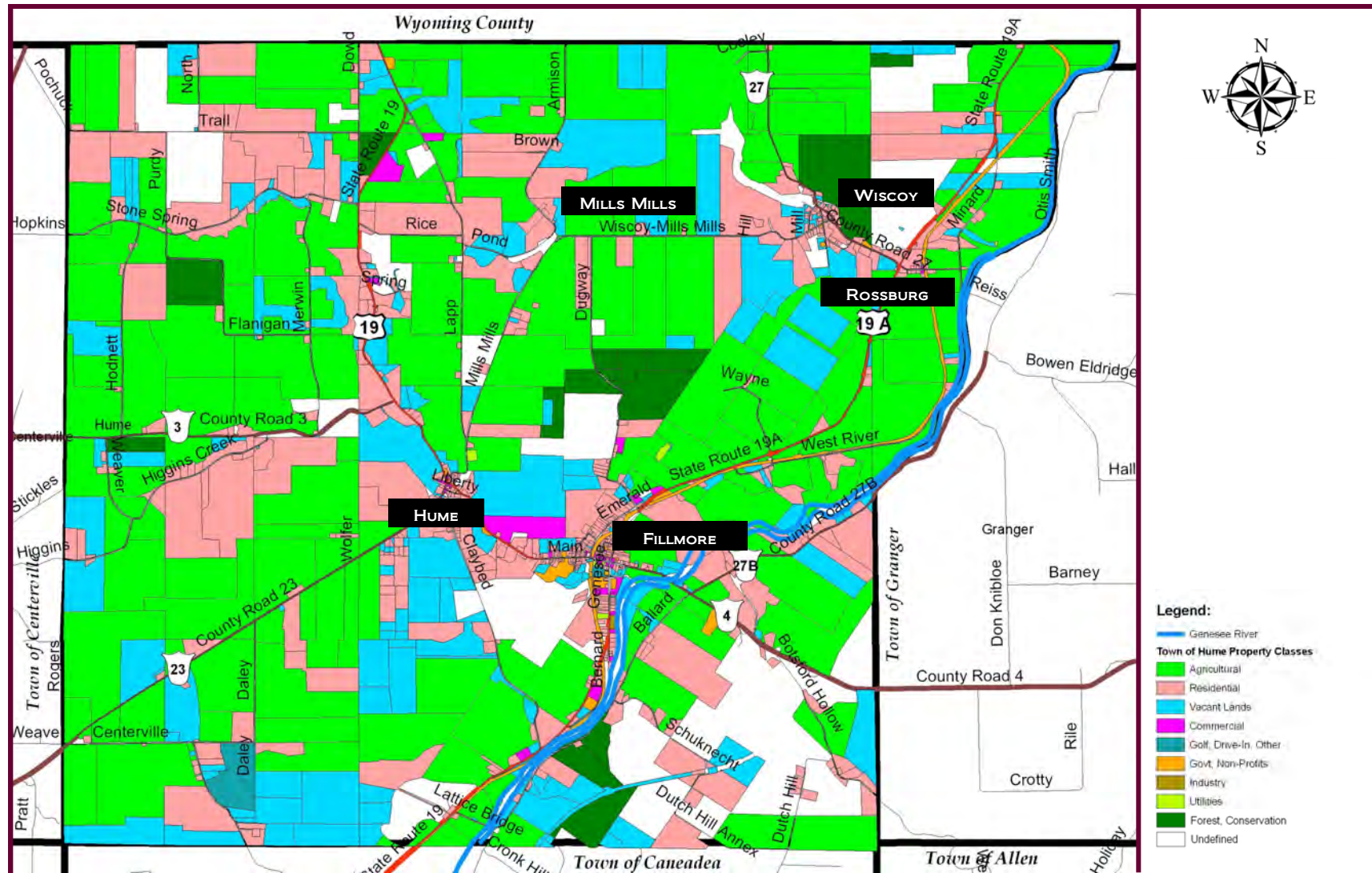
The Town of Hume has always been a rural community and it is reflected in its existing land use pattern. As indicated in Table 5, over 50% of the Town's land area is being used for agricultural purposes. The second largest use category is residential (covering 14%) and vacant land is third (occupying 10%). A review of the Existing Land Use Map indicates that agricultural uses are dispersed throughout the Town. A significant portion of the Town's commercial land uses are spread along NYS Routes 19 and 19A, or clustered in downtown Fillmore. It should also be noted that Hume has a large amount of State Forest Land, occupying over 930 acres.

**Approximately 81% of the Town's population is located within the three hamlets; Fillmore, Hume, and Wiscoy-Rossburg.**

**Table 5: Existing Land Use Breakdown (Source: Town of Hume)**

<u>Land Use Category</u>	<u>Acres</u>	<u>% of Town's Total Land Area</u>
Agricultural	22,002	53.2%
Undefined	6,407	15.5%
Residential	5,733	13.9%
Vacant	4,011	9.7%
Government, Non-Profits	1,851	4.5%
Forest & Conservation	931	2.3%
Commercial	180	0.4%
Golf, Drive-Ins, Other Entertainment	110	0.3%
Utilities	84	0.2%
Industry	10	0.0%
<b>Total</b>	<b>41,319</b>	<b>100%</b>

**Figure 14: Existing Land Use Map**





## Implications

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It is clear from the community survey conducted in 2003, and the brainstorming results from 2009 that the priorities of Hume have remained constant over time and that the Comprehensive Plan should focus on the following issues:

- Enhancing and strengthening the traditional character of the hamlets;
- Preserving the Town's rural landscape;
- Maintaining the "small town atmosphere" that residents enjoy;
- Protecting the environmental features of the community; specifically the Genesee River;
- Providing quality community services at a reasonable cost;
- Creating a wider range of residential living opportunities, especially for senior citizens;
- Fostering a more vibrant local economy; and
- Continuing to seek partnerships between the Town and with other regional entities.

***Prediction is very difficult, especially about the future.***

***~ Niels Bohr***

These key issues will form the basis of the community's vision and policy areas within the Comprehensive Plan. The information contained within the Community Profile will help to formulate the plan's objectives.

### Policy Framework

In order to be successful, a Comprehensive Plan must be developed and implemented on multiple levels. It must address the short and long term needs of a community as well as provide varying levels of detail. In an effort to accomplish this, this plan has four key elements:

**Vision:** A general statement that describes the aspiration of the Town; it is an end towards which all actions are aimed. The Vision should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the Vision contained in this plan should be useful for the 10-year planning horizon.

**Policy:** Similar to a vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a policy is much more narrow. It should support the vision by addressing a particular area or issue facing the community. Policies should not dramatically change over time but rather be consistent throughout the planning horizon. Ideally, the policies contained in this plan should be useful for the 10-year planning horizon.

**Objective:** A statement of a measurable activity to be accomplished in pursuit of the policy; it refers to some specific aspiration which is reasonably attainable. Think in terms of actions such as “increase”, “develop”, or “preserve”. It should be noted that the Town may already be undertaking some of the objectives articulated in this plan and wish to ensure that they continue to do so over the next decade. The general lifespan of an objective is 6 to 10 years.

**Implementation Items:** A specific proposal to do something that relates directly to accomplishing a strategy; it can take the form of a plan, project, or program. The lifespan of an implementation item can vary from one to 10 years depending on the item. The implementation items are organized into tables. The purpose of each table is to:

- Identify action items that could be pursued to achieve each strategy;
- Designate the importance or priority of each action item to the community. Community Priority categories are defined as Low, Medium, or High;
- Provide a reasonable cost estimate for the plan, program, or project; and
- Identify potential partners that could assist in the successful implementation of each item.

