

**Section 1.A.**  
**Alfred Comprehensive Plan**  
**Comments Delivered at Public Workshops**  
**Spring, 2003**

**Alfred Station Fire Hall, April 29, 2003: Spoken Comments**

- C. Dubriell: How big are the two schools going to become, and how many more properties are they going to be purchasing? The college is buying up property and making it tax exempt. Absentee landlords and student housing are issues; buildings need to revert to private homes.
- T. Graziano: The cost of housing is an issue: the more we lose to tax exempt status, the higher the cost of housing is. Every time the college buys a building, the rest of the taxpayers have to make it up.
- M. Prisco: About 85-87% of Village properties is tax exempt. Fewer retired people are remaining due to taxes. New industry would have to locate in the Town, and will not increase the Village tax base. The private homes owned by AU pay a PILOT; ASC makes no PILOT payments.
- M. Rucker: There is a growing senior citizen population with limited employment opportunities. Students don't want to stay here; we need new businesses to employ young adults. One reason for the development of the Sugar Hill Industrial Park is to provide employment opportunities.
- T. Rucker: We should look at the Town of Poughkeepsie and the effect of IBM's downsizing. This kills other business. If this were to happen with ASC or AU, there would be a huge fallout without smaller businesses in town. A potential loss of students would also have a large impact.
- Comment: What effect will I-86 have on Alfred? We need to consider regional issues also. Alfred cannot act like an island anymore; we need to be part of the larger area.
- C. Tartaglia: There is a need for community space not associated with a church or business that would be available and free for community use.
- M.L. Cartledge: The Plan Committee needs to involve other community groups, including the Alfred 21st Century and Alfred Business Association. We should explore the location of a parking garage in Village.
- D. Rossington: The mayor has been trying to clean up the Village over the last few years. There is an immediate problem with abandoned properties--AU Fraternity and Sorority Houses. The effect of what will become of them needs to be addressed. Ownership of some is in question. ARC is interested in possibly purchasing a different house.
- M. Prisco: AU is looking at requiring all juniors to live on campus. What effect will this have on landlords and the houses they rent? Where will AU build more dorms? What effects will all these changes have on the way the community is perceived by incoming people?

- Comment: The issue of parking and possible lot locations was discussed; South Hall and other locations were identified. A parking garage is needed. More parking is needed. Can ZBT be torn down and parking located there? Could a Park and Ride concept work here?
- T. Graziano: AU's housing policy effects landlord's abilities to rent and maintain rental properties.
- D. Clarke: Families are moving out of the Village. Downtown is primarily student housing with a few senior citizens mixed in. We need to see houses generate revenue. We should look at mixed use zoning with a compatible use aspect
- T. Graziano: Asked what percentage of employees live in the Village or Town? Suggested a park and ride program.
- Acton: There is a need for a welcome center with community restrooms; could this be located in one of the downtown fraternity houses, such as ZBT or Delta?
- Potter: The location of the Village wells is a problem--they are in an area of industry and down-gradient from the Village. The current wells need to be protected, and new wells should be developed up-gradient.
- T. Rucker: Perhaps there should be a juried art show in the Village. The B&Bs, hotels and restaurants would benefit. Tours could be set up.
- Clarke: AU has one of the oldest and best Environmental Studies Programs in the country and needs to be better supported. Foster Lake offers opportunities for research. Unique plants, birds and geology in the area could be a target for tours. Biodiversity and the natural setting are positive aspects that should be recognized and developed properly.
- Comment: Open spaces and playgrounds are important.
- M. Prisco: We used to have the Julliard School here in the summer as well as Elder Hostels. We should develop our cultural aspects and promote the programs we have. A Community Activities Coordinator could work with both schools and various groups and agencies.
- Lang: Don't let the big businesses in town rule the community. We need to promote and support local shops and events. It is a problem that the students do all their shopping on their campuses. We need to develop a reason to stay in Alfred.

### **Alfred Station Fire Hall, April 29, 2003: Written Comments**

#### **(1) List of “characteristics or qualities of the Town and Village of Alfred that contribute to our quality of life and “sense of place.”**

- Playground
- Gorgeous summers
- Montessori school
- AU and ASC
- Variety of restaurants
- Joseph Sheer’s moth project
- Kinfolk
- Cultural activities

- Quality educational systems
- Research centers
- Linkage to outside business
- Rural setting in a college community
- Quality housing
- Progressive businesses (e.g., Café Za, Coffee Shop, sports center)
- Sustainable forests, wetlands, open space
- Specialty shops
- NYS Ceramic Museum
- Rural ambience/small town
- Terra Cotta
- Healthy environment
- Ceramic motif and related industries and artisans
- Tinkertown as a very vital area for businesses to develop; should have sidewalks from greenhouses to Alfred Station
- Potential of old Buffalo Crushed site as an amphitheater
- Strong community interest in the good of the greater community (willingness to be involved)
- Great facilities for programming and recreation, especially in the summer, i.e., like the Corning Summer Theater
- Niche tourism promotions
- Niche retail promotions
- Victorian buildings
- Cultural environment
- Diversified population
- Caring community
- Availability of police, fire and medical services
- Safe place to live
- Low population density
- Good neighbors
- Good schools
- Relaxed character and pace of living
- Cooperative, helpful, decent and courteous habits of residents
- Interstitial and nearby natural settings, ecosystems
- Friendliness and quaintness

**(2) List of issues or concerns that require attention and resolution in the years ahead.**

- Car service to airports
- Curb appeal of village and town and two campuses
- Marketing plan
- Owners on Village's Main St. do not cooperate

- Need for community center for wellness activities (yoga) and art activities (non-academic)
- AU and ASC do more to keep 50% of regular population of school year during summer or percentage that creates a lively atmosphere and supports businesses.
- Is there animosity between town and village that needs healing?
- What happens when the health of both AU and ASC falters? Do the village and town die if they do?
- Collaborative culture
- Employment opportunities
- Negative outlook
- Quality and condition of rental properties
- What will happen to fraternity houses and rentals if the Univ. requires juniors to live on campus? Some coordination with village required.
- Zoning enforcement so that industry and other businesses don't spread out of control.
- Maintain green spaces.
- Tax base
- Absentee landlords including owners of hunting and seasonal
- Parking (maybe a parking garage in Alfred?)
- Taxes
- Expansion space/opportunities
- Need for more public facilities—public restrooms, transportation, motorcoach capabilities
- Absentee landlords
- Protection of water supply
- Property being removed from tax rolls
- Lack of affordable housing that is decent quality
- Marketing ineptitude for area
- Coordination of activities by everyone for all things
- Physical state of a section of the main business block and some housing facilities
- Minimal tax base for the Village because of the two institutions
- Expansion of the water/sewer systems outside of the village
- Need to promote residential development in the town – tax initiatives?
- The appearance of many of the old buildings—absentee landlords.
- Very small tax base and the need to provide services for a town of 10,000 people
- Need for more places of employment—cannot rely on only 2 major employees.
- Employment
- Increased traffic on Main Street
- Student housing
- Lack of creativity to draw tourists
- Growth of retail
- Growth of industry
- Retain taxable property
- Retain environment beauty and safety
- Fraternity houses are run-down

- Students living throughout the town—residential areas
- Roads—pot holes
- Public spaces/parks
- Community center available for community activities
- Festivals/seasonal
- Public art show/gallery
- Web site for Alfred
- Parking lot at ZBT space with façade (2-D) of historical house to hide 2 level garage!
- Protection of our resources
- Student housing and absentee landlords (who don't see the consequences of their neglect)
- Property taxes in village too high to attract families
- Not enough (any) encouragement of small, community business, by AU and Alfred State
- Don't allow big business to ruin what Alfred is!!
- Promote more business in both town and village
- The future of Greek housing?
- Code enforcement

#### **St. Jude's Parish Hall, May 7, 2003: Spoken Comments**

- E. Gulacsy: Is there in fact a parking problem?
- L. Curran: There is a need to continuously put money in the meters. If client gets a ticket, many of the businesses pay it.
- K. Gregory: The Village Board is talking about the parking issue. The issue is metering and that fines have not been effectively collected in the past. Chief Richardson is working with the Village Justice to see how to improve that.
- G. Ostrower: There are very mixed messages on parking. Some feel the Village should not ticket; others feel ticketing is necessary to move cars along. Suggestions include providing 2-hour meters instead of one hour. The Village is stronger than many communities in Allegany County and WNY, but we are reliant on the colleges. If the schools can't draw students, the Town and Village will fail. We have to deal with what we have, including the physical beauty of the area. We need to address the physical qualities of Main Street and the businesses for our economic future.
- M. Marks: Why does Main Street have parking meters? We are competing with malls where parking is free. Meters are an irritant.
- R. Thompson: The appearance of the area between Main Street and the Ceramics buildings is important. The stoplight is the center of town and needs an improved appearance.
- D. Broad: The ASC farm will remain a farm and there will be an increase in programs. The two academic institutions are very diverse, and we could improve communications within the community.
- M. Prisco: It is great to hear the two deans talk about enhancing the Village. There is great concern by the community toward the future of the fraternity and sorority

houses and AU's plans to house all students on campus through the junior year. There is a need for cooperation between the colleges and community.

