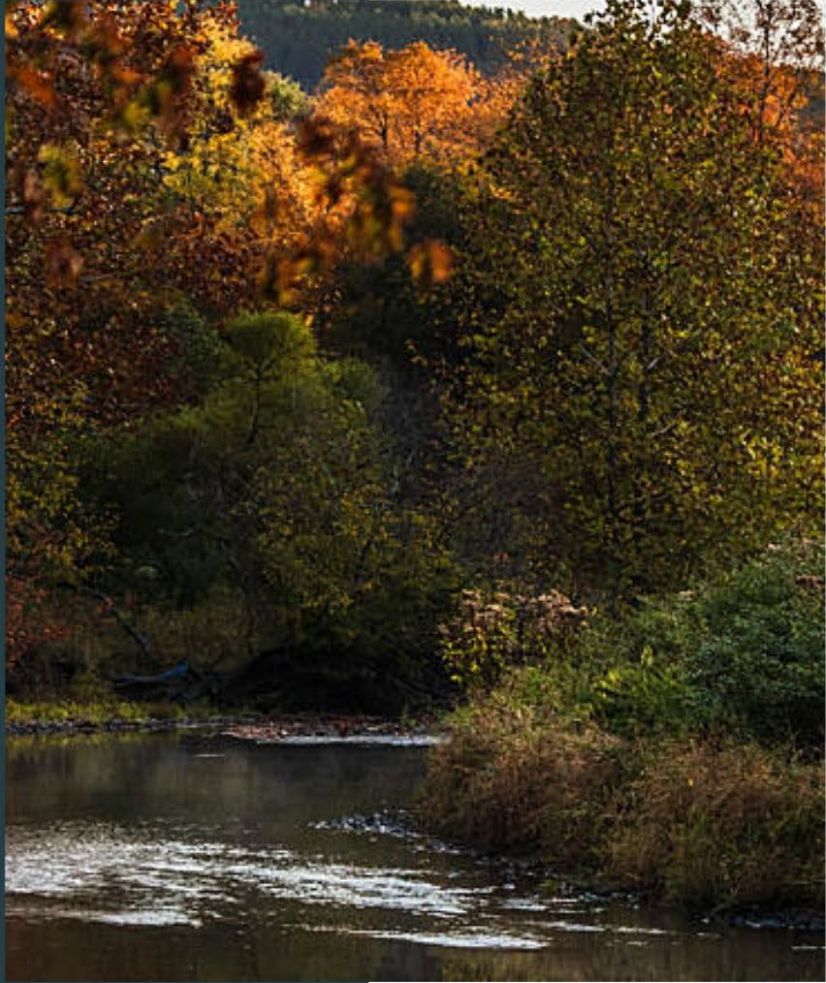


Town of Willing



Allegany County

2022 Comprehensive Plan

Table of Contents

Introduction	3	Agricultural Lands.....	22
Plan Purpose and Intent	3	Local Government Services	23
Mission	3	Laws	24
Planning Process.....	4	Land Use	25
Plan Relevance	5	Non-Renewable Resources	27
Key Issues	5	Renewable Energy	27
OTHER PLANS.....	5	Community Vision and Policy Areas	29
Acronyms Used	8	RESIDENTIAL LIVING	30
Community Profile	9	Sustainable Growth and Development.....	31
Location	9	Highway Department.....	32
Demographics.....	10	COMMUNITY RESOURCES	32
History	11	Fire Department.....	32
Education.....	14	Police Response	33
Development	14	Future Land Use Considerations	33
Housing.....	15	Policy Framework.....	34
Health and Safety	16	Implementation.....	34
Infrastructure	18	Adoption.....	34
Water & Sewer.....	18	Review	36
Energy	18	Stakeholders and Working Groups	36
Cable/Internet/Phone Systems.....	18	Grant Funding Opportunities	36
Solid Waste	19	Acknowledgements.....	37
Highway.....	19	Glossary.....	38
Parking/Lighting	20	Appendices.....	39
Open Space and Outdoor Recreation Opportunities	20		

Introduction

Plan Purpose and Intent

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

This plan was developed to be consistent with New York State Municipal Law 272-A which defines a comprehensive plan as “materials, written or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.”

It serves as the foundation for future planning and policy decisions; however, it should not be the basis for rejection of future decisions that may not align precisely with the stated vision. Deviations should not be normal practice and should only be considered after review of sound argument and rationale if that deviation brings an overall benefit to Willing.

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

Mission

The Willing community would like to remain rural, preserving the agricultural and recreational character through carefully planned growth, allowing for a pleasant and productive lifestyle that acknowledges the rapid disappearance of open spaces and opportunities associated with a rural lifestyle that other communities have experienced.

Overall Mission

- ✓ **Preserve** the small-town feel and strong sense of community that define a quiet county lifestyle.
- ✓ **Protect** and maintain nature with carefully planned residential growth.
- ✓ **Enhance** rural, residential, agricultural and recreational character of the town through carefully planned growth.
- ✓ **Prosper** by perusing economic opportunities that enhance and protect our community values.

Planning Process

This comprehensive plan is the invention of work done by the Willing Planning Board, first created in 2021, in conjunction with the community of Willing, staff from the Allegany County Office of Planning, and Town staff. The planning board was created to further define issues of concern from the community initially related to wind and solar projects in the area. The Town of Willing has no zoning and contemplated the need for a comprehensive plan when community solar developments began to sprawl throughout other areas of Allegany County and surrounding communities, as well as talk of wind project developments.

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

The entire planning process is outline below.

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

Plan Relevance

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

Key Issues

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

OTHER PLANS

Local Water Front Revitalization – Currently in production

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

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

The LWRP was developed through several public engagement sections with each community by the consulting firm Ingalls Planning. Projects being considered in Willing, as well as the proposed boundaries are discussed under Open Space and Outdoor Recreation Opportunities, starting on **page XX**.