It should be noted that the implementation tables are a guide. It is reasonable to assume that opportunities may arise to complete some items within the planning horizon. On the other hand, due to unforeseen circumstances, some projects may be delayed. It should also be noted that the cost estimates provided for capital projects assume that no local participation is provided by the DPW or other Town departments in the completion of the scope of work. As a result, these cost estimates represent a “worst case scenario.” Additional details associated with the cost of the capital projects identified in this plan are contained in the Appendix.

## Our Community Vision

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***“Begin with the end in mind.”***

*~ S. Covey*





*It is the vision of Hume to remain a small town known for its rural vistas and thriving hamlets. Residents enjoy a variety of living options including country homesteads or the more densely populated neighborhoods in the hamlets. The Town and its partners provide quality community resources that serve to improve the quality of life in the community and make Hume an attractive place to grow-up, work, raise a family, and retire. The community takes pride in its farming heritage and cares about its natural resources as evidenced by its efforts to preserve its rural environment. The Town will achieve this vision by engaging its residents, capitalizing on its assets, and ensuring future public and private investments are developed in a manner that enhances the character of our hometown.*

## Residential Living

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*Since 1980, Hume's population has decreased from 2,040 to 1,987 residents in the year 2000.*



### **Residential Living Policy Statement**

It is the policy of the Town to have neighborhoods and residential living opportunities that are safe, attractive and foster an active lifestyle. In the hamlets, the Town will focus their efforts on preserving the quality and character of existing neighborhoods while developing new neighborhoods that reflect a more traditional development pattern. Outside of the hamlets, future residential development will be located in a manner that efficiently uses available infrastructure capacity, while minimizing the loss of high quality farmland and avoiding environmentally sensitive areas. Over the next decade, Hume will strive to have a combination of housing types available to residents of various ages, incomes, and family structures.

### **Objectives**

- A. Preserve existing property values.
- B. Increase the variety of living options available, with an emphasis on senior housing.
- C. Encourage a dense living pattern within and immediately adjacent to the hamlets.

### **Measures**

- 1. Number of seniors (over 65) living in the community.
- 2. Change in residential property values.
- 3. Number of new housing lots by size ( $\frac{1}{4}$  acre,  $\frac{1}{2}$  acre, etc) and location (in or adjacent to the hamlets, in an Agricultural district, etc).
- 4. Number of property code violations or complaints filed for residential properties.

## Residential Living

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### **A. Preserve existing property values.**

One of the primary factors that determines the value of housing in a given area is the overall economic health and desirability of the region in which it is situated. A review of many of the most stable and expensive housing markets in the nation reveals that their regional economy is also thriving. This can be seen in the housing values in and around Fort Collins CO, and Saratoga Springs NY. However, a review of the property values within Allegany County (contained in Table 3 on page 12) indicates that Hume is situated within a region that is struggling to preserve its property values. The Town should work with the County and its other regional partners to foster a quality of life that results in stable or rising property values.

On a local level, the presence of junk stored on properties throughout the Town was seen as a key issue that should be addressed over the next decade. The Town should do more to facilitate the removal of large junk items, sponsoring more pick-up days, and publicizing them more aggressively. It may be appropriate to charge a nominal fee for this service (five dollars per stop, perhaps). The Town should also continue to have public officials tour the Town periodically to enforce existing junk rules. The Town should no longer rely solely on neighbors turning in neighbors, but should take this responsibility on itself. Finally, the Town should investigate the possibility of a tire pick-up and recycling program. This may even be a possible opportunity for the Town to encourage a local enterprise that would draw business from the surrounding area.

### **B. Increase the variety of living options available, with an emphasis on senior housing.**

Throughout the public input process used to develop this Plan, it was made clear that the Town should work toward the development of an assisted-living facility. Town residents do not want to see the Town act as a developer, but they are strongly convinced of the need for such a facility, and would like the Town to pursue all means short of acting as a developer (e.g. identifying developers, offering incentives to developers, etc) to get such a facility built. All the committee's research suggests that there is adequate demand to justify such a facility. Residents are not interested in a high level of assistance, but in a low level that would enable reasonably healthy senior citizens to remain in the Town past the point where home ownership becomes an excessive burden for them. Rent assistance and groundskeeping are the main forms of assistance for which there is a strong public demand. Those in attendance at the public meetings were clear about their preferred location for such a facility: downtown Fillmore. They stressed repeatedly how important it is for residents of such a facility to be able to walk to the post office, the grocery store, etc. There are several potential sites that fit these criteria.

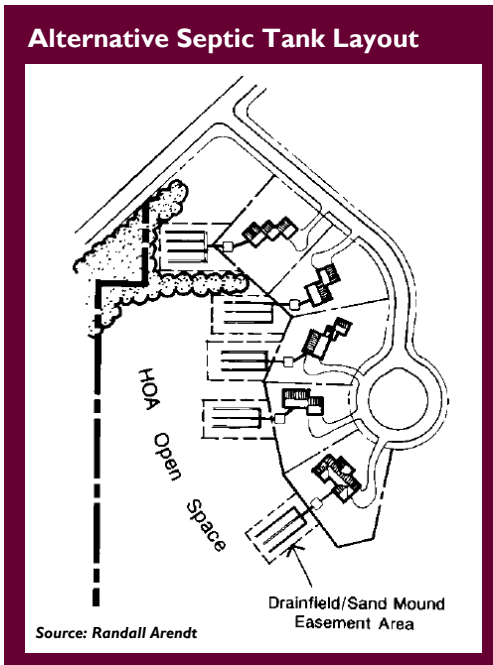
### C. Encourage a dense living pattern within and immediately adjacent to the hamlets.

As new residents choose Hume as a place to live and raise a family, there will be a need for new housing units within the community. How this demand for housing is accommodated will directly impact the existing small town character that residents enjoy. Throughout the public input process there has been a consistent desire expressed by both the Steering Committee members and the attendees of the various workshops to continue the traditional residential development pattern with smaller lots within and adjacent to the hamlets and more rural living elsewhere in the Town as depicted on the Future Land Use Map.

The recommended housing density within and immediately adjacent to the hamlets should be a maximum of a one unit per  $\frac{1}{2}$  acre lot, also referred to as two units per acre. However, higher densities ranging from three to four units per acre would also be appropriate. These densities are consistent with the existing settlement pattern within the hamlets of Fillmore, Hume, and Wiscoy-Rossburg. Opportunities for even greater housing densities should be facilitated in the form of apartments or townhomes that are typically 6 to 12 units per acre.

The benefits of expanding outward from an existing hamlet or village center have been well documented. One such benefit includes enhancing the character of the hamlet by creating dense, walkable neighborhoods. These dense neighborhoods maximize the number of households that can be accommodated within the available land area, thus reducing the need to build houses on one, two, or five acre lots within the Town. As a result, the development pressure on Hume's farmland and open space will remain low.

The preferred level of residential density within the hamlets can best be achieved with access to public drinking water and sewer service. Water service is currently provided by the Town within the hamlets of Fillmore and Hume (as discussed on pages 18 and 19). However, the only available sewer service is within Fillmore. As a result, the Town would need to extend sewer service to Hume and water and sewer service to Wiscoy-Rossburg. It is unlikely that Wiscoy-Rossburg will be serviced with public water and sewer within the planning horizon. As a result, alternative methods of waste disposal should be investigated to accommodate increased residential densities. One such method is to locate individual septic systems within open space or common areas as shown to the right. According to Randall Arendt, "There is no engineering reason to require that septic filter beds must be located within each house/lot. However, it is essential that the final approved subdivision plan clearly indicate which parts of the undivided open space are designated for septic disposal, with each lot's disposal area graphically indicated through dotted lines extending out into the conservation land."