- L. Lewandowski: The appearance of Rt. 244 near Rt. 21 in Alfred Station needs improvement.
- G. Ostrower: Property maintenance is a problem and can be due to the costs.
- H. Zaccagni: How can the community's economic basis be broadened?
- M. Hyde: Village taxes are high. We are seeing a smaller and smaller number of faculty and staff living in the Town or Village. New hires are locating in Wellsville and Hornell. We need an incentive to get people who work here to live here.
- D. Broad: ASC could utilize its resources more in the summer--tourism, Elderhostel, summer camps. There could be a Town or Village brochure featuring both Colleges plus other attractions. Affordability of housing is a concern. The college could use some of its property for short-term, low cost housing for new faculty.
- T. Koegel: The Town Board has tried to fill the vacuum for planning and economic development. Sugar Hill is slowly started up. A large portion of properties along Rt. 244 is in the Empire Zone. There are a lot of little things happening to help, but there is a need for more before the whole picture comes together. Sewer connection is the last chain needed to put the whole picture together. Town taxes are a relatively small slice of the pie compared to other taxes; Town taxes are the second lowest in Allegany County.
- G. Marks: Clients come to Alfred on a daily basis from up to one hour away. There is a diversity of attractions in the Village.
- B. Potter: There is concern about the location of the Village water wells on Shaw Road. Also, Alfred State did provide faculty housing in the 1950s.
- H. Zaccagni: Main Street houses used to be single family homes. Now they are mostly student housing. The quality of life on Main Street has changed over the last few years. We need housing for single and married couples with no children that is nice and not next to students.
- A. Littell: Are the Colleges allowed to tell the students to clean up around student housing?
- G. Ostrower: There has been a conversation with the presidents of both colleges about providing low cost loans to rehabilitate housing for new faculty. ASC probably can't do it due to state funding restrictions, but AU may be able to.
- M. Hyde: The cost of housing in the Village is twice that in other communities.
- M. Marks: The new Ceramics Museum will change the atmosphere of one of the very nice neighborhoods in the Village. Why not put it where Davis gym is?
- M. Prisco: If a change in location is part of the Comprehensive Plan, it may carry more weight.
- E. Gulacsy: At the first public meeting involving the new museum, everyone present was against the location. No one listened.
- G. Brooks: There is a very serious housing issue involving affordability and options. There are no townhouses. We should look at current buildings that could be converted into housing, for example South Hall. Instead of tearing it down, South Hall would make very nice studio apartments. The building is on the State Historical Registrar. NY State may not have signed off on its demolition yet.

- G. Ostrower: The Town Board deserves credit for cooperating in this Comprehensive Plan project.
- M. Prisco: The new coffeehouse could be an example for other local businesses.
- T. Koegel: We can trace a lot of concerns and problems to the economics of the area. The two schools are of major importance to the community but also a problem in regard to the tax-exempt issue. It is important that this plan look at the whole area, not just one portion.
- R. Hoffman: Sugar Hill took away prime farmland due to lack of planning. What does the future hold for our children? What would encourage our children to stay here? What kinds of opportunities are needed to keep them here and keep graduating students here?

**St. Jude's Parish Hall, May 7, 2003: Written Comments**

**(1) List of “characteristics or qualities of the Town and Village of Alfred that contribute to our quality of life and “sense of place.”**

- Beautiful geographic area
- Good medical facilities
- Diversity
- Educational opportunities
- Art/ceramic excellence
- Fall tour
- Website friendliness (could show more village pictures)
- The intelligence, artistry and professionalism of those attracted by the colleges and the “academic” tenor of the village
- Beauty-open spaces
- Lack of fast foods and chain businesses
- Small population and size
- Friendliness of businesses
- Good restaurants, coffee house
- Sense of community
- Proximity to university and college
- Vital art community
- Low population density
- Older structures
- Good public school
- Friendliness
- Helpfulness
- Natural beauty
- 19<sup>th</sup> century architectural character
- Diversity of population and restaurants
- Natural environment
- Education institutions and amenities associated with them – library, concerts, lectures, etc.

- Reasonably efficient public services
- Continuity – history, architecture, people
- Restaurant expansion

**(2) List of issues or concerns that require attention and resolution in the years ahead.**

- High real estate taxes
- Lack of public transportation, for instance to the closest airport
- Clearing ice and snow from sidewalks on the main street
- A dog clean-up law
- Summer activity
- Need better coordination of resources, especially those of the colleges. Many projects can benefit from involvement of students, staff and faculty in various capacities.
- Don't allow fast foods to come into village or town.
- How can Alfred draw people into the Village during summer months when schools are out and local businesses struggle?
- How can we expand our economic base without damaging the very qualities that make our village and town unique?
- If and when we are able to expand our economic base, how do we upgrade our infrastructure to accommodate the expansion?
- Main St.: how do we upgrade the look of the housing on Main St. (rentals in particular)?
- Housing: need for townhouse or condo housing for adults (not students)
- "Flight" of families from village
- Increased rowdiness of students
- Deterioration of older structures
- High taxes in NY State
- Housing: need more options
- Landmark preservation and adaptive use
- Land use designation
- Parking
- Zoning
- Shrinking tax base and high taxation
- Student generated noise, litter, violence
- Deterioration of rental housing
- Widespread flouting of traffic laws – speeding, stop signs, parking
- Costly utilities
- Can village become fraternity free? (ASC houses are still ugly)
- Stoplight is "town center," the primary view to visitors

**Section 1.B.**  
**Alfred Comprehensive Plan**  
**Responses to Town and Village of Alfred Residents Survey**  
**November, 2003-January, 2004**

Following are the responses to survey questions asking for written answers. The responses are unedited.

**Question 21. What is the one aspect of Alfred that you like the most?**

- I can be left alone, a hermit if that is my choice.
- The Jet
- Village atmosphere, excellent libraries
- You live in a rural community and still feel that you participate in the world
- Small town atmosphere
- We love Alfred because it's small, beautiful, and because there aren't any chain stores. We also appreciate the arts here and the opportunity for kids at Alfred Almond to take classes at AU.
- Friendly, safe
- Community spirit
- Small college town environment
- The advantages of a college town (cultural and sports events) in a country setting where you know lots of people and feel comfortable.
- The fact that it is a small, pedestrian friendly, academic community
- Sense of small-town community
- It ain't the taxes, that's for sure. If I'd known that, I'd never have bought here.
- Most of the residents and business owners
- That is cares about people in the community. Volunteerism is high and people are extremely creative.
- The rural atmosphere
- The small town. The friendly atmosphere.
- The variety of professional individuals including retired personnel, a great assist for small business
- Friendly
- Friendly and safe
- Friendliness of most of the people, be they town or gown. Some think they are elitist however.
- The friendly, quiet atmosphere in the summer, and clean sidewalks in the summer! (no cups, beer cans etc...) cigarette butts, vomit
- The dedication of our volunteer fire dept. and the ambulance emergency crew.
- Small community

- Small town
- Friendliness
- The rural atmosphere
- Historic character...friendliness
- The community of young families and the safe environment for raising children
- University setting
- The AU campus is lovely and well maintained and the maintained neighborhoods. Rural charm, cultural diversity.
- The rolling hills and low pop. Density and educated people.
- The friendly small-town nature combined with its being a college town.
- Small town, lots of trees and pretty spots...can walk everywhere.
- Town/village geography...open land, absence of skyscrapers, strip malls
- Café Za
- The physical environment
- Nice community to raise a family and live there
- Quietness and small town
- The general attitude of the community
- The friendliness of the local business people.
- Road care and excellent snowplowing and sanding.
- Small town, academic environment
- Community spirit and friendliness
- Friendly
- Being able to walk to most services/activities (post office, library, dining, groceries, etc).
- Intelligent, caring artistic community members
- It's nature, and art's offerings
- Our street is quiet...friendly neighbors
- Small-town, friendly people
- The people are friendly and caring
- Safe, educated community
- The cosmopolitan flavor of the community--because of many ethnic groups and nationalities
- The wonderful programs the colleges offer and friendly small town atmosphere
- Small town...accepted...safe
- Small-town...friendliness
- Rural college town
- Access to AU and ASC events 2. The friendly community
- Local business owners are honest, courteous and well prepared to conduct their business.
- Friendly, small, rural, safe environment...no fast food
- The fact that it is a college/university town with a well-educated, well-traveled population
- Small town feel, good schools
- Small town, great schools

- I'm phobic about interrupting people's daily routine by phoning them at home, so I like the fact that I can encounter them walking down the street and handle our social or volunteer or appointment making business there.
- My sister lives here
- The way people help and care for one another...the variety of business and services available
- I grew up here--it's safe, friendly--"family." I truly fear that it will become over-developed here.
- Friendly/user friendly
- School system
- Pastoral quality of the summer
- Elementary school, rural landscape. Wildlife--but must keep deer population in check
- Small village atmosphere
- Historic--grandfather came in 1827
- Safe, low-stress environment
- People from all over the world come to school here so we're not stuck with a bunch of white only redneck woodchucks society.
- Some of the different restorations that have taken place in village
- Small town feeling--friendliness--cultural possibilities
- Friendly and safe
- People friendly, safe...good pace of life
- Because of AU, it has an intellectual life and a well-educated population
- Small town even with the colleges
- Friendly people
- A college community
- Small town feel...friendly people
- The general friendliness and caring of the people. The natural beauty of the area.
- Lots of places to hunt deer
- You have to make your own recreation to some extent ("packaged" recreation is boring, can be gotten anywhere), but it's always worth doing!! People just need to be made aware of opportunities that are manifold around them.
- The small shops and restaurants of Alfred. And also the cultural offers of AU.
- The small, rural, college town atmosphere.
- Small and still friendly people care about each other
- Friendly people
- Small town--historic look
- Friendliness, small town feel
- Rural character with educational and cultural events
- Small town feel
- Occasional cultural events especially musical ones and the unique stores and restaurants
- Friendly, cooperative community