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

Allegany County Hazard Mitigation Plan

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

Allegany County Comprehensive Plan

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

Identified in the Comprehensive Plan and specific to the Town of Willing was the need for sand/salt storage facility renovations. In addition, a local waterfront revitalization grant was received to plan for water front improvements in communities all along the Genesee River.

Southern Tier West Economic Development Plan

Kier was going to look at the plan and determine if it has any relevance in the Willing area. If it does not, this can be removed. CEDS List?

NYSDEC Genesee River Wildlife Management Area Project Plan

An email was sent to Nate Tucker of NYSDEC on 5/31/22 to see if a plan was available to reference. If it is not, generic information about which wildlife area this is in can be utilized, and the link to the WMA website. <https://www.dec.ny.gov/outdoor/123169.html>

NYSDEC Allegany Unit Management Plan (UMP)

The Allegany Unit Management Plan was drafted in 2017 and includes 23 state forest properties, as well as the Wellsville-Addison-Galeton converted rail trail. The management objectives for the Unit were determined based on an intensive inventory of resources and balanced with conditions found on the landscape level. Our highest goal is to improve and protect our natural resources, and sustainably manage the land by promoting ecosystem health, enhancing landscape biodiversity, and protecting soil productivity and water quality. In addition, the State Forests in this Unit will continue to provide the many recreational, social, and economic benefits valued so highly by the people of New York State.

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

New Recreation opportunities proposed in the plan include: constructing a horse trail network on Lost Nation State Forest, rehabilitating abandoned roads to improve public access, creating universally accessible access to one of our most popular fishing sites, and working with volunteer groups to adopt some of our trail systems through Volunteer Stewardship Agreements. The plan is quite large and can be found using: <https://dec.ny.gov/lands/109693.html>.

Actions specific to the WAG Trail in the UMP include: resurfacing the trail with stone dust, maintaining the boundary line, and adding WAG Trail ID signs, as well as information about the Volunteer Stewardship Agreements (VSAs) that are currently in place.

Triple Divide Trail System Plan

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

Acronyms Used

ACIDA - Allegany County Industrial Development Agency

ACDOH – Allegany County Department of Health

ACDP – Allegany County Department of Planning

ACS – United State Census Bureau American Community Survey

BOCES - Cattaraugus-Allegany Board of Cooperative Educational Services

CDBG – Community Development Block Grants

CFA – Consolidated Funding Application

FAA – Federal Aviation Administration

FOIL – Freedom of Information Law

GIS – Geographical Information Systems

GPS – Global Positioning System

LWRP – Local Waterfront Revitalization Program

NYSDEC – New York State Department of Environmental Conservation

NYSDOS – New York State Department of State

SEQRA – State Environmental Quality Review Act

WAG – Wellsville Addison Galeton

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

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

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

Demographics

According to the 2020 Census, the total population for the Town of Willing was 1,142, a -.064% change in population between 2000 and 2020. The Census Bureau's American Community 5-Year Narrative (2015-2019) reported the median age to be 47 years, an increase/decrease since 2010. Overall, Willing residents are well educated with 84.8% of the population over 25% holding at least a high school diploma and 22.4% of the same population holding a college degree. Over 55% of the population 16 years of age are in the workforce, employed in industries of management, business, sciences, or art. The median household income is \$49,381 for Willing, which is slightly higher than the median household income in Allegany County of \$49,381. Approximately 15% of the population is living in poverty, which is approximately the same as the county-wide average. There are 500 households, with an average household size of 3 and median home value of \$82,500.

Town of Willing Quick Facts	
Households	500
Population	1,142
Average Age	47
Median Income	\$49,381

History

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

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



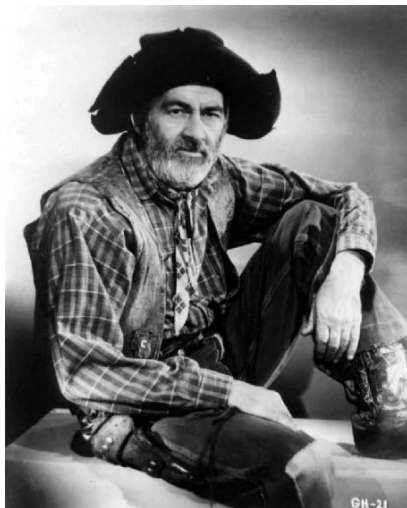
Its first known settler is John Ford. He was originally from Connecticut, a Revolutionary War hero, traveling first the Friendship in 1818 then to Willing in 1819. Names of early settlers include: Elijah Robinson who came around 1825 from Brookfield, Madison County. Davis Parks who settled in Willing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

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



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

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



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

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

Hallsport is located on the northeast part of the town. It is named after early settler Calvin Hall. The hamlet had a hotel, general store, post office, blacksmith shop, two wagon shops, sawmill, cheese factory, a shingle mill with planer and matcher, feed mill and school. Its population was 150. Job Smythe, dentist, physician, and botanist ran a distillery there and is known to have invented the artificial limb.

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

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

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



The WC & PC (later owned by the B&S, B&O, and WAG) railroad ran south through Willing and had switches at Mapes, and Graves Crossing. There was a railroad station in Shongo. There were two main lines from Galeton, PA - one ran northwest to Wellsville, New York, where it connected to the Erie Railroad; the other ran northeast to Addison, New York and also connected to the Erie. It ran until 1979, but the 1963 closure of Sinclair Refinery in Wellsville eliminated the last major customer in the area, and later ceased operation at the Wellsville branch in 1973 altogether due to severe damage from Hurricane Agnes. The rail line was abandoned in 1979. A 9-mile section of the rail line was acquired by New York State in 2009 and is now known as the WAG Trail.