## Residential Living

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### Residential Living Action Plan

Potential Implementation Item	Community Priority	Cost Estimate Or Range	Potential Partners
1) Provide incentives to property owners to remove refuse	High	\$0 -\$5K	Waste haulers, local residents
2) Enforce junk storage laws	Medium	\$0 - \$10K	Town Attorney, CEO
3) Pursue the development of an assisted living facility	Medium		County, Rural Development
• Solicit potential developers		\$0 - \$2.5K	Local leaders
• Pursue State & Federal funding assistance		\$10 - \$15K	Grant writer
• Project design & approvals		\$50 - 100K	Civil engineer & architectural firms
• Complete construction		\$1 to 5M	Construction services company
4) Work with Allegany County Office for the Aging to identify other aging in place initiatives	Medium	None	County
5) Restrict connections to public sewer service to smaller lots	Low	None	DPW, Town Engineer, Town Attorney

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## Community Resources

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**A** community resource is broadly defined as any program, service, or infrastructure that positively contributes to the Town's quality of life.



### **Community Resources Policy Statement**

It is the policy of the Town to have community resources that provide a high level of service to the local businesses and residents at a reasonable cost. The quality of life within Hume is positively impacted by the health and safety benefits provided by law enforcement and emergency service providers, as well as public water and sewer service (in certain areas). The community's well being is ensured by the combined efforts of the school district, the library, the faith community, and public recreation facilities. As the population characteristics change within the community, it is imperative that the community resources continue to meet the needs of Town residents.

### **Objectives**

- A. Provide quality delivery of services necessary to ensure the health, safety, and welfare of residents.
- B. Enhance recreation and leisure activities within the Town.
- C. Expand the number of volunteers in the community.

### **Measures**

- 1. Crime rate or number of calls for assistance.
- 2. Number of volunteers on local boards, committees, fire department, etc.
- 3. Number of recreation programs (Town, school, etc) that serve the local young people and senior population.

## Community Resources

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### **A. Provide quality delivery of services necessary to ensure the health, safety, and welfare of residents.**

The health, safety, and welfare needs of a community continually change over time for a variety of reasons. It could be the result of an increase in population or a shift in demographics such as an aging population. Sometimes the needs change due to emerging interests such as the growing participation of young people in soccer around the region and the nation. The Town and its partners will have to monitor the community's requirements and respond accordingly. The public input process used to develop this plan indicated that two areas of concern for residents include emergency medical services and law enforcement.

*Emergency Medical Services (EMS)* - The Town should find out how many calls within the community are being answered by out-of-town personnel, and whether this is a problem for the Town of Hume only, or one for the county as a whole. If the problem is significant, and particular to the Town, Hume should institute incentives for EMS volunteers. Retirement benefits or tax breaks were popular suggestions in discussions of this issue. If such incentives do not produce enough volunteers, the Town should consider a part-time (weekday) paid service to supplement the volunteer service. If EMS availability problems are countywide, the Town should lobby the county to establish a centralized, county-wide service.

*Law Enforcement* - Community policing, like sidewalks, is an area in which residents are willing to see the Town invest directly and significantly with public funds. Residents especially want to see speeding checked by consistent law enforcement, although they have other concerns as well (e.g., good order at all hours around local bars) The Town should explore each of the following options, with the aim of, one way or another, reestablishing a substantial local police presence: a contract for services with the county sheriff's office; a paid constable; a citizens' patrol.

*Unimproved Roads* - An unimproved road can be described as one that is surfaced using dirt or gravel. There are just over 50 miles of roads within the Town; approximately 6½ miles remain unimproved. The process of improving the roads consists of putting down a layer of cold mix paving to provide a more durable surface for driving and snow plowing. Over the next decade the Town will continue to upgrade one to two miles of these roads on an annual basis.

*Water & Sewer System Improvements* - The Town's existing sanitary sewer system is nearing its capacity. In addition, the lack of water or sewer service in densely populated areas like Wiscoy-Rossburg create a potential hazard to public health. As a result, the Steering Committee identified the improvements to its public water and sewer system as a high priority. The has completed several evaluations of the existing systems and have identified potential solutions with the assistance of the Town Engineer. Hume and its leaders will continue their efforts to fund and implement these solutions over the planning horizon.

### B. Enhance recreation and leisure activities within the Town.

Over the next decade, the Town should invest in improved and expanded parks and trails, considering among other possibilities a skating rink (possibly doubling as a wading pool), a public pool, a trail linking Fillmore and Hume, a significant redesign of the Fillmore park, and a new park on the outskirts of Fillmore, one that could serve as an area resource for sports tournaments.

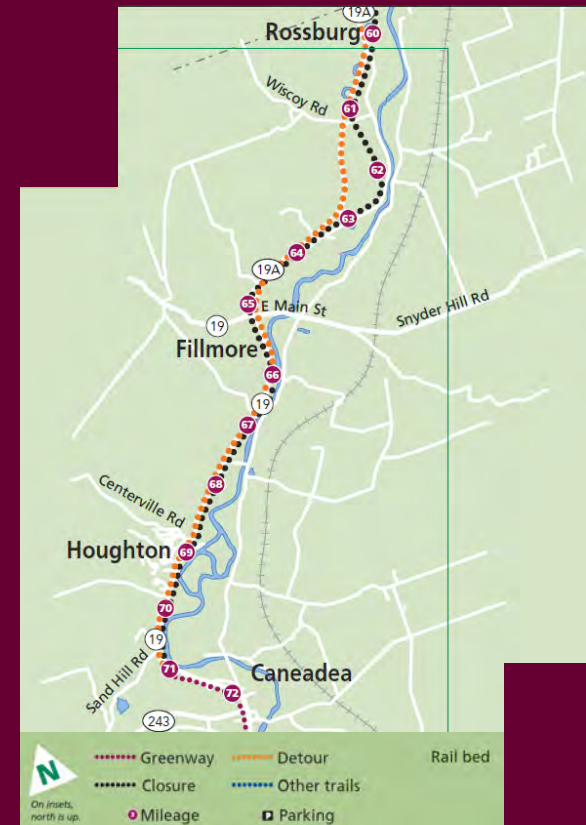
#### Genesee Valley Greenway

One of the primary recreational opportunities within Hume is the completion of the Genesee Valley Greenway. (A map of the Greenway is shown to the right.) According to the Friends of the Genesee Valley Greenway's website, "The Genesee Valley Greenway is one of hundreds of greenways being developed across the nation along old canals, abandoned rail beds, and riverbanks. It passes through scenic woodlands, river and stream valleys, rolling farmlands, steep gorges, and historic villages located in sixteen towns in Monroe, Livingston, Wyoming, Allegany, and Cattaraugus counties in New York State. The trail makes use of the canal tow path and the rail bed and when completed will be 90 miles long and pass through 5 counties. About 60 miles of trail are now open, mostly between Rochester and Letchworth Park."