**Question 22. What is the one aspect of Alfred that you like the least?**

- High taxes
- Poor parking, loss of free classical music concerts in the summer
- Its egalitarian nature is fading
- Politics (mayor)
- Before my kids started driving I drove them everywhere.
- Slum housing--unsafe/unattractive housing and business district
- High taxes
- Litter along roadsides (i.e. Kenyon field, Cty Rd 12, Route 21)
- The feeling that we are sometimes "at the mercy" of AU and ASC--that local people aren't as important as the students and faculty of the schools.
- Its isolation, therefore we depend upon the 2 colleges
- Thumping noise of rap music from student cars
- It's self-importance. Fussing about lawn length, gloating over its "small-town feel" while really having a Bubba mentality
- The "bureaucracy" and unjustly out of line taxation
- The Sugar Hill Development behind the Farmedic Bldg seems unnecessary. The current facilities (corridor) are underused. Newspaper information was given for Corning's corridor and their positive results. I'd rather see a Horse farm for ASC/AU profit.
- The continual tax increases. It has driven people out. Individuals do without and learn to manage on what they have, business, govt and schools need to do that too.
- I think all students should be kept in the village of Alfred. Let Alfred Station have nice families.
- The separations...combine post offices, administrations of schools, governments etc. A lot of time and money being wasted. Zoning needs an update.
- Isolation, restrictions placed on village by 2 large institutions
- Distance from metropolitan area
- Not having a grocery store (Shurfine/Giant) any more. Also gasoline prices higher than neighboring communities.
- The various ways that ASC and AU predominate in the village
- The indifference of students to the community they live in--e.g., the trash they leave along the streets, their behavior in public.
- Parking meters--lack of parking
- Drunken, loud people
- High taxes
- All the business
- No grocery store
- Run down student apartment housing
- Too few products available locally
- Rental housing in poor condition
- Main business block and student housing which is impacted negatively by drinking in general and Alex's in particular.

- Trash on the side of the roads.
- Trash thrown into one's yard by partying students (and the mess they make sometimes in their own yards).
- Student rental properties...loud, garbage, not well maintained (some of them more than others) Take away from the charm of Main Street
- Village--perhaps no local grocery store any more
- The mayor
- The increasing indifference of Alf. Univ. and ASC paid to the village and town and the increasing elitism exhibited by the institutional administrations
- Domination by AU
- Traffic
- High taxes relative to other areas. The mayor of the village of Alfred and his personal agendas! (Recent fracas with police chief an example...)
- Finding a place to park during the school months.
- Concentration of wealth and lack of concern by such owners in the matters of public import: ie the environment and pesticide use
- The entry into the village, Rt. 244 needs to be improved
- Had no issue until recent--Ostrower and his village board political B.S.--my take Andy Thompson opinion Dec. 5-03 Tribune hit the nail on the head
- Rundown property/buildings
- Lack of commercial development/businesses--would like to see a supermarket and/or expanded business district/shopping
- Decreasing number of single family dwellings in the village
- The taxes! And no grocery store
- Lack of supermarket
- No supermarket..have to drive 12-15 miles to get groceries
- The fact that the University buys up so much property and does not pay property taxes.
- Taxes are too high and both the town and village boards are apparently doing nothing to increase the taxable property base.
- Taxes, too much "policy"
- The loss of friendliness that was more evident when I moved here.
- Parking when there isn't a space!
- Campus life too liberal--lack of values
- Taxes and/or parking problems
- High taxes
- The appearance of buildings especially rental housing
- Parking
- Lack of upkeep of property especially on Main Street
- Lack of good snow removal on the village sidewalks during the winter
- Social isolation in winter
- Rental housing in disrepair

- Its rough sidewalks and wretched corner cutouts--no good for wheelchairs, strollers etc. and not good for walkers, sidewalk snow plow, or snow shovels. I could go on and on on the subject...
- Isolated housing
- The deteriorating older houses that have been used for student rental
- Parking issues in the village. It's totally obnoxious to have parking meters in this tiny town.
- The mayor
- High taxes, especially now that the Allegany County taxes are going up significantly.
- The university runs the village
- TAXES! Too many people think they know what is best for everyone else.
- The poor appearance of some of the college housing.
- Disrespect of students for life in Alfred
- Distance from more cosmopolitan areas
- HIGH TAXES and that we bend over every time Alfred University wants something
- The unkept housing on Main Street--also lawn and outside maintenance.--The village is not just for the AU and ACS students.
- Slum housing--messy yards, trash
- No place to park downtown
- Need a food market
- Top quality medical care in Rochester. I also have grave doubts about the quality of the K-12 school system.
- Having to pay for parking in village of Alfred
- Lack of parking
- The weather
- Nothing here to keep the kids here after college.
- The lack of shopping and the disregard by some of historic buildings.
- The mayor of the village/small town politics
- The students living in quiet family neighborhoods who are making them inhospitable with loud noise at all hours, making messes around houses, in them, and all along the streets, engage in fights, driving fast, etc.
- Student's poor behavior and destruction of village property and toward local residents.
- Very high real estate taxes
- Lack of respect on part of many students for their "second" home...village leadership needs a change! (12/03) Hello!
- Too much college control
- Area between Almond and Alf Stat looking bleak
- Trashy looking rental properties
- Sidewalks that are not shoveled in the winter
- No supermarket (but this isn't a major problem)
- High taxes

- Sidewalks in the winter...they are not cleared well at all! They also do not drain so there are big puddles everywhere. Some of us use the sidewalks as much as the roads.

**Question 23. Name one change that you would like to see in Alfred to make it a more enjoyable place.**

- Reduce taxes!!!
- Reduce taxes so more people can afford to live here. Housing is expensive because of high taxes. 1. Interesting that local residents didn't get copies of this survey, but student apartments got surveys in their mailboxes. 2. Biggest problem in Alfred is the high taxes, esp. school taxes, but also village, town and county taxes. 3. Abolish the village, the town can provide police, fire/ambulance, street and water/sewer, and thereby reduce taxes.
- More creative festivities
- More adults living in the village proper
- Mayor
- There could be a lot more going on at the colleges in the summer. The ceramic summer school is the best example--it brings people from all over the country to Alfred when the students are gone. They patronize local businesses and make a huge difference at the time of year. The campuses are an underutilized resource in the summer. There could be other art programs, music (like the Julliard program that used to be here) drama, writing etc. etc. A totally untapped possibility.
- More private ownership to spread the tax base
- Initiate programs to get everyone involved in maintaining and improving the appearance of their community (this includes the college and school public population). Example: when Kenyon Field is used during the college semester, the garbage left behind is very unattractive to the residents and traffic on County Rd. 12.
- More accessibility for handicapped people, especially to businesses and restaurants.
- A serious study of the tax situation in the village. 2. Increased opportunities for senior housing and educational opportunities
- cleanup and general improvement in student rental properties
- Drop the ridiculous parking metres!!! The supervisor is father to a cop, who is married to the Town Justice!!! What kind of legal is that? How does the mayor get off firing the new police chief because HE doesn't like him? Power corrupts and absolute power corrupts absolutely, Mr. Ostrower!! And- do we just keep voting on school tax bill till they get what they want? What kind of childish nonsense is that? Keep changing the rules till you win?? Bubba mentality-
- Lower taxes!! (especially school taxes). Stop driving residents and businesses away from here with high taxes. Enough is enough!!
- An ice skating rink; a ceramic museum completed; a footpath/running path; a Canacadea river walk
- Hold the line on taxes. 2. More publicity on available cultural events open to the public. 3. The flowers planted by the 20 century club are nice, but no one weeds the

beds or cares for them. Shouldn't have planted them if they are not willing to maintain them.

- We need a nice local store. If we had something like the 72 flood we would not have a place to get food or supplies. We have to go to Andover, Hornell or Wellsville.
- New that we have a meat market--let us use it. With Kinfolk and the dollar store we do not need another grocery store.
- Quality cultural events (including music, plays, visual arts)
- Make property owners (both residential and commercial) clean their sidewalks rather than paying village employees do it belatedly--the # of pedestrians, dressed in dark clothing, walking in the road, presents a serious danger.
- Exercise greater control over ASC and AU students on the streets and other public spaces. Direct the police to enforce the speed limit on Main Street--not only on cars, but also on trucks and busses. Crack down on underage drinking and all of its ramifications (noise, trash, foul language, rude behavior).
- Improve communications between village government and resident (taxpayers) -e.g., provide for longer village board meetings open to residents. Make the mayor and board members accountable to the residents (taxpayers)--secrecy does not have a place in a democratic government! How ironic are the mayor's paeans to the founding fathers all the while he acts as an authoritarian!
- Better parking or resident stickers for parking--cheaper meters--a Chinese restaurant--car wash
- People coming to a full stop at stopsigns (this includes snow plows)
- A grocery store
- Change zoning to prevent more new businesses...no more developments--single family housing that fits into the area...fix up older homes
- Better traffic flow on Main Street. It is hard to pull out from bank area and the one way street and get onto Main Street
- Pick-up, clean-up, spruce-up
- More local events--especially art--with the collages and community integrated
- More residential, single family development
- Protect neighborhoods from those whose intent is solely to buy family homes and turn them into student housing. Main St. is a concern for many homeowners and it is representative of our village. Negative impact on property values and families with children (W. Univ. St., Hillcrest) How about offering tax breaks for those who choose to invest in the community by buying homes for the express purpose of upgrading them as rentals for family, married students or young professionals? Or raise taxes on those whose sole purpose is to fill them with students without regard for the neighborhood.
- A high rise parking place! Landscaping that is well planned who enjoys looking at lavender azaleas against brick buildings! Also why plant zone 6 trees which only die. Turn out the lights so we can see the stars again.
- Parking is not a problem for me, personally, because I walk to downtown locations but I understand it is a problem for others.
- Keep student rental properties off of Main Street
- AU bookstore more easily available to the public as it was when on Main Street.