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

To support and further this economic shift the office of Historian would significantly benefit from considerable expansion and updating of facilities and equipment. An increase and updating of office, storage, research, and display areas, and tech equipment is needed to adequately serve the public. New tech especially would aid in back up storage of information and help with educational interaction with schools and public.

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

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

Education

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

Development

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

cemented the identity of the town as a rural, residential, agricultural and recreational community. They have also formed the basis of a tourism economy.

The Town of Willing has embraced the Amish community and is fortunate to share the progress with them. Most of the Amish families independently own and operate businesses, producing cabinetry, quilts, baskets, sheds, and more. There is an Amish operated saw mill within the Town as well. Due to their significant presence in the community, taking into consideration their way of life, and the way they conduct business is an essential part of the comprehensive planning process. In 2020, the Greater Allegany County Chamber of Commerce and the Allegany County Planning Office worked with the Town of Willing Clerk to create a map of all the Amish businesses and homes in the south eastern part of Allegany County. With the consistent growth of the Amish community it is assumed that this map is not all inclusive of their businesses. The map can be found in the community maps, Appendix X.

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

Housing

With the rural nature in Willing, it is mostly single family residential. There are 672 total residential units – only six of those are not

single-unit properties. Some private property owners offer rental units to tenants throughout, and there is one major housing development area in the Hamlet of Stannards. All data discussed here is tabulated using the Census Bureau, American Community Survey Data 5-year estimates.

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

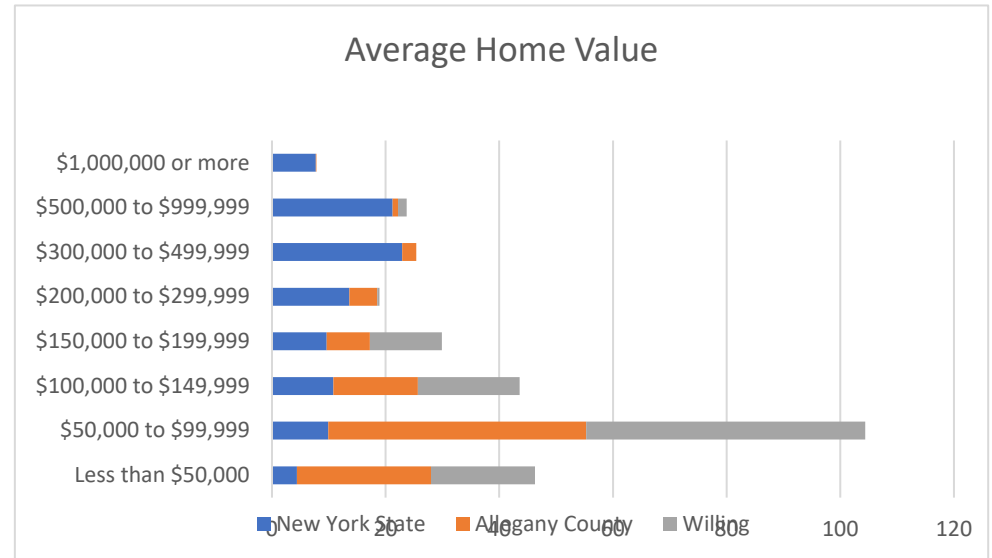
Average Home Price
Local: \$82,500
NYS: \$313,700

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

to the latest census data. This reveals that Willing has a higher percentage of older housing stock than the rest of Allegany County, reflecting that newer home construction is less prevalent in Willing.

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

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



Health and Safety

Willing provides police service and fire service to residents, with the nearest ambulance response coming from Wellsville. Police service is offered on a part time basis by the Town and is also covered by the New York State Troopers barracks. However, the

nearest location is in the Town of Amity, so response time can vary. The nearest hospitals are in Wellsville, Hornell and Olean. The Public Safety Facility in Amity is the base for the Dispatch Center and take most of the Allegany County 911 calls. A map showing the nearest emergency facilities is provided in **Appendix X** for reference.

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

The table to the right indicates the response numbers from the Town of Willing Police and Volunteer Hose Departments. Any response from New York State Police is not captured, as they are dispatched throughout all Allegany County communities. 2022 numbers are through April 20, 2022.

Year	Fire Response	Police Response
2019	97	63
2020	52	71
2021	114	110
2022	24	23

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

Qualifications vary between members, but there are 11 interior qualified and approximately 20 qualified to drive equipment. Response to structure fires, flooding, land searches, vehicular accidents, downed trees and powerlines are typical, as well as mutual aid calls to neighboring communities. With the increase in outdoor recreation, electric powered vehicles, and renewable energy production, new equipment and training will be required to meet the evolving emergency response needs in the area. Currently, the department is only capable of response to one electric vehicle accident, or one solar panel fire.

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

Infrastructure

This will be a general discussion of current infrastructure in Willing and any realism related to those. i.e. – are there culverts/roads/bridges etc. that are near impassable or that have required repeated maintenance. Could this be due to lack of funding or does mitigation need to take place?

Water & Sewer

Residents in Willing are served by on-site water wells and private septic service, regulated and tested by the Allegany County Department of Health. A private water system is in use at...discussion will be continued here related to water and sewer sources.

Energy

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

Shorts Oil & Propane, located in the Town of Wellsville, is one of these providers. One of the largest sources of heating fuel is wood, as there are large stands of wood readily available. Many people in this area have converted to wood-fired outdoor furnaces that heat their homes and hot water systems.

Cable/Internet/Phone Systems

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

service expansion, with political support. Allegany County has a fixed wireless broadband service available as well that is active in the Willing area.