Within the Town of Hume, there are a number of capital investments that need to be made in order to make the Greenway Trail more usable. These include:

- Replacing a bridge that has been removed in Fillmore over Cold Creek
- Replacing a bridge that has been removed in Rossburg over Wiscoy Creek
- Replacing two culverts that have been removed south of Fillmore
- Restoring approximately 1,000 feet of abandoned rail bed that now serves as a trail segment and has been eroded by the Genesee River north of Fillmore
- Determining if a former grade separated crossing (that has been removed) should be replaced or is an at-grade crossing on NYS Route 19A appropriate.

In order to be successful, the Town will need to partner with various organizations to design, fund and complete these improvements.



## Community Resources

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### **C. Expand the number of volunteers in the community.**

“The volunteer fire company, an institution that dates to Ben Franklin, is slowly going the way of the horse-drawn pumper. Blame it on the changes in society: longer commutes, two-income households, year-round youth sports, chain stores that won't release workers at midday to jump on a firetruck. Blame it on new folks in town who don't even know the department is volunteer. Blame it on stricter training requirements and fewer big fires and the lure of paying fire jobs in the cities. The kinds of volunteers who used to be able to cover weekday calls — farmers, shop owners, factory shift workers — are becoming as rare as a firehouse Dalmatian. But even though emergency calls are up, the number of volunteer firefighters has dropped nationally more than 10% over the past two decades. The decline is particularly steep in the Northeast. Pennsylvania, which had about 300,000 volunteers three decades ago, is down to 72,000. New York state, which had 140,000 15 years ago, now has 96,000.” ~ USA Today - November, 2005

The declining interest in volunteering is spreading beyond firefighting into other facets of communities across the country. Community organizations are struggling to maintain the membership levels necessary to meet their operational needs. A smaller percentage of the local population are volunteering. In areas of the country that are experiencing a rapid increase in population such as the southeast and southwest, the smaller percentage of volunteers is offset by the sheer numbers of new residents moving into the community. In the northeast, the smaller percentage of volunteers is combined with little or no population growth and is resulting in a significant loss of volunteer resources in communities similar to Hume.

In order to ensure that the staffing levels of existing community resources are adequate, the Town and local service providers will have to actively recruit new volunteers into the various organizations on an ongoing basis as well as consider merging services with neighboring municipalities. The community should have a recruitment strategy that includes:

- Educating potential volunteers on the mission and importance of the various local community organizations. A public outreach program within the community must be developed and maintained. This campaign should include the school system.
- Asking for volunteers. This should be a combination of an ongoing recruitment effort as well as more focused membership drives.
- Maintaining a volunteer database. Every volunteer should be entered into a database in order to facilitate matching a volunteer with an appropriate activity.
- Having jobs ready for volunteers to do. If volunteers are not called upon in a timely manner, it sends the message that the organization does not really need or is ready for any assistance.
- Recognizing volunteers for service.

In order to maximize resources, consideration should be given to having a single point of first contact for all community organizations; perhaps a welcome packet for new residents that identifies volunteer opportunities or an annual recruitment day.

### Community Resources Action Plan

Potential Implementation Item	Community Priority	Cost Estimate Or Range	Potential Partners
1) Complete improvements to West River Rd, Ballard Rd, & Higgins Creek Rd	High	\$130K to \$200K	DPW, Town Engineer
2) Complete the following improvements to the sewer system	High		DPW, Town Engineer
• Expand treatment capacity to 100K gallons per day		\$1.5 to \$2.2M	
• Replace main pump station submersible components (or upgrade main pump station to be non-confined entry)		\$100K (\$1M)	
• Extend sewer main to the hamlet of Hume (& eventually connect to the Caneadea sewer system)		\$2M (\$2.5 to \$3.5M)	
3) Complete the following improvements to the water system	High		DPW, Town Engineer
• Expand system to Hume, Claybed Rd, & Wiscoy-Rossburg		\$1.2M to \$1.5M	
• Replace water main & well casing		\$150K to \$300K	
4) Update various Town buildings to meet current needs & accessibility requirements	Medium	\$1M to \$1.25M	DPW, Architectural services firm
5) Expand walking & biking trails	Medium		DPW, Trail Groups
• Develop trail from Fillmore to Hume		\$180K to \$250K	
• Loop existing systems		\$140K to \$200K	
• Restore & enhance greenway trail to Caneadea		\$50K to \$150K	
6) Increase access to the Genesee River for recreation	Medium	\$150K to \$500K	DPW, Town Engineer
7) Continue to upgrade dirt roads	Medium	\$250K per mile	DPW
8) Upgrade existing parks & baseball field	Medium	\$30 to \$50K	DPW, Town Engineer
9) Develop a five year Capital Improvement Program (CIP)	Medium	None	DPW, Facilities Development Corp
10) Pursue the development of a joint library & community center	Low	\$500K to \$650K	Library, various community groups
11) Develop new, expanded community park facility	Low	\$250K to \$750K	DPW, Town Engineer
12) Develop volunteer recruitment campaign	Low	Less than \$5K	Community leaders



## Hamlet Revitalization & Economic Development

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***“When I go and visit a place I first look at the community's downtown and its public school system,” said Mac Holladay, a noted southern site consultant and president of Atlanta-based Market Street Services. We asked Mac the importance of a vibrant downtown business district for site searching companies. “Communities that are serious about the future have invested in their downtowns and their public schools,” Holladay said. “To me, those two factors are more important than anything else.”***





## Hamlet Revitalization & Economic Development

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### **Hamlet Revitalization & Economic Development Policy Statement**

It is the policy of the Town to focus future public and private investments within the three existing hamlets. In addition, the hamlet of Fillmore should continue to serve as the economic, social, and cultural center of the community. Over the next decade, the Town will strive to improve the appeal of the hamlets in order to attract new services, shopping opportunities, civic uses, jobs, and unique housing options. The community recognizes that there may be some economic development opportunities that are best placed outside of the hamlets due to their particular needs or their potential to negatively impact the traditional character of the hamlets.

### **Objectives**

- A. Develop an outreach campaign to increase the number of local jobs available, promote existing businesses and solicit new businesses that are consistent with our community objectives.
- B. Locate civic and social uses within the hamlets.
- C. Develop a more pedestrian friendly environment within the hamlets.
- D. Increase the number of people living in the hamlets.
- E. Preserve the historical and architectural value of key sites and structures.
- F. Improve the overall appearance of the commercial and industrial operations located in the hamlets.

### **Measures**

- 1. Occupancy of commercial space.
- 2. Number of façade improvements completed.
- 3. Number of promotional materials distributed or number of hits on the Town's website.
- 4. Number of residents living within the hamlets.
- 5. Pedestrian enhancements placed within the hamlets.

## Hamlet Revitalization & Economic Development

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### **A. Develop an outreach campaign to increase the number of local jobs available, promote existing businesses and solicit new businesses that are consistent with our community objectives.**

The Town should place a premium on growing the number of jobs available within the community. More specifically, the emphasis should be on higher paying jobs typically associated with industrial operations or professional services. Minimum wage positions (usually associated with the retail sector), while important to provide entry level employment, should not constitute the majority of jobs created within the community.

In order to achieve this objective, the community must facilitate the expansion of existing businesses as well as the recruitment of new businesses. However, the Town does not have the human and financial resources necessary to effectively implement an economic development strategy by itself. In order to overcome this, they will need to continue to work closely with local, regional, State, and Federal organizations.

The Town should undertake some simple steps to help lay the ground work for economic development. The Town may wish to conduct a market study to determine the spending patterns of the local residents and to identify any leakages that might be able to be recaptured by an existing or new, local business. This study may be undertaken in conjunction with the County to determine how Hume fits into the overall regional approach to economic development and job creation. The results of the market study should be reconciled with the “wish list” of goods and services that residents identified in the community survey. This information would serve to provide an informed “next step” by enabling the community to target their efforts as well as the efforts of other economic development organizations.