- Cooperation between the colleges
- Control (eliminate) speeding on rural roads!
- Get rid of the mayor!
- More support for local restaurants/businesses. Not chains. (also lower taxes)
- A new grocery store.
- More concern for environment and "Dig up the Dump"...ie: remove nuclear material from West Valley
- Improve entry--Alfred Station/Alfred
- Change leadership
- A parking garage
- Promote the Historic District by working to make historic buildings commercially viable--like what Za has done with an historic home. Retain architectural integrity of old houses/frat houses while making them economically feasible to maintain (Bed and Breakfasts, professional buildings, etc)
- A grocery store
- More businesses, cafes, restaurants
- Large grocery store
- A grocery store!
- Long term--the economic vitality of the community must be expanded by merging the village and town governments to reduce municipal costs and to provide the opportunity for a sincere governmental entity to initiate long range economic planning
- The couple of places w/ graffiti removed! AACCS should realize that the students have parents, hold parents accountable and allow parents to have a say in their children's education
- More housing options for faculty and staff.
- A grocery store
- Would like to see more rapport between police and business owners. Need parking.
- Improve the visual approaches to the town/colleges (perhaps fence off "industrial" looking businesses with better landscaping) Incentive and financial grants for maintaining local housing (strict code enforcement for rental property)
- Improve the appearance of buildings, especially rental housing
- Parking
- We need a full service grocery store but no neon light tacky places. We need to stay in character.
- More businesses and home owners to lessen the tax burden for home owners
- Build a public ice rink downtown
- Some kind of public rec center
- Rezoning so that some of the old, large houses such as former frats and sororities can be used for office (quiet) type businesses. These houses mostly already have adequate parking for multiple vehicles, and such uses shouldn't disrupt residential areas as much as having condemned houses in the neighborhood inviting vermin and vandals. Think tax revenues, too.
- More and better wheelchair accessibility
- Keep the sidewalks and curbs downtown free of snow

- Taking care of the parking issues and having the village sidewalks actually shoveled and cleared in winter. Last winter was AWFUL in the village. This winter seems to be headed in the same direction.
- A grocery store-super market
- 45 mph speed limit on Rt 21 from Hamilton Hill Rd to the "y" @ flashing light.
- The university should require the employees to live in the village. The result would be 1. The university would stop buying up the houses and taking them off the tax rolls. 2. The employees would pressure the U to treat villagers more fairly. (Both businesses and residents) 3. The employees would insist on better behavior from the students. 4. The taxes would be spread out over more people and give some tax relief (not 10% of village paying 100% of taxes.)
- Due to so much % of college and state land, there is a very small tax base left to pay Alfred-Almond city and school taxes. The hardest hit are the young families that could be the future of Alfred. We like it here but have decided it will be cost effective to move to PA and place children in private school if taxes raise \$800.00 more for us. We currently pay app \$5500 total city and school taxes. Find a way to charge folks using public &/or college land...but not the local folks already paying high taxes. Replace Foster's Lake to the public. Really miss taking family for a walk &/or fishing. University membership too expensive.
- Less traffic--I do not come to Alfred when school in session
- Improved publicity of arts events etc. The Sun needs to play more of a role advertising things in advance, so people can plan their weekends--get baby sitter etc. also--improved appearance of the town and village overall. We want to keep small town atmosphere, but shouldn't look so ragged and ill-kept. This also relates to safety and quality of rental housing.
- I don't plan on living here after growing up here due to the lack of JOBS. JOBS...more fulltime jobs for everyone.
- Better parking and retail services.
- Downtown parking
- During summer, town closed down. 2-3 more restaurants, services/stores, bookstore, bagel shop etc. food market would help...ASC and AU need to do more together--cooperate with services/activities/resources
- Pass, or enforce, a noise/nuisance ordinance to limit barking dogs (at 5:30 AM!) and noisy students after 11 pm. The village of Alfred MUST maintain its single family neighborhoods as such, and not allow single family homes to be turned into rooming houses. This has already happened to houses on Greene St. and Hillcrest and it is WRONG; it should be illegal, period. The village is ignoring this. But if it happened on the Hill Dr., I think the reaction would be different.
- More homes at lower price range
- More sunshine
- More attractive Main St. A manager for both town and village Alfred. It would cut costs. more attractive entrance coming into Alfred from Alfred Station.
- AU and ASC are wrecking the local economy with part and current budget cuts. Both need to grow.
- We need a grocery store

- Remove all on-campus businesses to the village center
- The late, loud noises--on the streets of Alfred. Students who are rude and refuse to move out of the road when cars are approaching.
- More economic development to broaden tax base. Perhaps annex land to the village to facilitate this, including working closely with Innovation Center and the Sugar Hill Development Corporation--perhaps the only real entities working to facilitate economic development and jobs (and increased taxes) in the Alfred area.
- Better parking situation--public restrooms
- Bring more business into the area
- More historic slant
- ASC and AU opening college classes on an audit basis to senior citizens, free of charge.
- Sidewalks in residential areas--this would enable pedestrians to walk/job, etc. in an area other than on the street
- Better information on what's available in the community
- Abolish village corporation to help tax situation
- Clean sidewalks in winter and realign to drain well!

**Section 1.C.**  
**Alfred Comprehensive Plan**  
**Responses to ASC and AU Faculty and Staff E-mail Survey**  
**November, 2003-January, 2004**

Following are the responses to survey questions asking for written answers. The responses are unedited.

**Question 3.a. If you commute, why did you choose to live outside Alfred?**

- Wanted the quiet of being in the countryside as well as the ability to own land. 2. Wanted private life away from Alfred with non-academic people. 3. Wanted to live closer to Rochester.
- Housing was too expensive. I bought a comparable home in Belmont for half the cost.
- We wanted to live in the country, bought property before I worked at AU.
- My husband works in Victor, NY because the economy in Allegany and Steuben county is not great. He is an electrical engineer.
- Even with a Ph.D. in science/engineering, the ratio of salary/housing cost is too low to even consider trying to buy here. Also, I don't trust Alfred U Administration enough to feel confident that AU will still be here, or I will still be here.
- To keep children in a familiar school district. Lack of job opportunities for spouse  
Better health care  
Better amenities
- Alfred is too small a community. There are too many people that seem to want to meddle in your business and not allow you to live in privacy and peace. Also, some of the laws seem out right silly but they get enforced with regularity when the mayor decides they should be.
- I had a home there before I got the job

**Question 17. What features of Alfred do you find most attractive?**

- Small town, community togetherness
- I love the fact that everyone is so open and friendly, shop owners treat you like family and friends.
- Unique restaurants and shops (Nana's, Za, Kinfolk, Canacadea Country Store, Hillbottom Pottery, etc.) Natural environment (trees, creek, etc.)
- The two-blocks of Main Street from the Post Office to the Jet.
- The architecture, the beauty of the AU campus, small town atmosphere, caring of the people
- Easy, laid-back feel of the community. Small-town, friendly. Excellent Secondary School-A-A. Outdoors...
- quaintness of the village
- The community, the appearance, and the location.

- The village business owners are wonderful people. Being able to walk places. Sledding on McLane hill. Hiking on Pine Hill. Box of Books. Good, affordable food at the Jet.
- Friendliness, local businesses are unique, compact village easy to reach all of downtown on foot.
- Safe. Quiet. My ability to walk to work.
- small, rural, college town
- Small and friendly village.
- beauty of setting friendly people
- The people and landscape
- cultural events, opportunities for discussion of issues
- Pine Hill trail, the Box of Books, the hills and the seasonal roads leading to great views, the art school.
- strong sense of community that exists here among Village residents.
- The surrounding hills in the Fall
- small businesses offering variety (Kinfolk, Gallery, Sports Center, etc) Restaurants, potential for proactive, creative approach to building a progressive community, making up for the isolation we feel by living in the Southern Tier, effective services such as ambulance, fire department, police, tree-lined streets
- most of my students feel safe in the environment
- The strong sense of community. Great mix of town and gown.
- small town safe-kid-friendly place, beautiful area, affordable housing
- Quiet, grass & trees, learning atmosphere
- small town familiarity, remoteness, diversity, presence of the University and state college
- The quaint downtown, friendly atmosphere, and beautiful hills.
- Easy access to the community center for pedestrians; Safe community; Ease of acceptance of newcomers; Opportunity to participate in college/university arts and cultural events
- small town feel, everyone knows who you are.
- The small village and the college atmosphere
- Many committed people volunteer time and energy to making Alfred a better place to live and a welcoming community. Alfred has always had tremendous potential for greatness but always been stuck, mostly due to economics, being your average college town.
- Rural setting with the hills are the most attractive.
- Friendly, safe, people know each other and are willing to help if needed. Public library facilities are great now.
- colleges
- I enjoy the small town atmosphere.
- Main Street, Friendly people, Lots of young people hanging around
- neighbors who care for and about each other; community spirit; Alfred in the summer
- 1. Outdoor cafe on main street 2. Able to purchase unique gifts 3. Cultural events available on both campuses
- the view

- scenic, rural features
- Small restaurants such as Terra Cotta Cafe, the scenery outside town (especially during the summer and spring!)
- small town, safe, friendly
- Small community, friendly people who know you
- The quiet atmosphere. The small town feel with a high level academic appeal.
- The variety of eating places. Safe area. The beauty of the countryside
- College facilities
- Nature.
- Natural beauty. Well-maintained campuses. Trees, flowers, and landscaping of both campuses. Quaintness of Village
- scenic hilltops, foliage and wildlife
- people , attractive niche shops - no brand names
- Picturesque village with colleges on opposite hillsides; small community where it is easy to navigate on foot; friendly people.
- Small town, rural, friendly, safe environment.
- Campus town.
- It's a very nice little small town. The landscape is nice especially during the fall.
- When my dog died, I went into the hardware store to buy a shovel. Tammy let me tell her all about my loss. That's the best of a small town. Some time ago, when I went into Kinfolk, filled my basket with great food, and checked out, I forgot a nutmeg in the basket. Jessyn saved it for me the next time I went in. Jessyn and Elliot can also tell me where my wife is when I run late and miss our green grocer meeting place. And if I go in for some great greens, Jessyn can tell me what good thing we're having for supper because my wife was in earlier. And they saved the county by being a center of nuke waste resistance. They are the best part of a small town. When I get a haircut, I watch sweet Jeannie Hyland walk the elderly to their rides, drop change into expired meters, deliver lunch to shut ins, connect people who need who people who can help. She is a wonder, the best part of a small town. I like it that we are a place where John can walk the streets, safe and respected. Some of Alfred's houses have been carefully cared for. Lisa Lantz did a great job with a house that had been dark for so many years. Her lights and windows and gardens make me feel like we are indeed a community. Many of our businesses support the community. John Ninos' care in the coffee shop is wonderful, and Cafe Za is a nice alternative. The West has a civilized pub where people really do know your name. AU's landscaping is pleasant, but I'm not sure they do all they can to be good neighbors. ASC's grounds need help, fast, but the spirit of the campus and its ties to the community have surged with the classy leadership of a new leader. The pavers and lamps are terrific. And bless you, Anne Acton.
- Safe, small town feel.
- Rural collegiate setting. Small town feel
- small town feel
- Friendliness of people - ability to walk down the street and speak to people.
- Many committed people volunteer time and energy to making Alfred a better place to live and a welcoming community. Alfred has always had tremendous potential for

greatness but always been stuck, mostly due to economics, being your average college town.