Solid Waste

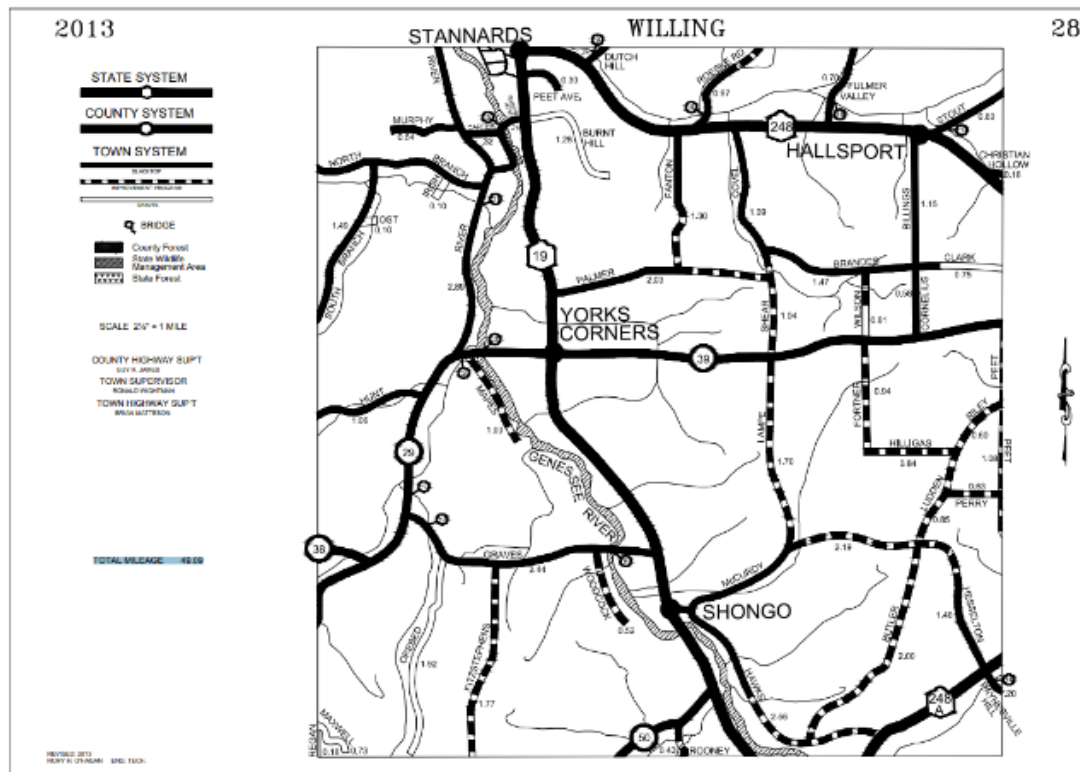
Solid waste is disposed of at the Allegany County Landfill with a purchased dump tag, or residents can choose to have a private company do pick-up. The nearest dump station is in the Village of Wellsville where garbage, recycles and clothing can be disposed of. There are also various special events through-out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

Highway

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

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

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



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

Parking/Lighting

Due to the rural nature of Willing, there is limited parking and lighting throughout the community. There are several private parking lots associated with the various businesses and entities in Willing. With the amount of residential sprawl and lack of local businesses within walking distance of

one another, the community is not really in need of additional parking areas. Residents often use the shoulder of NYS-19 for parking during any community events; however, with the amount of Amish buggy traffic in the area that can also be dangerous. Willing enjoys the rural night sky as well and therefore, does not employ street lighting. There has been discussion of sidewalks in the hamlet of Stannards, where the only housing complex is located; however, there is nothing planned at this time. **This will be more defined later, I just wanted to make sure that I had something started here.**

Open Space and Outdoor Recreation Opportunities

Trails and outdoor recreational opportunities, as well as the overall rural nature of Willing are what residents love and would like to see remain. In the community survey that was sent out at the beginning of the planning process, nearly 90% of the respondents said

they valued the rural setting most, followed by scenic views at 75%, and the open spaces and natural resources available at just over 68%. Hunting and fishing opportunities and a lack of noise pollution were also cited as most valued by Willing residents. Much of the landscape is comprised of deciduous, evergreen and mixed forest, with a plethora crop and fields throughout with rolling hills and little commercial activity, making it a very desirable place to live and embrace outdoor opportunities.

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

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

- WAG Trail – The Wellsville Addison Galetton Trail, also known as the Upper Genesee River Trail, is a 9-mile nearly flat grass surface trail that runs along the Genesee River from Willing into Wellsville. This multi-use trail allows user to walk, hike, bike, horseback ride, snowshoe or snowmobile during all seasons. There are several access points along the trail that allow for fishing as well.
- Genesee River Wildlife Management Area – The wildlife management area is new as of 2020, offering access to open space for hunting, fishing and general wildlife watching; however, the primary purpose of the area is habitat management, preservation. It is located on a 310-acre parcel on the west bank of the Genesee River and west of River Road in Willing. The habitat includes mature forest, brush, wetlands and open fields supporting an abundance of wildlife. Wildlife management areas differ from other state forest properties, as they are meant for management practices and wildlife-dependent recreation. They do not allow other recreational activities like motorized vehicle use, swimming, horseback riding, mountain biking, camping, or other activities that would likely disturb wildlife activity in the area.
- Genesee River – The Genesee River flows north from it's starting point in Genesee, PA through Willing until it reaches Rochester, NY where it eventually discharges into Lake Ontario. There are several access points along the river that allow for

kayaking, fishing, and other activities. It is one of the main sources of recreation in the area and also the focus of the newly developed Local Waterfront Revitalization Program Plan.