The Town should work toward the development of two new businesses: on the one hand, an auto and tractor parts store, and on the other, a craft and craft-supply store. At the time of the survey, interest in a clothing store was higher than interest in either of these two business types, but at the public meetings, the consensus was that local demand for clothing was limited, and had been significantly addressed with the opening of the Dollar General store. For auto and tractor parts, though, there is strong and continuing demand. Residents, including local farmers and repair shops, find it inconvenient not to have parts available in Town, and would patronize a parts business, if one were opened. The interest in a craft and craft-supply store seems to be motivated less by a felt need than by the thought that such a specialty business might be able to succeed in a small-town environment, where others might not. The committee has a pair of recommendations concerning these two potential businesses: first, these businesses should, if possible, be located in the middle of one of the Town's hamlets, where they can by their presence assist existing businesses. But this recommendation means that more usable retail space may be needed in these hamlets. The Town should bear this in mind as it considers the future of vacant or undeveloped parcels in the middle of its hamlets. Second, the Town should consider helping to create a Community Development Corporation, separate from the Town, that could assist development in the Town more directly. Residents, as already indicated, are uncomfortable with the idea of the Town acting as a developer. But it may not be reasonable to expect people without any ongoing investment in the Town to see development here as their most desirable option. The Town could address this dilemma by helping create a CDC, which could serve the interests of the Town without being identified as a governmental organization.

## Hamlet Revitalization & Economic Development

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A “Welcome Committee” could also be formed to meet with businesses interested in expanding or locating within the Town. The membership can be tailored to meet local needs but could include at a minimum: an elected official, Public Works Superintendent, and a member of the business community. This committee is intended to provide positive feedback and guidance to business operators in an informal setting. Topics of discussion typically include: where to locate; local code requirements and necessary approvals; summary of local planning efforts; and any capital improvements that may be necessary to accommodate the operation.

### **B. Locate civic and social uses within the hamlets.**

Fillmore currently has a number of civic uses located within the hamlet. These include, the school, library, post office, and Town Hall. These uses attract visitors into the hamlet to complete regular transactions such as borrowing books or paying bills. Once these visitors are in Fillmore, it is common for them to patron other businesses nearby. Meanwhile, the hamlet of Hume boasts, “the FIRST town owned museum in Allegany County and the first in the Southern Tier!” The Town should make every effort to place additional civic uses in the hamlets in order to increase the stream of visitors into Fillmore, Hume, and Wiscoy-Rossburg and add to their vitality.

### **C. Develop a more pedestrian friendly environment within the hamlets.**

With respect to sidewalks, the community consensus is clear. This is one of the most important areas for the Town to address in the coming year or two. It is one of several areas in which residents seem willing to see the Town invest directly and significantly with public funds. The priority areas are, in order: West Main St. in Fillmore, S. Genesee St. out to the pharmacy, Emerald St., and the Town's other hamlets, notably Hume.

## Hamlet Revitalization & Economic Development

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### **D. Increase the number of people living in the hamlets.**

A strong residential component is critical to a prosperous hamlet or village. Hamlet residents enjoy close proximity to neighbors, restaurants, shopping, and professional services while increasing the demand for these products and services. Furthermore, these residents ensure that the area has activity throughout the day and into the evening. As new development occurs within the hamlet areas, the Town should strive to increase the number of residential units within each hamlet.

The NYS Housing Trust has established the NYS Main Street Program to enhance downtowns across the state. One of the key components of this program is the creation of new residential units in the upper floors of older buildings. Hume should discuss this funding opportunity with the owners of the traditional buildings within downtown Fillmore in order to gauge the level of interest in creating new or rehabilitating existing units to make them more marketable.

### **E. Preserve the historical and architectural value of sites and structures.**

The Town has a number of historic and architectural assets throughout the Town. However, a significant portion of these resources are clustered in the hamlets. The Town does not have any local regulations in place to protect these buildings and sites. As a result, Hume should utilize the NYS SEQR process as appropriate. According to SEQR Handbook published by the NYSDEC, “The terms archeological and historic resources are also often referred to as cultural resources. These resources may be located above ground, underground or underwater, and have significance in the history, pre-history, architecture or culture of the nation, the State, or local or tribal communities. Examples include:

- buildings (houses, barns, factories, churches, hotels, etc.);
- structures (dams, bridges, canals, aqueducts, lighthouses, etc.);
- districts (group of buildings or structures that have a common basis in history or architecture);
- sites (battlefields, historic forts, prehistoric encampments, shipwrecks, etc.);
- objects (ships, etc.); and
- areas (gorges, parks, etc.).”

As development occurs within the hamlets and elsewhere in the Town, the Town Board should effectively utilize the protections available to them under SEQR to ensure that Hume’s history is preserved for future generations.

### **F. Improve the overall appearance of the commercial and industrial operations located in the hamlets.**

Residents had a variety of ideas about how to improve the looks and functionality of hamlet centers in the Town. They are in agreement on the desirability of well kept, walkable, traditional hamlet centers. The Town should work with a consultant or team of consultants to produce a coherent plan for the furtherance of these goals. Such a plan should include guidelines for new construction in hamlet centers to ensure that new buildings bear a basic resemblance to existing ones, preserving the traditional look of the hamlet centers. It should also identify places where planter strips with street trees could eventually be reintroduced, and layout a consistent scheme for introducing decorative elements (benches, lampposts, etc.) into hamlet centers. Finally, it should address the interactions of pedestrians and automobile traffic, toward the end of making hamlet centers safer and more pleasant places to walk. This could involve such measures as redesigned crosswalks or traffic-calming devices. Given the high level of public interest in the above details, we recommend that the Town find consultants who will work collaboratively with residents in a workshop setting to produce their recommendations. Three further recommendations concerning hamlet centers, separate from, but related to the above suggestions: first, the Town should revisit the possibility of making the intersection of Main and Genesee Streets in Fillmore a four-way stop; second, the Town should encourage the refurbishment of existing buildings in hamlet centers. A variety of possible approaches suggest themselves, from coordinating workdays with local civic organizations to offering tax incentives to people who make improvements to buildings in hamlet centers. Again, if the Town helped create a community development corporation (CDC), the CDC might be able to directly fund some refurbishing projects. Finally, the Town should work closely with Fillmore's library and credit union to ensure that these key organizations remain in Fillmore's downtown, and do not relocate to the outskirts, where they would not as effectively support the social and commercial life of the downtown.

As stated in the introduction, there was a Land Use Workshop held in August, 2009. Those in attendance were asked to participate in a Community Preference Survey (CPS). This survey consisted of residents, property owners, business owners, and community leaders ranking images of various types of development on a scale from 1 to 10. The detailed results of the survey are contained in the appendix and form the basis of the Hamlet Design Vocabulary shown on the following pages. The vocabulary is intended to help define the preferred character of the hamlets. Any future planning efforts or development proposals can draw on the vocabulary and the basic design principles to create projects that enhance the overall appearance and feel of the hamlet rather than detract from it.



Hamlet Design Vocabulary

	To Be Encouraged			To Be Avoided
Franchise Architecture				
Franchise Architecture				
Commercial & Mixed Use				

## Hamlet Design Vocabulary





# Hamlet Revitalization & Economic Development

## Basic Hamlet Design Principles

### *Building Scale & Location*

- Buildings should be at or close to the sidewalk.
- Buildings should be at least 2 stories in height.
- 1 story structures should have the scale of a 2 story structure.
- Wider structures shall be broken up into smaller visual increments.