- There really is a friendly atmosphere in the village and town.
- best choices in restaurants in the county
- small town, friendly
- Small town atmosphere. Friendly shops.
- Small town. Can get to know people. Quality concerts in town. Good library, Box of Books.
- The surrounding mountains and countryside. The small town atmosphere. The style of buildings on Main street. The college campuses in the evening are eye catching and look nice seen with the lights glowing.
- Surroundings, friendly atmosphere, beautiful scenery
- small town living
- Summer quietness
- Small town charm (except weekend nights and Wednesdays), community-minded atmosphere.
- Visual nature of the town - it's architecture, well-kept properties and open, forested space
- IT's a great community to live in and raise a family in.
- small town friendliness
- Small rural setting
- eateries
- Its quaintness, history and culture, open on Sundays
- Quality of teachers
- Pretty good main street variety of businesses for a small town
- The small town, relaxed atmosphere.
- Small-town flavor. Friendliness
- People. Environment.
- small, rural, environment-friendly atmosphere
- The restaurants, coffee houses. architecture of buildings is cool

#### **18. What features of Alfred do you find least attractive?**

- Care taken of rental housing, approach into the village from Almond and Alfred Station
- No commercialization- a McDonalds would go a long ways - no new home developments. When I was looking for a home in Alfred I wanted a newer home in a nice subdivision Q18=Remoteness, lack of some basic services such as a regular grocery store (I love Kinfolk, but the selection and hours are not enough to be the only grocery store in town)
- Shabby "Greek" houses (or former Greek houses) and shabby rental property.
- trashy, empty fraternities, rundown student apartments, student disregard for property - littering & graffiti
- The lack of cohesiveness between Alfred State And Alfred University

- Weather-not enough sun...yes yes, I know you can't change that. :-D, lack of cooperation between village and town and between Tech and Univ (should consolidate efforts), lack of parking in ALL areas, Tech/Univ/Village...decent housing for students...TAXES-need to attract business and make it more affordable for people who work here to move here to improve the tax base. Water tastes Terrible.
- The route into Alfred...it takes me 15 minutes from Almond to Alfred in the morning. Turning lanes at the A-A school would be wonderful. I was happy to see that the speed limit was reduced in front of the school.
- Total lack of hope that I will be able to afford to live here with my family, as long as I work here. Run down student rental properties.
- Lack of a grocery store, Sunday morning litter, empty fraternity houses.
- Rundown fraternity houses. Rundown student rental properties.
- a large amount of the buildings look decayed
- High taxes
- lack of amenities isolation
- I know it is hard to do but need more here for the college students, i.e. proper grocery store, etc.
- The dark cloudy days
- The horribly high home prices and taxes, and the Dollar General greeting incoming families to Alfred.
- Run down rental properties, litter and trash not cleaned up promptly.
- Downtown buildings
- lack of a grocery store, GJs (and underage drinking); lack of small businesses economics of this area
- the over-control of the politicians in the area, and that the laws never seem to be consistent one year to the next...also, there is not enough for students to enjoy unless the colleges provide it
- The attitude of the current mayor. At a time when we need strong co-operation between AU, ASC, the village and town - he seems to be more interested in creating ill-will and strained relations.
- lack of cultural activities outside the University, distance from cities, shopping, cultural activities, public school after elementary levels is less than satisfactory--no other options
- Business part of Main street
- Housing stock, Route 244 business strip between Alfred & Alfred Station
- Lack of commercial outlets (supermarket, movie theater, etc). and disturbing aspects of rural blight (decaying houses and businesses).
- not as friendly as claimed
- School district is not progressive, Lack of grocery store, Condition of rental/fraternity housing on Main Street, Exterior appearance of some businesses on Main Street.
- main street business looking run down, rental property looking terrible
- The maintenance and snow plowing of Alfred Town roads.
- Inability to seriously grow. It would be incredible if both colleges invested serious money into the town like Union College or Colgate U have done but that type of

change is a double edged sword. The business people would feel threatened by increased college presence in the town. Also, the colleges would need to raise/find money for off-campus projects and certainly can find equally important uses for that money on-campus.

- Frat houses to be painted. Slum lords removed. Downtown needs considerable upgrading. Alfred needs drive-up restaurants such as Arby's. Alfred needs a grocery store such as Tops, Wegmans and perhaps a Walmart.
- Business block(s) are not very attractive. Traffic is a nightmare. People drive too quickly in the Village and do not stop for pedestrians.
- little shopping opportunities
- Downtown area seems very congested at times.
- Vacant buildings, Rental properties not taken care
- Party / drug culture at both colleges and influences on local kids; ugly student rental housing; trash on the streets left by students
- 18=1. Frat houses look "junky" when entering Alfred 2. Parking meters should be removed. They are ugly.
- road conditions in the winter
- Rt 21/ Rt244 entrance-construction debris/messy, lack of a grocery store
- Sometimes the small population translates into having a "dead downtown" during certain times
- liberal politics
- Frat houses, unkept property
- The back roads in the winter
- NO PARKING
- Run down buildings, poor maintenance even on campus, quality of housing for students living off campus is very poor.
- Taxes are outrageous!!!!!!!!!!!!!!! Lack of places to shop. Inability to find the simplest items at times. Parking
- Debris around the village such as in the creek
- arial cables, wires & transformers everywhere
- attitude can run hot and cold of some merchants towards the colleges
- Dilapidated rental housing for students; trash; crowds of sometimes noisy, unruly students, especially in the warmer weather.
- Lack of employment, run-down apartments.
- Too Small
- Improve appearance of streets and buildings
- The dirt everywhere on the storefront of Alex's. I know he's proud of it too, What a shame. Upholstered front lawn furniture. Lack of any real plantings. Use the greenhouses at the ASC Ag Bldg to support a garden club. Turn us into Niagara on the Lake with beautiful flower beds. The hanging baskets there are stunning. Let's see, did I mention Alex's? Ben Palmer is a great guy and a good neighbor. His tree plantings help very much. Another row of lower evergreens might do the trick. Did I mention Alex's?
- not enough family activities
- Village politics, lack of work from the road crew, not enough cultural events.

- trash day
- When "slum lords and students" do not take of there properties.
- Some of college buildings (dorms) need to be seriously overhauled. Parking is always difficult
- Bad winter weather on these hills.
- Distance from shopping, cultural events, etc.
- Taxes, the unprofessional attitude that the mayor displays toward Alfred State in his classes, in the fitness center, and on the street.
- The fraternity houses.
- Inability to seriously grow. It would be incredible if both colleges invested serious money into the town like Union College or Colgate U have done but that type of change is a double edged sword. The business people would feel threatened by increased college presence in the town. Also, the colleges would need to raise/find money for off-campus projects and certainly can find equally important uses for that money on-campus.
- Buildings that are bordered up. Buildings not finished
- empty beer bottles, trash, sloppiness
- parking
- Amount of drinking by students. Bring the ski slopes back
- The ego centric attitude and class concept that places AU above ASC, and Alfred above Wellsville
- No grocery store
- The lack of nearby commercial shopping.
- Lack of services such as grocery store
- Noise pollution of cars racing out of town, feeling unsafe on rural roads because of it.
- parking.
- AU attitude that they are better than ASC
- TAXES - It makes it very difficult to stay in the village. Run down frats and dirty store fronts (i.e. Alex's)
- Well, it would be nice to have more sunshine :)
- The drinking aspect. I think we would be a much better community if we were a dry town/campus. Hot Dog Day is nothing but a drinking fest. The mud wrestling is not very attractive as well.
- WE are too far from things. The rural nature of our area is NOT the problem, it's distance to other things that people want or need to do. Especially for spouses jobs

**Question 19. Name one change that would make Alfred a more enjoyable place for you.**

- Sidewalk pavers and lamp posts on North Main St.
- Housing development of nice newer homes
- A full-service grocery store in Alfred or between Alfred and Alfred Station. If well-run and kept clean, local people would, hopefully, support it.
- community wide clean up involving all including students & work on pride & caring for the town