- Genesee River Wilds Kayak Access Points – There are several locations to access the Genesee River for kayaking including Jack Bridge Road, Mapes Road, Graves Road, and along State Route 19. Some of these access points are maintained by the DEC and are considered fishing sites; however, they double as kayak launch areas. There is a Genesee River Wilds access point in the Town of Genesee, just over the border into Pennsylvania.
- Trout Run Camp Resort – Formerly a mobile home park, it has been transformed into a seasonal camping resort offering family fun with camp sites, cabin rentals and several amenities. The resort offers river access, a new splash pad and playground area, large dog park, gaga ball pit, field for softball or kickball events, a stocked pond, convenience store and more. It is not located in Willing, but sits at the northern border, in Wellsville. Patrons of Trout Run often make their way to Willing and enjoy fishing, kayak and trail sites.

What are the open space areas in Willing? Did we cover them? Do we want to include pictures of each? Are there memorials or anything else that should be included that were not thought of? What about public areas that have historic significance?

Agricultural Lands

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

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

Agriculture has played an important role in the history of the Town of Willing, and continues to play an important role. Just over 15% of the land in the Town is classified as Prime Farmland, and just over 44% of the land is classified as Farmland of Statewide Importance by the USDA- NRCS. Most of these lands occur on the better drained and less sloping areas of the hilltops, and along the Genesee River valley.

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

What are the concerns related to hog/swine farming or other operations that may be problematic?

Local Government Services

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

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

Laws

Local laws are filed with the New York State Department of State pursuant to section 27 of the Municipal Home Rule Law and are available at the Clerk's office for review. Local laws filed after January 1, 1998 are available at <https://locallaws.dos.ny.gov>; however, anything filed prior to that date is not available online. A summary list of local laws currently active in Willing are provided to the right, with a few highlighted below.

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

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

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

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

In January of 2022, a Local law providing for written notification of defects and obstructions on town highways, bridges, streets, sidewalks, crosswalks, and culverts in the Town of Willing. This law stated that no civil actions shall be maintained against the town or town superintendent of highways for damages or injuries to person or property sustained by reason of any highway, bridge, street, sidewalk, crosswalk, or culvert being defective, out of repair, unsafe, dangerous or obstructed unless written notice of such defective, unsafe, dangerous, or obstructed condition of such highway, bridge, street, sidewalk, crosswalk, or culvert was actually given to the town clerk or town superintendent of highways, and there was a failure or neglect within a reasonable time after the giving of such notice to repair or remove the defect, danger, or obstruction complained of.

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

Land Use

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

Class of Use	Parcels	Acres	% Total Acreage
Agriculture (100)	44	2673.12	12.11
Residential (200)	593	7428.51	33.64
Undeveloped Land (300)	319	10196.36	46.18
Commercial (400)	16	206.51	0.94
Recreation and Entertainment (500)	3	6.41	0.03
Community Services (600)	17	29.96	0.14
Industrial (700)	5	256.82	1.16
Public Services (800)	4	187.3	0.85
Municipal Parks/Rec Areas (900)	2	82.92	0.38
No Property Classification Code	24	1011.49	4.58
Total Town	1027	22079.4	100

Source: Allegany County Real Property Office, 2021 Data

The table to the left was derived using land-use codes from the Allegany County 2021 tax files. They provide a breakdown of the various land uses in Willing, while the existing land use maps (provided later in discussion) delineate the parcel locations. Land use codes were developed by the New York State Office of Real Property Services to create a uniform classification system used in assessment of land.

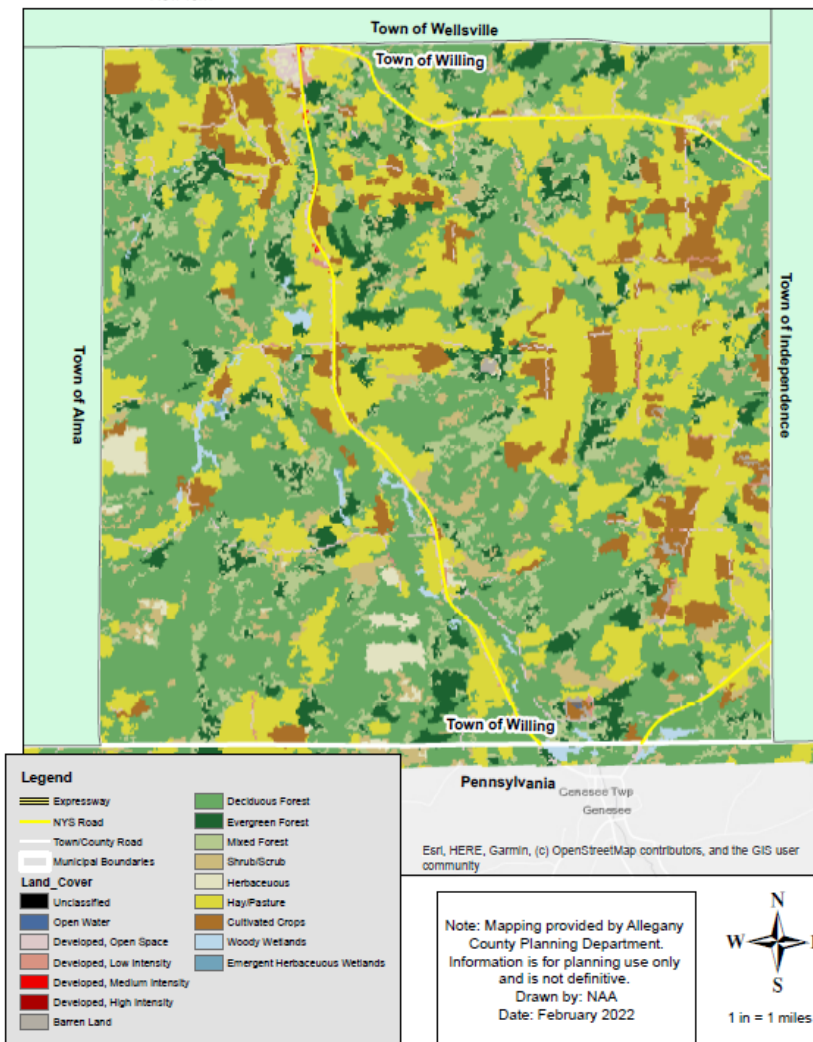
The top three classes of use in Willing are undeveloped land at over 46% or 10,196.36 acres, residential at 33.6% or 7,423.5 acres and agricultural at 12.1% 2,673.1 acres. However, much of the land classified as residential or undeveloped are also used for agricultural purposes.