### *Parking*

- Parking should always be screened from view.
- Parking between the building and sidewalk should be prohibited.

### *Facades*

- First floors should be mostly transparent (windows & doors).
- Upper floors should have a lesser amount of transparency.
- Where transparency is not appropriate, architectural features (recessed areas, etc) or other visual elements must be used.
- Awnings are encouraged but they should match the shape of the window opening. Multiple awnings should be used over more than one opening.
- Wood, brick, or equivalent material are preferred.

### *Signage*

- Two sign types are preferred: flush mounted and perpendicular.
- Flat sign faces are to be avoided (carving, raised lettering are to be encouraged).
- Signage should not interfere with visual access into the interior of the building.
- Signs should be sized and placed in a manner that is consistent with the architectural features of the building.
- Business signs should not be placed higher than the first floor.



## Hamlet Revitalization & Economic Development

### Hamlet Revitalization & Economic Development Action Plan

Potential Implementation Item	Community Priority	Cost Estimate Or Range	Potential Partners
1) Work with regional agencies to market the Town for new economic development opportunities	High	None	County & Southern Tier West,
2) Continue to capitalize on the tourism potential of the Genesee River	High	Varies	Private businesses & County
3) Pursue a NYS Main Street Grant to increase residential living opportunities in Fillmore	High	\$5 - \$10K	Grant writer & property owners
4) Pursue a NYS Main Street Grant to maintain & enhance properties in downtown Fillmore	High	\$5 - \$10K	Grant writer & property owners
5) Ensure that emerging infrastructure technologies are available within the community (e.g. providing wi-fi within Fillmore)	Medium	Varies	Various service providers, private businesses
6) Repair & extend existing sidewalk system	Medium	\$100K	DPW
7) Provide training opportunities for the Town Board on the intent, benefits, and processes associated with SEQRA	Medium	None	NYSDEC & NYPF
8) Create a Community Development Corporation	Low	\$2K	Rural Local Initiatives Support Corp.
9) Develop a hamlet master plan for Fillmore including building design guidelines, streetscape plan, & pedestrian improvements	Low	\$25 - \$50K	Design consultant, Alfred State
10) Consider tax incentives for property owners that invest in the appearance of their non-residential properties within the hamlets	Low	None	Assessor

## Rural Environment

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**According to the County's Agricultural Development & Farming Enhancement Plan, "Farming in Allegany County involves 860 businesses generating sales of \$45,563,000 in 2002."**





### **Rural Environment Policy**

It is the policy of the Town to be a rural community that values and protects its farmland, open spaces and natural environment. The Town recognizes the significant contribution that the agricultural industry makes to the local economy and its role in maintaining Hume's rural character. The community also understands that protecting our air, water, and soil resources positively impacts our quality of life and improves our recreational and economic opportunities. As a result, the Town will support regulations and activities that protect agricultural land and other natural resources from residential and commercial encroachment.

### **Objectives**

- A. Foster the business of farming in the Town and preserve open space and farmland.
- B. Ensure that future development activities protect and sustain our environment.
- C. Reduce, reuse, and recycle appropriate materials.
- D. Pursue green policies, technologies and energy conservation techniques to minimize the community's environmental footprint.

### **Measures**

- 1. Number of acres actively farmed or in an agricultural district.
- 2. Percentage of the Town's land area that is classified as agricultural or vacant.
- 3. Water quality of local creeks or streams.
- 4. Cubic yards of recycled materials collected.

## Rural Environment

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### **A. Foster the business of farming in the Town and preserve open space and farmland.**

There was, perhaps, nothing about which Town residents felt so strongly as the need to preserve the Town's rural character. Two suggestions surfaced repeatedly in discussions of this issue, although neither enjoyed uniform approval. First, there is some support for the establishment of a farmer's market. There is little worry that such a market would not succeed; already, a variety of local produce stands are thriving. Some residents wondered whether such a market would do much to help local farmers, few if any of whom engage in truck farming. But it is reasonable to hope that the presence of such a market, even if it was initially supplied mostly by producers from outside Town, would make it more feasible for area farmers to branch out into truck farming.

The second suggestion that surfaced in discussions of the Town's rural character was the creation of a comprehensive land-use plan (discussed in the next section). The point of creating such a plan would be to keep agricultural lands in agriculture and preserve open space. Some were concerned about the restrictions such a plan would impose upon farmers whose ability to develop their land is, in some cases, an important source of financial security. It is not easy to see how to balance this concern against the widespread interest of Town residents in preserving open space. One possibility would be to work with local farmers to concentrate the development they do into new mini-hamlets, yielding similar numbers of sellable parcels, but leaving more land undeveloped. Another possibility would be for the Town, or (better) a partner organization like a CDC, to purchase the development rights to key agricultural parcels, thereby both keeping these parcels open and relieving some of the financial pressure on the farmers who own these parcels.

The Town has several active farming operations throughout the Town. Over the past decade, several Amish farmers have chosen to locate in Hume and added to its agricultural base. As previously stated, there is very little development pressure within the Town of Hume. As a result, the negative impacts associated with suburban sprawl are unlikely to affect farmers in Hume for the foreseeable future.

#### **Key Recommendations of the County Agricultural Enhancement & Farming Protection Plan**

- Each Town should adopt a "Right to Farm Law".
- Ensure local roads and bridges are of sufficient widths, weight carrying capacity, and finished surface that provide adequate access to farmsteads and fields.
- Educate local assessors on agricultural assessment valuations.
- Encourage educational tours for adults and children to improve understanding of the dairy and livestock food production sector.
- Foster positive relationships between farmers and neighbors.
- Encourage consumers to "buy local" agricultural products.
- Publicize the County Fair and other agricultural endeavors.
- Host financial planning seminars for existing and future farmers.

### **B. Ensure that future development activities protect and sustain our environment.**

The most effective means of achieving this objective is to ensure that the Town enforces the existing State regulations as part of their review process. These regulations include but are not limited to; the State Environmental Quality Review (SEQR) procedures and the State Pollutant Discharge Elimination System (SPDES) Phase II Requirements. In order to effectively implement these regulations, Hume should continue to work closely with other concerned organizations such as the NYS Department of Environmental Conservation (DEC).

There is also a vast array of best management practices available to developers in order to ensure that a community's natural resources are not harmed by construction activities. The Town may want to identify those practices that are desirable in Hume. These techniques can be tailored to enhance the more urban environment of the hamlets and the more rural character of the Town. For example;

- The book Best Development Practices by Mr. Reid Ewing provides a strong written and illustrative description of a variety of development techniques that may be of interest to the Town.
- Dr. Nina Bassuk from the Urban Horticulture Institute at Cornell University has developed a comprehensive workbook to serve as a guide for anyone interested in choosing appropriate plant material. The workbook includes techniques that could assist the Hume in site assessment and selecting underutilized trees along with varieties that are salt tolerant, will do well on wet sites, or other stressed areas in our region. The entire book can be purchased or downloaded at: [www.hort.cornell.edu/uhi/outreach/recurbtrees/index.html](http://www.hort.cornell.edu/uhi/outreach/recurbtrees/index.html).