- The joint participation of Alfred State and Alfred University in activities & courses.
- Cooperation between the Tech and the University. There could be so much offered for students/residents/visitors if that would happen.
- I would love to see the business community and the Academic communities work together.
- I can't think of anything. I enjoy Alfred when I am here during the day. Because I don't live here, there isn't much I can say about making it more enjoyable. The community serves my purposes just fine.
- Being able to afford to live with my family here.
- Looks like town is on its way to making improvements in terms of more restaurants. I'm afraid I will always remain a long-distance commuter, although my in-laws have lived here for years and seem to enjoy it. I lived in both Alfred and Alfred Station, then in Hornell, for a number of years, but do not regret moving to Rochester for one second. Although I do enjoy spending time here, I'm not a small-town sort of individual at heart:)
- Appearance of Main Street and surrounding housing/businesses. Some good improvements have been made and are great but need to go much further to get rid of the "redneck" feel.
- A T3 (or better) data line to the outside world.
- Get a grocery store in the village
- ASC & AU work together to expand educational opportunities
- a place to hang glide
- Transportation to the airport
- More sunshine
- Parking meters more than an hour in the business district or no meters.
- (You can not do much business in an hour, eg have lunch with someone,)
- I wish we had a grocery store - Kinfolk's great, but I can only eat so many veggies. I also need a good steak from time to time.
- Put some attractive cigarette butt containers around the shopping area so that people will be encouraged to deposit their butts in them instead of throwing them on the lovely pavers that the 21st Century Group so carefully installed. The butts fit perfectly in the little grooves of the pavers making them difficult to remove. In Williamsburg, VA they have terra cotta flower pots filled with sand everywhere for butt deposit. They can be cleaned in a jiffy with a kitty litter scoop and they are very attractive.
- a full scale bakery downtown
- critical mass of shops, etc to bring more business here?
- more recreational availability
- replace superintendent and high school principal at Alfred Almond School
- Find a way to encourage good public school teachers to this area
- Since winter seems to be our most prominent season, it would make sense for the College/University/Town to look into building an ice skating rink.
- Addition of grocery store/car wash.
- Community Center (i.e. completion of old village hall), expansion of outdoor activities (competitive and non-competitive)

- More businesses, especially a supermarket.
- More jobs and commerce
- Rehabilitation of deteriorated housing and business units
- more shopping options in the village
- More and better sidewalks in some of the older residential areas of the village.
- A collaborative multi-million dollar project to build artisan studios either in Alfred or Alfred Station. Imagine a walking tour of two dozen little studio/shops all in which artists are seen actually creating their work. I believe it would attract visitors from all over western NY. Each year, a handful of graduating AU artists would be granted inexpensive one-year residencies with the option of becoming a permanent member of this artisan community.
- More community friendly. Not a division of AU and Alfred State.
- Need more stores that are NOT places to eat.
- Alfred needs a decent grocery store
- I think Alfred needs more free public parking.
- Skating Rink
- Clean up ugly student housing and the alley behind the stores on Main Street
- Park benches along entire Main Street business section and perhaps flowering plants hanging from light poles
- make Jericho hill a safer place to drive. and get rid of the skunks in the area.
- a few more stores; especially grocery store
- More variety of restaurants in the town and recreational areas
- I love it here!
- have people on the state campus get the sidewalks and streets cleared faster in the morning
- More stores to shop at locally so I don't always have to go to Rochester. I absolutely hate this area for shopping! I don't even attempt to shop around this area anymore because of the lack of variety, prices, and quantity.
- More parking in order to visit local merchants
- Beautify.
- A supermarket
- a grocery store & a car wash
- i think the community really needs to rethink its tolerance to alcohol - availability from local retailers and the police "turning a blind eye" to the problems (especially at 10 West University - right across the street for goodness sake!)
- A supermarket
- More cultural events on both campuses.
- Lower property Taxes
- More jobs added to the area.
- Summer is spectacular here. Remember the Juliard? Bring the town to life. The colleges can lead here.
- more activities for children
- Make ASC put up more trees - the campus is an ugly mole on the face of our community.

- a good grocery store
- A more cooperate spirit between the two schools, AU and Alfred State that could benefit all.
- Businesses could increase sales by letting employees know more about their stores, items they carry, sales, etc. send flyers to staff at colleges occasionally to advertise hours and specials.
- Keep Alfred clean.
- Discounted educational expenses for children of employees on the Alfred State campus. Money is always an important factor.
- Make the two institutions one.
- the mayor
- Ability to receive medical attention in town. Have police go into 10 West and arrest the residents for serving alcohol to minors.
- A collaborative multi-million dollar project to build artisan studios either in Alfred or Alfred Station. Imagine a walking tour of two dozen little studio/shops all in which artists are seen actually creating their work. I believe it would attract visitors from all over western NY. Each year, a handful of graduating AU artists would be granted inexpensive one-year residencies with the option of becoming a permanent member of this artisan community.
- addition of a grocery store
- improve parking
- Grocery
- Make the stepped terrace outside Central Dining Hall a waterfall with colored lights and floating plants
- Grocery store
- More retail such as a large "chain" grocery store nearer by.
- Better parking
- A good grocery store.
- more collaboration between two institutions
- having a major retail store such as old navy or target would be GREAT
- Keep frat houses cleaner
- Ice skating rink.
- Reduce Taxes
- No alcohol allowed! Keep the sidewalks clearer on the Alfred State campus in the wintertime.

**Section 1.D.**  
**Alfred Comprehensive Plan**  
**Responses to ASC and AU Student E-mail Survey**  
**November, 2003-January, 2004**

Following are the responses to survey questions asking for written answers. The responses are unedited.

**Question 9. What type of stores do you patronize most frequently?**

- Electronic stores (Best Buy, Circuit City), cd/music stores
- Restaurants, such as Nanas, Terra Cotta Coffeehouse, the Jet and the Gallery
- Circuit City, Footlocker, Footaction and Timberland
- The stores along main street in Alfred, all of them.
- restaurants, Wal-Mart, malls, bars/clubs, grocery stores
- Terra Cotta Coffeehouse, Alfred Pizza & sub, Community Bank, and Unimart
- grocery, home improvement, electronics, warehouse
- The Bowling Alley in Wellsville
- bars, walmart, kmart
- Mostly clothing stores
- liquor stores
- Foods and supplies
- Electronics stores, or music/movie stores to buy DVDs and CD's.
- Technology, Bargain/Clearance, Food (cheap food)
- Computer / electronics, Hobby, Food
- Restaurant
- clothing, food
- Grocery, Wal-Mart
- Food
- Grocery / Walmart
- department
- food hardware building supply automotive general merchandise chains
- All
- Computer Game/Hardware Stores, General Stores, Entertainment Stores

**Question 11.a. What types of retail and service businesses would you like to see open in Alfred?**

- More Restaurants. I would love to have a good pizza delivery or a
- Chinese store. More stores that are opened later, when college kids are out.

- More places to shop. Maybe a GOOD grocery store, something bigger and better than unimart or express mart. Maybe a Denny's or IHOP or Dunkin Donuts so there is somewhere to eat at 3 am.
- Footwear, Name Brand Clothing (Old Navy, Gap, Express, etc)
- Timberland, Circuit City, Best Buy, Any music retail chain store.
- The butcher will be a nice step in the right direction. Between them and Kinfolk I can buy any food I need in a pinch and save the drive to Wegmans for more important trips.
- bars/clubs, grocery, art supply stores
- walmart type and a mall closer
- liquor stores - that don't gouge you
- Ones that plan on being around for a while, and ones that pay their employees a livable rather than a laughable wage
- Entertainment
- Any
- Music/Movie store
- Grocery, Walmart
- food, clothing, tanning, nails,
- Every type
- Small Movie Theatre or Grocery
- clothing
- Anything at all that's not for old farts and college frats
- Holistic herb stores (which would fit well with the culture in this town), more late-night or 24 hour restaurants (A Denny's would be VERY nice, or even better, switch the Collegiate to all-nite.)

**Question 13. What type of recreational activities do you pursue off campus?**

- Hanging out with friends at the coffee shop, or dining.
- bars/clubs, shopping (malls), grocery shopping, visit parks (almond dam, stony-brook)
- Skiing (alpine, Nordic, water), sailing, track & field
- Trying to get my son out in the sun for some exercise like riding his bike or scooter, or playing soccer in the side yard. I also enjoy camping/fishing, but not hunting.
- Bowling!!!
- drinking
- skiing, snowmobiling, atvs
- mountain biking, snowmobiling
- Movies
- Ski, ice skate, bowling, movies
- Biking, Walking on trails
- Movies, Bowling
- Hobby
- Computer games, hang out with my girlfriend, out door activities.

- volunteer work, yoga (a big one)
- Night clubs, shopping
- Bowling, Movies, Shopping
- Not many at the moment - too poor.
- hiking
- Football, Running, Hanging out with friends

**Question 13.a. Where do you go for off-campus recreation?**

- Manhattan West, Terra Cotta Coffee shop, Za's
- Holiday valley, Allegheny State Park, Cuba Lake, Kinzua Lake
- to a place referred as home.
- home (wellsville)
- Swain, Olean, Hornell, Wellsville, Rochester
- a few miles away and wellsville
- The A&M Bowling Center in wellsville NY
- bars. or anywhere there is booze
- Home (Scio), or Hanover PA. Olean, Hornell.
- Up in the hills
- Hornell, Geneseo
- Home
- Hornell
- Hornell, Rochester, Elmira
- We normally go to Newark, NY or Rochester, NY- this is where our friends are
- famlands, our private land, finger lakes trails
- No where, this town stinks.