This is evident when looking at the land use map and the land cover map in comparison. As a general observation, just over 1,000 acres (24 parcels) were not assigned a property classification code. This could be due to a number of reasons that vary by municipality, but are most often a result of combining the tax parcel with another for assessment purposes which removes the classification code, or the property may not have a deeded owner.

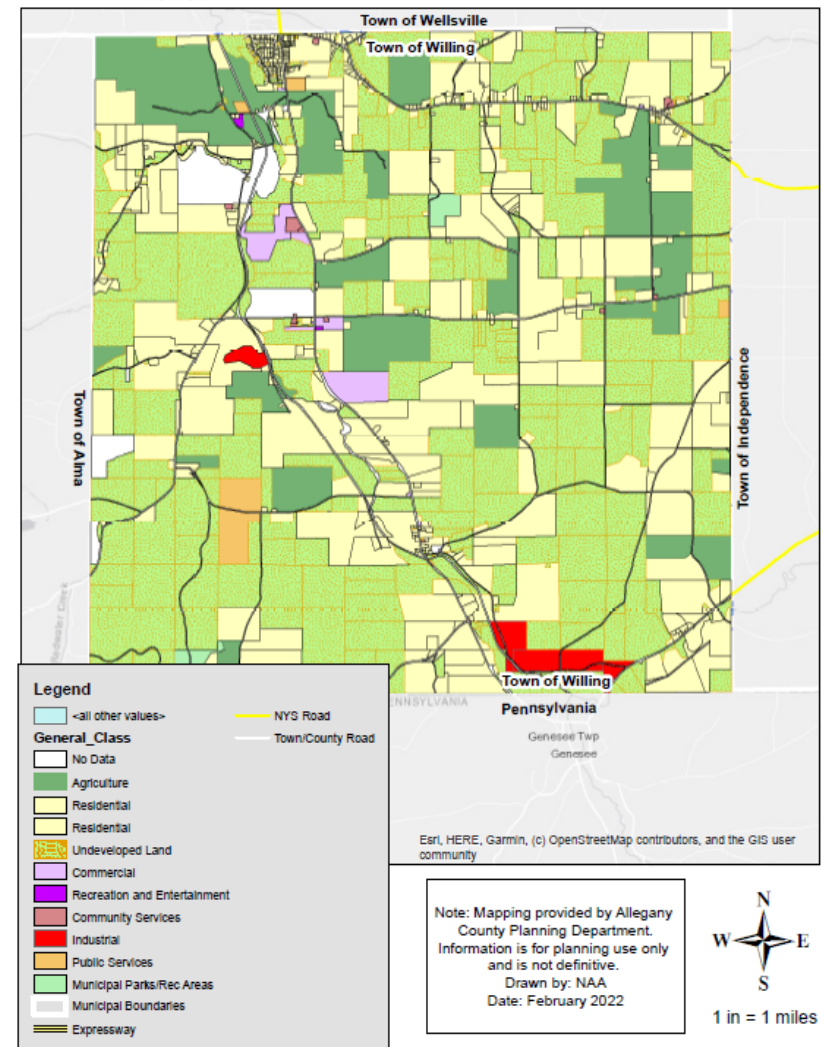
There is no zoning in the Town of Willing and at this time, they do not wish to consider enacting any. As stated in the mission, Willing would like to preserve the rural nature through careful residential planning. It also their intention to limit other types of development that could dramatically change the landscape, impact wildlife and outdoor recreation opportunities.

Much of the new structures that are built in Willing are constructed by the Amish community including residential homes, barns, and fencing.

Town of Willing Land Use Willing Comprehensive Plan



Town of Willing Land Use Willing Comprehensive Plan



Non-Renewable Resources

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

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

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

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

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

Renewable Energy

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

Many of our local communities in Allegany County have been impacted by the New York State Energy Plan, either by enrolling in the Clean Energy Communities program, the need for new infrastructure and charging stations for electric vehicles, or by developers seeking to install wind or solar energy projects. Due to project sizes (acreage need varies) and proximity to electric grid lines, it is

likely that Willing be approached for renewable energy projects for both solar and wind. Because of the growing interest in our rural communities for renewable energy, it is strongly recommended that renewable energy facility regulations be put into place as soon as possible.