In addition to ensuring that development activities do not negatively impact the environment, the Town should continue to proactively protect its natural resources. The Genesee River Armoring Project (completed in 2005) successfully protected the shoreline from future erosion. The Town has identified the remediation of the erosion along Cold Creek as a community priority over the next decade

**Genesee River Armoring Project**



## Rural Environment

### C. Reduce, reuse, and recycle appropriate materials.

The Town should continue to build upon their existing recycling efforts in order to highlight the importance of recycling and reducing the amount of material sent to the county landfill. In the short term, the Town should build upon the County's ongoing programs, such as its annual newsletter (shown to the right). The newsletter can be viewed on the County's website. A prime example of this is the Town's Adopt-A-Highway Program along Lapp Road, Claybed Road, Mills Mills Road, and Centerville Road.

### D. Pursue green policies, technologies and energy conservation techniques to minimize the community's environmental footprint.

Reducing our collective footprint on the environment is a growing concern of individuals, businesses and governments. According to Redefining Progress; a leading public policy think tank dedicated to smart economics, communities should pursue the following policies to lessen its footprint:

- Analyze environmental and economic impacts of projects and decisions (e.g. SEQR);
- Support mixed use development (e.g. focus revitalization efforts on the hamlets);
- Construct green buildings;
- Buy locally grown foods;
- Reduce our need for car transportation (e.g. provide sidewalks, trail connections, etc)
- Protect green spaces;
- Implement natural waste treatment systems (e.g. integrate natural waste treatment systems, such as wetlands, into sewage treatment methods).

Smaller, more implementable steps should also be taken as opportunities arise. These include changing incandescent light bulbs with compact fluorescent units or replacing town owned vehicles with more fuel efficient models. It is recommended that the Town prepare a Sustainability Plan or Policy Document that identifies future programs and projects to be undertaken by the Town. Once completed, this document will better position the community for existing and emerging funding opportunities for green practices.

### County's Annual Waste & Recycling Newsletter



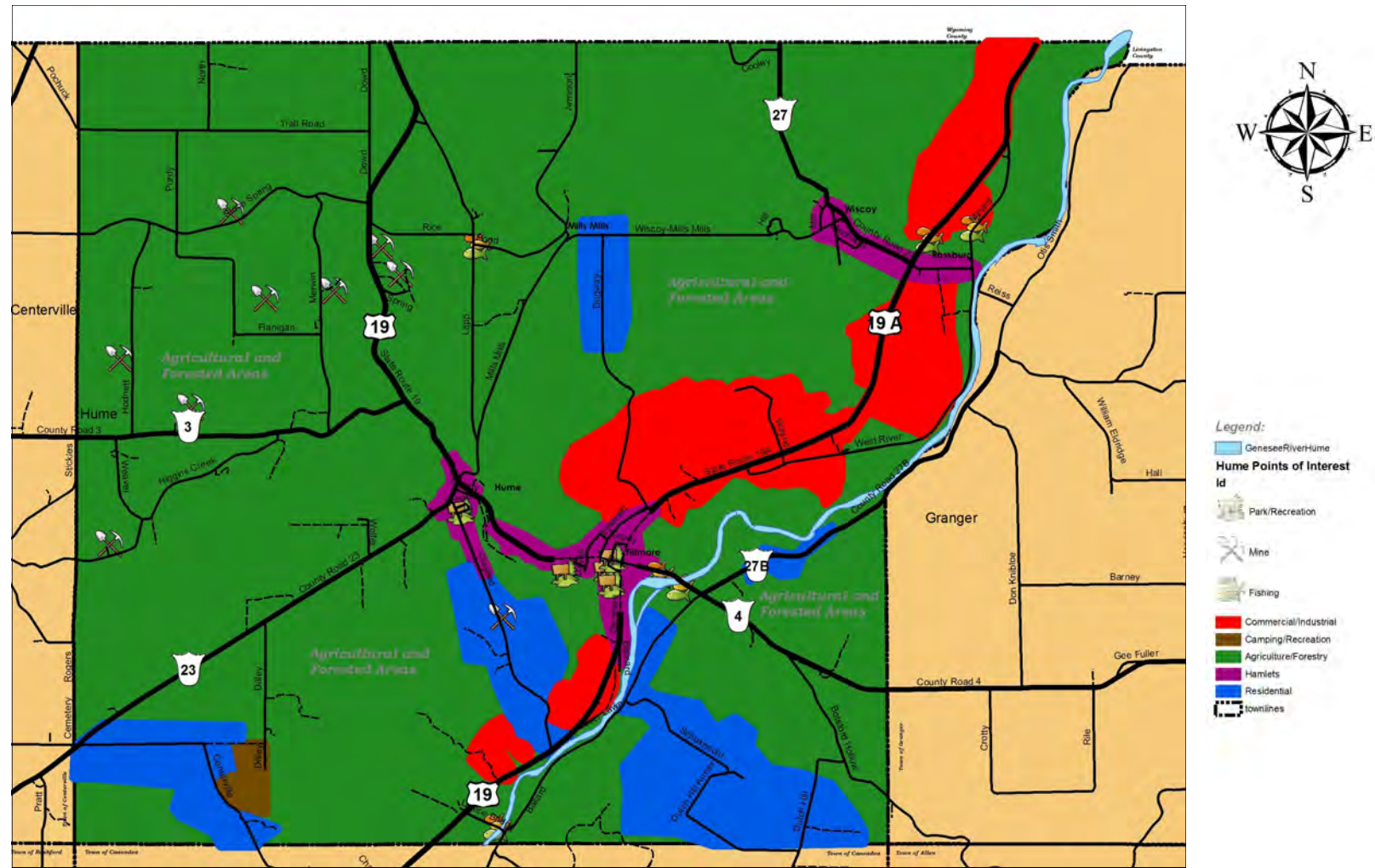
### Rural Environment Action Plan

Potential Implementation Item	Community Priority	Cost Estimate Or Range	Potential Partners
1) Control erosion along the shoreline of Cold Creek	High	\$100K to \$200K	Town Engineer, NYSDEC, DPW
2) Avoid placement of activities (commercial, industrial, etc) in or near environmentally sensitive areas	High	None	Developers, NYSDEC
3) Develop a farmers market in Fillmore	Medium	0 - \$50K	Farmers
4) Prepare a Sustainable Plan or Policy document for the Town	Medium	10-\$30K	Consultant
5) Consider a volunteer river watch group with the guidance of local biology teachers & with the participation of students	Low	None	Residents, School District, NYSDEC
6) Continue & expand the Town's Adopt-A-Highway Program	Low	None	Local Businesses
7) Implement the recommendations of the Allegany County Agricultural Development & Farmland Enhancement Plan	Low	Varies	County, farmers, property owners, AFT, CCE



# Future Land Use

Figure 15: Future Land Use Map



### Introduction

One of the primary roles of a comprehensive plan is to inform future land use decisions for local governments. The tool for accomplishing this is the Future Land Use Map. The Future Land Use Map is intended to be a generalized vision for a community's land use over the next decade. It is intended to guide changes in Hume's land use by functioning as the legal basis for decisions relating to growth and development in the Town. The Future Land Use Map for Hume consists of five use categories as defined in Table 6. The intent of this section is to describe in detail the purpose of each land use category.

**Table 6: Future Land Use Categories & Descriptions**

<u>Use Categories</u>	<u>Descriptions</u>
Residential	Lower density single family homes.
Agricultural/Forestry	Crop production, animal raising, or other farming activities.
Commercial/Industrial	Business operations including retail, office, and service related uses as well as manufacturing, assembly, warehouse, and distribution activities.
Hamlet	A blend of commercial, higher density residential, and community uses in close proximity to each other.
Camping/Recreation	Parks and other facilities devoted to outdoor recreational activities and environmental protection.