**Question 14.a. Why would you not consider settling in Alfred after graduation if you found a job here?**

- I need a larger town and more commerce, this place is small and poor.
- too boring, takes to long to get to a city, not enough businesses, also far too cold and rainy/snowy, crummy weather.
- too rural for me - I want to live closer to cities because of the wider variety of people and activities that is offers
- too small, not enough available to do
- too small to live in for the rest of my life
- Because i have always lived in a small town. and i would like to try something different
- My career may cause me to live near a large city
- its the worst town in the US to live in.
- Alfred pretty much sucks, no employment
- I dont intend on staying in this small area. i prefer city living,
- I live in Jasper, with my husband, no need to relocate, but I would work in Alfred. much more to do, and more job opportunities

- =This area is severely isolated during the winter months, and there's not much here to do, especially when the colleges are out of session. The thought of being stranded here during a winter storm would be very irritating.
- Too far from everyone in my family - right now living in Dansville - we have to drive a long way all the time. It gets old after a while. Otherwise - I like the town and wouldn't mind.
- Too small for me
- Horribly desolate, I'd get so bored of it in a matter of minutes. Why do you think there so much drinking?
- Boring and not much to do.

**Question 17. What features do you find most attractive in Alfred?**

- I like the old style buildings and the simple "downtown" atmosphere.
- It's pretty and clean
- Walking distance to everything i need. Safe community...I feel secure walking down the streets at night.
- peaceful, everything is within walking distance
- walking distance
- Beauty of surrounding area, campus is compact and efficient
- The people here are friendly and happy, that is what makes Alfred the place it is.
- historic architecture, village trees & green places
- The fact that there are many place to have a drink after a hard day of class
- good program
- Main street, The Terra Cotta Coffee House
- frat houses
- Friendly and supportive environment, as well as safety
- It doesn't have a crack den
- Alex's Pizza
- small community
- Small town, not a lot of crime. I love how there are places to go to just relax in nature. It's great for you, too, because it doesn't cost the village anything to leave some nature spots alone.
- Small, Quiet, Friendly
- the pretty little houses with terra cotta roofs and little town shops
- Safe
- small town convenience
- It's a cute, quaint little college town with a fascinating history.
- Quiet / Pretty / Friendly / Small
- The Snow and people
- the buildings
- The colleges.

**Question 18. What features do you find least attractive in Alfred?**

- very small, one stop light.
- The close net of everything. Spread out some things. The fact that no announcements are made about town meetings, how you can become a board member of Alfred, No info about if you would like to open a business in Alfred what should you do info.
- The no-smoking laws have destroyed the local bars. Alex's is too empty and GJ's is too full.
- there's nothing here!!!!!!
- You really feel disconnected from good shopping centers for food. Most of the grocery selection in town is over priced or old (Express-marts wide selection of day old bread and milk). Kinfolk is exempt from all comments listed since they have great prices and a decent selection.
- rural...it's a bit of a drive commercial stores (Hornell, Rochester) but there isn't much you can do about that.
- lack of variety
- rather remote location
- The tavern atmosphere, and all of the frat houses and sororities on the main street in town. I think this creates an image problem and sends the wrong message about a college town.
- If you don't have a car, this place can prove to be difficult to adjust to. It would be nice if there was a stronger transportation system here.
- The fact they value their history and don't have huge rolling sports complexes that are not needed. It nice to see them save their historic buildings instead of giving up on them.
- Their ideas for the future of the campus...ie the destruction of Davis and South Hall and the building of wasteful sport complexes.
- run down alley behind Main St. business block, lack of parking at busy times, Theta Gamma ought to be torn down!
- The fact that there is NO CAR WASH!
- dorms and people with very loud stereos, no stores close by, cds far away, NO PARKING WITHIN A MILE OF YOUR VEHICLE, wireless internet only works some of the time, packages not delivered to building, wellsville stuff isn't over at main campus and it should be, it seems wherever you walk your walking up a hill and on broken steps on top of it all, and did I mention no parking??
- not much to do
- no quality of life.. time stops as you enter alfred
- The business area is too small
- It does have frats
- Frequently lousy weather;
- Lots of people who don't take students seriously (can't say as though I blame them, but I wish they'd at least give responsible students a chance).
- Lack of interesting retail outlets
- too small, nothing to do.
- secluded
- the frat houses right on the main street
- Too many trees not enough civilization

- There is little "life" here, and those who live here year-round have a tendency to look down upon the yearly influx of college students. The irony is, without us, there would be NO life in this town.
- Far away from everyone I know.
- a college town parking enforcement (sign placement,etc) poorest snow and ice control I have ever seen!!!(even in Minnesota and Alaska!)
- The Poor attitude towards students of this small town. For such a small town the cops are pretty angry at night.
- The lack of ANYTHING to do.

**Question 19. Please share any additional comments you may have:**

- I hope to open a business in alfred.
- I'm sure the AU big-wig's are thrilled to death that ZBT was shut down, but all the rest of us have to look at that dilapidated old house on Main Street. How about you knock/burn that place down? Some worthwhile business could go there and add to the town better than some visible reminder of the disgrace of Alfred University. Seriously, a controlled burn would be a good exercise for the AU Fire/Rescue Dept. When I ran with my locals at home, we loved that kind of stuff. It kept us on our toes when nothing else was happening.
- relocate to a warm city
- We need to crack down on vandalism (tagging is on the rise quite a bit...which is frustrating); This survey is not designed around a college student - we rarely shop...and when we do it's less frequent than you have on this form. It should be number of times per month instead. While you may be looking at people that spend more often, college students just don't. You need to customize the survey for college students to get this accurate data. I shop less often than 1-4 per week...but that's not "never." As a result, your survey is skewed from a college students perspective. You would probably get a better response if your numbers were numerical too...would be easier to summarize the results.
- a cab service would be nice, especially in the winter
- One difficulty of planning for growth in this area is the divisions of local governments and, albeit, tax structures. The residents of western NY communities have got to get over their payment for services disagreements in order to create development zones, which are beneficial in lowering the overall tax rates for all. However, when communities experience growth services increase exponentially, so taxes increase at the same spiraling rate. I'd love to see the plan; I'd love even more to help write it, but one thing for sure is the townspeople must come to terms with how much bang they will put up with for increasing the buck.
- I have fallen in love with this place and want to spend some more time here and have a bigger role in the community.
- Community Bank would be a team-player to community if they allowed parking in lot behind. There are always many empty spaces there. Theta Gamma property should become PUBLIC parking lot.
- wellsville should be over here.. ONE campus
- need a strip club

- If that tax increase passes i think you will see alot of people and businesses packing up and leaving the area.
- Being a commuter (100%) from Steuben County, I haven't had much opportunity (time) to check out the village - nor even campus activities - so I'm rather unfamiliar with Alfred per se.
- I am a commuter who is also an older continuing student
- This town would greatly benefit from more late-night options, such as more night clubs, 24 hour restaurants, and other such things. Even if existing businesses expanded their hours to round-the-clock only during times when there are students in the town, it would be a help. Not all college students are satisfied to spend their evenings in a smoky bar with a bunch of drunk frat boys. Local businesses have done a lot this fall to increase their late-night hours, and I applaud that. As they see the increased profits during those hours, I hope they realize that further expansion of late-night hours would be of an even greater benefit to their bottom line, as well as improving the quality of life in Alfred.
- I went to SUNY Brockport before and it was very cliky and everyone looked the same. I like Alfred. The people (for the most part) are very nice and there are differences in the way they look.
- Most boring town ever, seriously.

**Section 1. E.**  
**Alfred Comprehensive Plan**  
**Tabulation of Responses to Surveys**  
**November 2003-February, 2004**

Following are tabulations of responses to survey questions.

**Town and Village Residents Survey, Combined**

	yes	no	
1. a Do you own property in the Village?	50	32	
1.b. Do you own property in the Town outside the Village?	52	28	
2. Do you own the house you live in?	92	12	
3. Do you rent out rooms in your house?	3	101	
4. Do you rent the house you live in?	10	86	
5. How long have you lived in Alfred?	Average: 25 years Median: 20 years		
6. Do you work in the Town or Village?	49	54	
	Yes	no	Already have
7. Do you plan to remain in Alfred when you retire?	38	19	35

<b>8. Alfred needs more:</b>	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
a. rental housing	19	19	41	14	2
b. single-family housing	1	11	31	36	13
c. rentals for young professionals	7	6	31	36	18
d. retirement housing options	2	9	34	32	21
e. affordable housing	1	5	29	36	26
f. businesses	2	3	24	35	36
g. medical services	1	7	34	21	32
h. Residential developments	13	21	36	17	9

<b>9. Alfred needs to improve the following public services:</b>					
a. police	6	22	51	13	7
b. fire/ambulance	11	36	45	7	0
c. library	12	29	38	14	8
d. roads	8	22	38	25	5
e. water/sewer	8	16	49	20	5
f. parking	2	6	19	29	46

<b>10. How important is it to you to protect or enhance:</b>	Strongly agree	Disagree	Neutral	Agree	Strongly agree
a. Canacadea Creek	3	3	18	39	42
b. watersheds	3	2	23	36	38
c. wetlands	4	8	22	36	33
d. wildlife	10	9	19	37	27
e. historic buildings	2	7	21	37	38
f. farmland	4	4	16	51	29
g. forests	5	3	13	48	35
h. scenic views	4	3	18	40	39
i. community rural character	5	1	17	42	39

<b>11. It is important for Alfred to:</b>					
a. improve the appearance of buildings and streets	2	10	8	48	35
b. plant more shade trees	4	13	42	30	12
c. preserve open space	1	9	22	43	26
d. remain pedestrian-friendly	0	1	7	46	51
e. retain its small town feel	1	3	5	47	49
f. improve the appearance of the highway approaches to Alfred	3	9	23	27	39
g. improve the appearance of the commercial area between the Village and Alfred Station	4	5	19	31	44