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

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

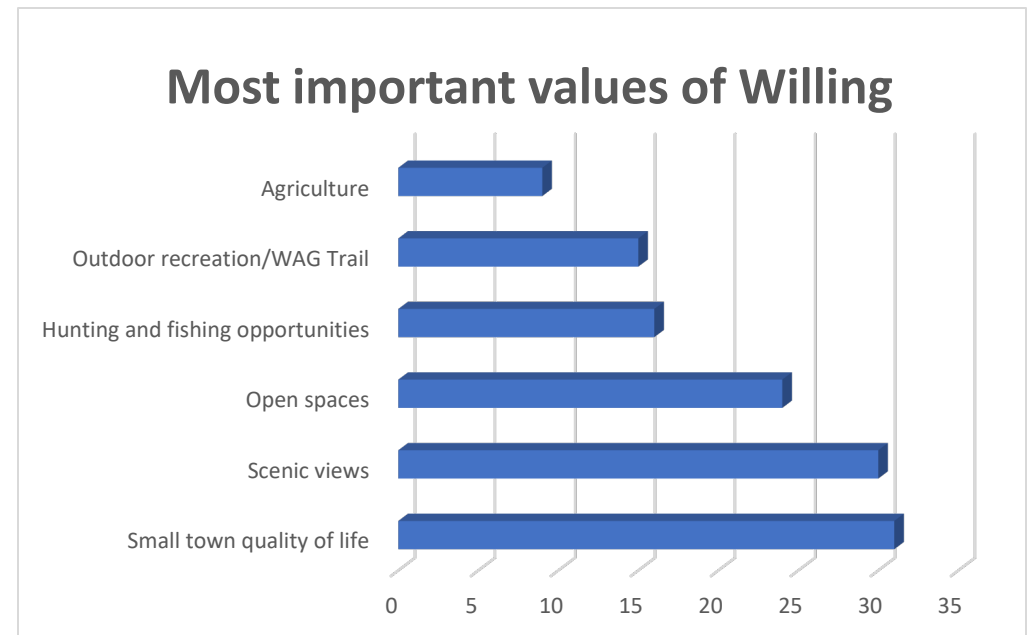
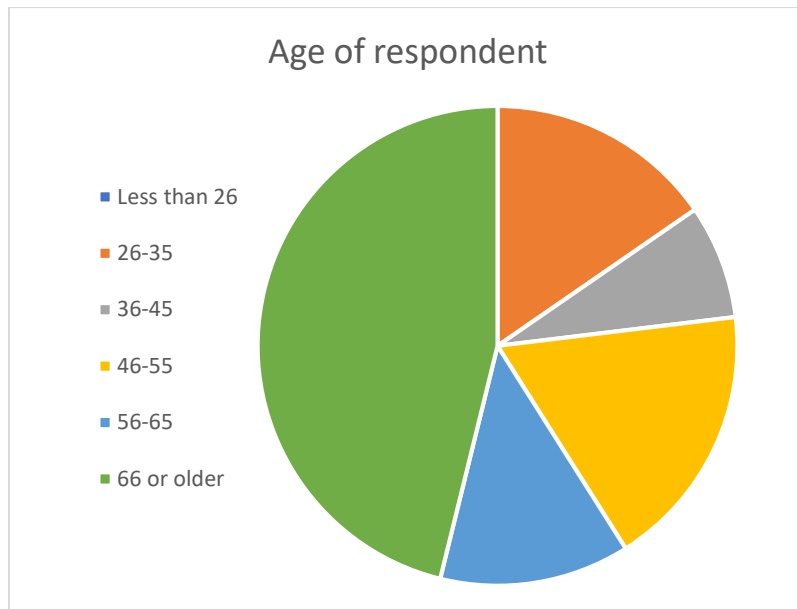
Currently there are only a few small-scale, residential solar or wind energy systems existing in the Town of Willing. Results of a recent survey of Town residents and landowners indicated that most are generally supportive of these small- scale energy systems, as well as "community" energy systems.

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

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

Community Vision and Policy Areas

Early in the Comprehensive Planning process, the planning board distributed a community-wide survey to residents in order to engage the community in the process. The survey consisted of questions pertaining to town values, land use, future development and more. Thirty-nine completed surveys were returned.

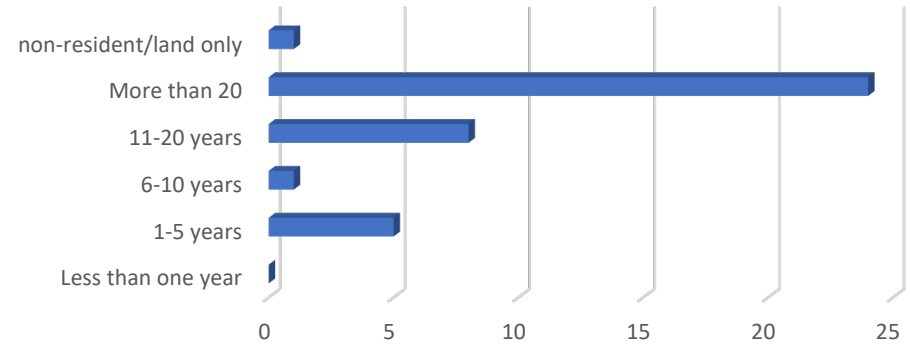


RESIDENTIAL LIVING - Goals/Objectives Identified

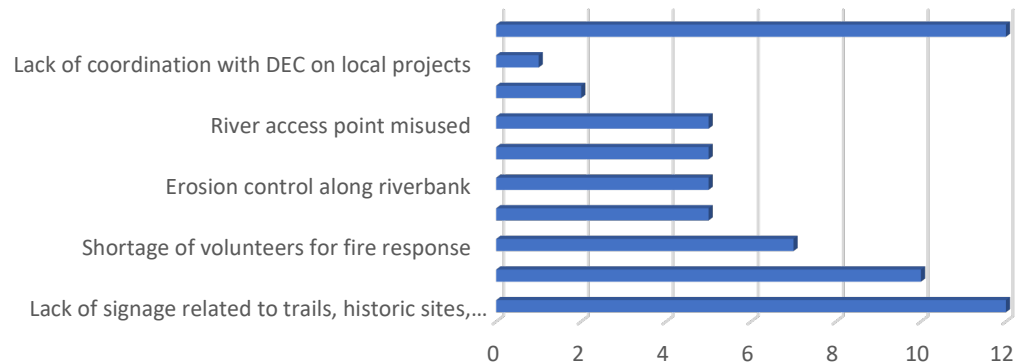
The first goal of this survey was to identify a common thread of locally perceived opportunities and threats to the Willing Community. While the number of surveys returned represents only a small portion of the population, small town friendliness and a strong sense of community emerged as nearly universal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

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

How long have you lived in Willing?