It should be noted that any consideration of future land uses is based on an understanding that: 1) land uses typically overlap and there is often not clear cut transitions between various types of development; and 2) good land use planning is based upon grouping uses with similar impacts (visual, environmental, traffic, etc). As a result, the exact size of these areas may change over time while remaining consistent with the overall intent of this plan and the Future Land Use Map.

It should be noted that the Town currently has no plans to enact land use controls such as zoning or subdivision regulations. As a result, the future land use categories indicate the areas of the Town that have historically attracted certain types of development and will continue to over the next decade.

## Future Land Use

### Residential

The Residential Use District is shown in blue on the Future Land Use Map. The areas designated as low density residential are generally located along;

- Dugway Road, south of the Dugway Road/Wiscoy Mills Road intersection;
- Centerville Road from the western Town boundary to the southern Town boundary;
- Claybed Road, south of the Hamlet of Hume to NYS Route 19;
- Schuknecht Road and Dutch Hill Annex Road beginning near the Genesee River to Dutch Hill Road; and
- Ballard Road, north of County Road #4 to the Genesee River.

The areas designated as residential are intended to indicate parts of the Town that seem to be attracting the construction of single family homes or the placement of manufactured homes. The lack of public water and sewer service in these areas make the development of higher density residential uses unlikely. As stated in the Community Profile, the population of the Town is not expected to increase over the next decade. As a result, the number of new homes anticipated in these areas will be very limited.

### Examples of residential development

*Undesirable*



*Preferred*



The images above were part of the Community Preference Survey (CPS) administered at the Land Use Workshop. Although the top image was not very high scoring, it is indicative of the types of development that will likely occur in the Residential Areas under the existing economic and regulatory environment.



## Agricultural/Forestry

Agriculture, forestry and the open space it provides is essential to Hume's rural character and local economy. In order to support agriculture, the Town has designated the areas shown in green on the Future Land Use Map shown for Agricultural/Forestry. The areas designated for Agricultural/Forestry uses are generally located throughout the Town. The notable exception is NYS Route 19 corridor south of Fillmore and NYS 19A corridor north of Fillmore. The primary land use on in these areas will continue to be farming, agriculture support, and open space.

As previously stated, the Town does not have land use regulations in place to help achieve the preferred types of development shown to the right. However, the presence of the County Agricultural District combined with the lack of development pressure that currently exists in Hume, makes it likely that farming and open space will remain the dominate land uses within the Agricultural areas.

### Preferred character of the Agricultural/Forestry Areas



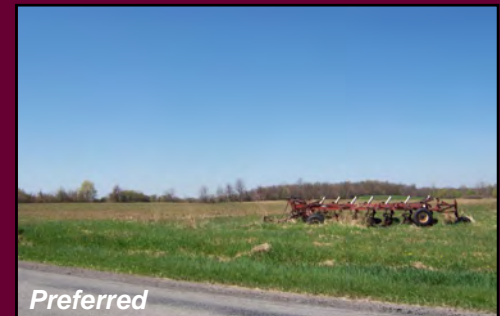
Undesirable



Preferred



Undesirable



Preferred



Undesirable



Preferred

\* These images were part of the Community Preference Survey

## Future Land Use

### Commercial/Industrial

The areas on the Future Land Use Map designated as Commercial/Industrial Districts are shown in red. The areas are generally located along;

- NYS Route 19, south of Fillmore to Claybed Road;
- NYS Route 19, south of Claybed Road;
- NYS Route 19A, north of Fillmore to Wiscoy-Rosburg; and
- NYS Route 19A, north of Wiscoy-Rosburg to the Townline.

The Commercial/Industrial Districts are intended to accommodate the widest range of business activity within the community. Typical uses include (but not limited to) retail operations, office uses, manufacturing, and distribution activities. The building and sites are designed to cater to the automobile traffic traveling along the state highway system. This includes larger scale buildings and parking areas that are conveniently placed for the motorist. In addition, the results of the Community Preference Survey (shown to the right) indicate that the Town prefers to have a higher quality of development in these areas in order to avoid creating an unsightly and confusing corridor.

#### Preferred character of the Agricultural/Forestry Areas



\* These images were part of the Community Preference Survey



## Hamlets

As previously stated, there are three existing hamlets within the Town. These areas are depicted on the Future Land Use Map in purple. They are generally located around the following intersections:

- Fillmore - NYS Route 19 and 19A;
- Hume - NYS Route 19, County Road 23 and Claybed Road; and
- Wiscoy-Rosburg - NYS Route 19A and County Road 27.

Fillmore has historically been the community's primary central business district. Throughout the planning process, residents clearly expressed a desire to maintain and enhance the traditional mix of retail, office, civic, and residential uses within Fillmore. Hume contains a dense collection of homes and limited commercial activity. It is the home to the Town Highway Garage and the Historic Society. Wiscoy-Rosburg has little or no non-residential uses. However, the Town would support such uses in the future within Wiscoy-Rosburg.

The preferred commercial character of the hamlets is described and illustrated on pages 47-50 of this plan. As previously stated, the community favors higher density living options within the hamlets. More specifically, an assisted living-type facility. The images to the right show the desired character of various types of residential living for the hamlets.

### Preferred residential character of the Hamlet Areas



\* These images were part of the Community Preference Survey

## Future Land Use

### Camping/Recreation

The area on the Future Land Use Map shown in brown is designated as Camping/Recreation. This area is known as Mariposa Ponds and it is located between Centerville Road and Daley Road in the southwestern portion of the Town.

An aerial view of Mariposa Ponds Campground located in the Town of Hume.



### Land Use Action Plan

Potential Implementation Item	Community Priority	Cost Estimate Or Range	Potential Partners
1) Support changes to the Town's existing land use pattern that are consistent with the Future Land Use Map	Medium	NA	Property owners
2) Utilize the SEQR process to minimize impacts of future development & ensure adequate buffers are provided between uses	Medium	Varies	Town Attorney, NYSDEC
3) Continue to educate community leaders on good land use planning (e.g. conferences, training)	Low	Less than \$5K	NYPF, STW, County

## Acknowledgements

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The Comprehensive Plan Steering Committee members (listed alphabetically by last name):

- Darel Bower (Chairperson)
- Bruce Hinz
- Ben Lipscomb (Chairperson)
- Leon Mast
- Greg McKurth
- Alan Yanda

The Comprehensive Plan Committee would like to thank the following staff members for their assistance and support; Sondra MacEwan and Susan Bodner. The Committee would also like to thank all of the residents, business owners, and elected officials that participated in this process; it is a better plan because of your time and energy.

***“Never doubt that a small group of thoughtful people could change the world. Indeed, it's the only thing that ever has.”***

***~ M. Mead***

## Endnotes

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- 1) ACDEP Services certifies that the GIS documents are a digital reproduction of a map or data collected in-house by the Town of Hume or other agencies for the convenience of and use by the Public and Town Staff. ACDEP Services does not make any representations, expressed or implied, as to the accuracy of such record(s). ACDEP Services, its Agents and Employees, shall not be responsible or liable for any damages of any nature whatsoever for errors and/or omissions, if any, relating to or contained within such map.
- 2) Photos courtesy of the Town of Hume, the Steinmetz Planning Group, Keith Folts, [www.bing.com](http://www.bing.com), The Conservation Fund, and ACDEP Services.



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**Prepared By:**