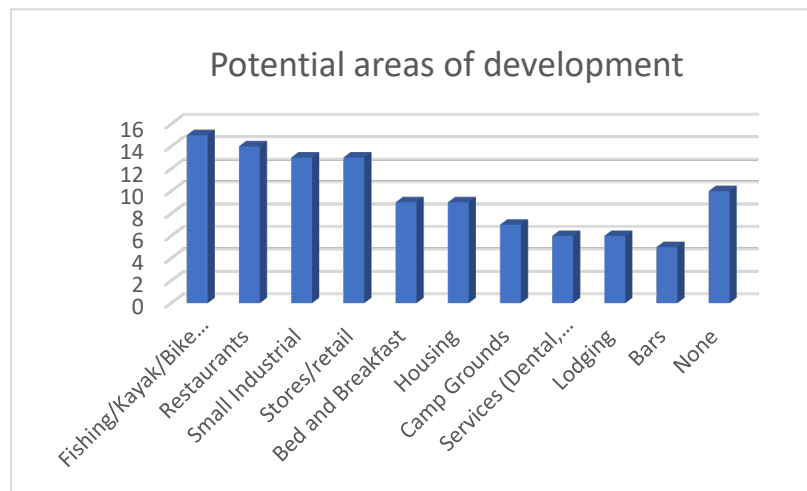
Dislikes or areas of concern



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

Sustainable Growth and Development

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



Highway Department

Action Item	Time Frame	Partners
Establish a 15-year replacement plan for all 10-wheel plow trucks that are currently owned and operated.	Long term	Town Supervisor, Town Board
Establish a 5-year replacement plan for all pickups that are currently owned and operated.	Long term	Town Supervisor, Town Board
Establish a 30-year replacement plan for all heavy equipment.	Long term	Town Supervisor, Town Board
Add additional bay space onto the Highway shop.	Short term	Town Supervisor, Town Board
Build a sand/salt storage shed.	Short term	Town Supervisor, Town Board
Make the currently seasonal position full time.	Short term	Town Supervisor, Town Board
Establish a lease plan for any office equipment, including a computer and a color printer/copier/scanner on a five-year cycle.	Short term	Town Clerk, Town Supervisor, Town Board

COMMUNITY RESOURCES - Health and Safety – Goals/Objectives Identified

Fire Department

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

Police Response

Action Item	Time Frame	Partners
Acquire additional “less than lethal force” response equipment for patrolling and emergency response	Short term	Police Department, Planning Board
Find more appropriate storage solution for patrol car when not in use.	Intermediate	Police Department, Planning Board
Replacement of the patrol car should be considered soon.	Short term	Police Department, Planning Board
Improvements to the office ceiling to prevent leaks and moisture issues.	Short term	Police Department, Planning Board
Additional surveillance cameras around the exterior of the Town Hall.	intermediate	Police Department, Planning Board

Future Land Use Considerations

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

Policy Framework

Implementation

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

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

Adoption

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

5. Referrals.

- (a) Any proposed comprehensive plan or amendment thereto that is prepared by the town board or a special board may be referred to the town planning board for review and recommendation before action by the town board.
- (b) The town board shall, prior to adoption, refer the proposed comprehensive plan or any amendment thereto to the county planning board or agency or regional planning council for review and recommendation as required by section two hundred thirty-nine-m of the general municipal law. In the event the proposed plan or amendment thereto is prepared by the town planning board or a special board, such board may request comment on such proposed plan or amendment from the county planning board or agency or regional planning council.

6. Public hearings; notice.

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

such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment. The town board shall, within ninety days of receiving the planning board or special board's recommendations on such proposed plan or amendment, and prior to adoption of such proposed plan or amendment, hold a public hearing on such proposed plan or amendment.

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

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

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

9. Agricultural review and coordination. A town comprehensive plan and any amendments thereto, for a town containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction, shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. A newly adopted or amended town comprehensive plan shall take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the agriculture and markets law.

10. Periodic review. The town board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.

11. Effect of adoption of the town comprehensive plan.

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

(b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall take such plan into consideration.

12. Filing of town comprehensive plan. The adopted town comprehensive plan and any amendments thereto shall be filed in the office of the town clerk and a copy thereof shall be filed in the office of the county planning agency.

Review

Approximately five years from the date of approval or sooner if needed, members of the Comprehensive Plan Committee or Planning Board will be re-appointed to examine and update this plan within one (1) year of that date. Community leaders, business owners, and other various stakeholders are encouraged to visit this Plan, review goals that support the mission and vision of Willing and bring about positive change. The governing board re

serves the right to employ a diligent review, i.e. the precautionary principle and/or SEQR, of projects or actions which may impact public health or the environment.

Stakeholders and Working Groups

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

Grant Funding Opportunities

Consolidated Local Street and Highway Improvement Program (CHIPS)

Climate Smart Communities Grant Program

Appalachian Regional Commission Area Development program

EDA's Public Works & Economic Adjustment Assistance

Consolidated Grant Funding

FEMA Grants

ACKNOWLEDGEMENTS

WILLING TOWN COUNCIL

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Roy Gay
Dorothy Fenski

SUPERVISOR

Ronald Wightman

TOWN CLERK

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Patricia Gay
Craig Martin
Eric Smith
Steve Antes

HIGHWAY SUPERINTENDENT

Brian Matteson

CODE ENFORCEMENT OFFICER

Brady M. Sturm

CONSTITUENTS

Glossary

This will include a list of items that not everyone may be familiar with and will be compiled once the plan is near completion.

Appendices

This will also be created as you move along in the process. Typically, each appendix will have a separate cover page, sometimes separate from the text of the document for readability purposes. It should be based on the content of your document.

- **Maps**
- **Detailed Demographic tables from Census**
- **Comprehensive Plan exercises that were used in the process (list of assets, problem areas, etc)**
- **Survey results – detailed breakdown**
- **Other plans** that are associated with Willing
 - DEC WMA Plan, WAG Trail Plan, etc.