	Strongly agree	Disagree	Neutral	Agree	Strongly agree
12. Alfred is a safe place.	2	2	8	61	31
13. Alfred provides a good quality of life.	0	3	10	56	35
14. Alfred should remain a small, rural, college town.	1	9	10	40	41
15. I am pleased with the education provided my children by Alfred-Almond Central School.	4	6	28	31	25
16. ASC and AU do a satisfactory job in opening arts, educational and cultural events to the public.	1	12	19	57	15
17. ASC and AU do a satisfactory job in opening their recreational facilities to the public.	4	13	29	44	12
18. I would attend	2	4	31	49	20

additional summer cultural/arts events at AU and ASC if offered.					
19. Kid's opportunities for local recreation is good.	0	18	48	25	7
20. Adults' opportunities for local recreation is good.	2	16	36	39	5

**Alfred State College/Alfred University Faculty and Staff E-Mail Survey Responses, Combined**

1. Where do you work?	AU: 47	ASC: 59
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2. Where do you live?	Town: 23	Village: 21	Other: 62
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	Less than 1 year	1-3 years	4-10 years	More than 10 years
4. How long have you lived there?	5	7	23	62
5. How long have you worked in Alfred?	4	20	25	55

6. Alfred needs more:	a. rental housing	b. single-family housing	c. rentals for young professionals	d. retirement housing options	e. afford housing	f. affordable medical services	g. new retail businesses	
	22	24	51	19	56	28	63	
7. Alfred needs to improve its public services:	a. police	b. fire/ambulance	c. library	d. roads	e. water	f. sewer		
	13	5	14	38	13	14		
8. It is important to protect or improve:	a. Canacadea Creek	b. wetlands	c. wildlife	d. historic buildings	e. farmland	f. forests	g. scenic views	h. community rural character
	70	52	54	75	46	59	74	71

9. It is important for Alfred to:	a. Improve the appearance of buildings and streets	b. plant more shade trees	c. preserve open space	d. remain pedestrian-friendly	e. retain its small-town feel	f. cooperate with neighboring communities	g. improve the appearance of the highway approaches to Alfred	h. improve the appearance of the commercial corridor between Alfred and Alfred Station
	67	22	36	84	75	50	50	69

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
10. Alfred is a safe community.	0	1	5	68	27
11. Alfred provides a good quality of life.	0	4	15	62	23
12. Alfred should remain a small, rural, college town.	0	11	12	48	26

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
13. ASC and AU do a satisfactory job in opening arts, educational and cultural events to the public.	2	16	14	50	21
14. ASC and AU do a satisfactory job in opening their recreational facilities to the public.	3	17	32	41	8
15. I would attend additional summer cultural/arts events at AU and ASC if offered.	0	12	24	56	14
16. Job opportunities for spouses, children and college graduates are lacking.	0	5	6	54	35

**Alfred State College/Alfred University Student E-mail Survey Responses, Combined**

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
1. The appearance of the town was a factor in my decision to come to college here.	6	6	11	13	2
2. The wooded hills and open farmland of Alfred were important in my decision to come to college here.	9	10	9	8	2
3. Alfred is a safe town.	0	2	11	16	9
4. Alfred is a friendly town.	0	2	5	21	10

	Never	1-3 times per week	4-6 time per week	More than 6 times per week
5. How often do you shop on campus?	18	19	0	0
6. How often do you shop off campus in Alfred?	19	13	5	0

7. How often do you shop outside of Alfred?	2	26	5	4
8. How often do you shop on the internet?	9	21	2	4

	yes	No
10. Do you ever walk or bike to the stores in Tinkertown or Alfred Station?	3	34
11. Would you like more retail and service businesses opened in Alfred?	26	11
12. Is the public transportation to and from Alfred satisfactory?	15	19
14. Would you consider settling in Alfred after graduation if you found a good job here?	15	22
15. How many years have you been a student in Alfred?	Average: 3 years Median: 3 years	

	yes	no
16. Have you lived off campus?	19	17

	Town	Village	Other
16.a. If you have lived off campus, where did you live?	1	4	14

**Section 1.F.**  
**Alfred Comprehensive Plan**  
**Comments Delivered at Public Hearings**  
**Spring, 2004**

**Alfred Station Fire Hall, March 29, 2004**

A Public Hearing was held Monday, March 29, 2004 for the purpose of receiving comments on the *Draft Report: Comprehensive Plan for the Town and Village of Alfred*.

Alfred Comprehensive Plan Committee members present were: Drew McInnes, Joe Dosch, Lyle Palmiter, Peg Prisco, David Fredrickson, Mark McFadden, Peter Stull, Len Curran, Tom Rasmussen, Tom Massara, Suzanne Wood and Jan Higgins. There were approximately 40 community members present (see list following comments).

Co-Chairman Drew McInnes opened the hearing at 7:00 p.m. He introduced the Comprehensive Plan Committee and reviewed the agenda. He then outlined the planning process, what has happened to date with preparing the draft report, the questionnaires that were sent out, surveys, and responses to about 250 surveys which are posted on the Village of Alfred web site. He also thanked the Alfred Sun and The Evening Tribune for publishing all press releases.

Joe Dosch read the goals and objectives recommended in the report. D. McInnes emphasized three points:

- ❖ The Committee is presenting a plan that has no legal status in draft form and will have validity only if it is adopted and implemented by the Town and Village Boards. The recommendations will require further planning, discussion and work.
- ❖ The report demands that comprehensive planning be taken seriously and that discussions be initiated beyond and between the boundaries of the Town and Village.
- ❖ The Plan Committee's charge was to look into the future 20 to 30 years and investigate problems with immediate and long-term solutions. What will Alfred look like for our children when they are grown if the goals are implemented?

The floor was then opened to the public. The following comments were received:

- Regina Pollard: There is a problem with planning bike paths and walkways along Canacadea Creek that involves protection of neighbors. D. McInnes responded that all recommendations would take more discussion. Efforts to extend recreational facilities that go beyond local boundaries would be a major project, and the benefits would be worth pursuing. Also, pathways may not be just along Rt. 244 in Alfred Station.

- Walter Shultz: The lack of sewer and water service has limited future planning. What are the upper limits of the current system? Does a regional system need to be reconsidered?
- Blake Mayo: There is a need to include a maintenance and upkeep plan so when something goes wrong there isn't an urgency to get a grant. An ongoing maintenance program is needed to replace water lines, etc. Was this addressed? D. McInnes responded that it was addressed. T. Rasmussen added that this committee wouldn't want to presume the direction to take on this, and it would be up to the Town and Village to look at the problem.
- Roger Freeman: Congratulations to the committee for putting this report together. Community services need to be consolidated. There has been a barrier in the past. P. Stull responded that it would be a good idea for the Town and Village Boards to look at what can be shared and what is compatible. Also, there is Town highway equipment that is not compatible for the Village due to its size. He would like to see a bike path along Rt. 244 between Alfred and Alfred Station if the shoulders were swept two to three times a year. Other possible locations would be the train track if the railroad were abandoned again and Alfred to Philips Creek.
- Mario Prisco: If there is interest in a merger between the Town and Village, how will that happen? D. McInnes responded that it will be up to the Boards. He added that many of the things that are in the report are not new, but are going on in other parts of the state and country. There is information on the NYS Dept. Of State web site.
- M. Prisco: The tax load needs to be considered--only 12% in the Village is taxable. D. McInnes responded that a document in the appendix concluded that a possible merger would bring only a 1% savings.
- Doug Clarke: There is a need to look at other sources of revenue besides property tax.
- Terry Palmiter: The Town and Village have already merged in many areas. Alfred Police working in the Town; highway crews help each other; the fire companies work together; and the court system is shared. There is a need to look at Almond and Andover also.
- Ben Link: It is encouraging to see the forward thinking, but how many on the committee are under 30? Younger people need to get involved. Are the subjects in the report ordered by priority? The committee members explained that the report does not prioritize the problems it addresses. D. Fredrickson stated that much more time was spent talking about creating jobs, reducing taxes, etc. than about green spaces. The committee talked about Alfred children going away to college and never coming back due to the lack of jobs.
- Amanda Snyder: What can be done to make New York State tax friendly to small businesses and keep people in the state?
- John Ninos: The two institutions have evolved through the years. Residents have developed a notion that it is wise to drive to Rochester or other places to pay less for something that they could get in Alfred. They forget that they need to support the local businesses. Also, the businesses may not have done everything they could do to improve their appearance and provide affordable prices. If businesses are to survive, they must meet the needs and demands of the community, and the community must support them.

- M. Prisco: The two colleges have introduced businesses to meet students' needs on campus. There may be a need for closer consultation between the colleges and businesses.
- J. Ninos: The colleges have developed a "utopia" on campus. The students don't need to leave campus. Students used to be actively involved in the community and part of it. They no longer interact with local people, so they don't come back to visit. D. Fredrickson added that many employees live outside the Town and Village, and they shop outside the community. If there were a way to get employees to live in the community, it would be better for everyone. D. McInnes stated that he met with the Alfred Business Assoc. at the beginning of this project.
- R. Pollard: The students don't feel like the businesses want them to hang around downtown. She personally encourages them to go downtown.
- Gary Ostrower: The business district is not going to thrive if the colleges don't thrive and vice versa. Local businesses can't compete with Wal-Mart. Several years ago all students got their mail downtown; this gave them a reason to go downtown. Now they get their mail on campus. There are two phases to economic development. First, ensure the vitality of the business district. Second, develop jobs that may not be related to ceramics, glass, etc. There will be no serious economic development unless you have adequate infrastructure, such as sewer and water. The Village didn't participate in the regional sewer district due to cost--it would have cost the Village more than \$12 million. D. McInnes stated that local zoning ordinances need to be reviewed to see if they are compatible with the Comprehensive Plan. The needs of the community must be examined and zoning adjusted to meet those needs.
- D. Clarke: Students may want fast food but can have alternatives to what people are used to. We may have to educate people and students to these alternatives.
- Brian Goodrich: As a student you are never told to go downtown or even told what is downtown. Will Foster Lake and other land acquired by AU take more property off the tax roll? Alan Burdick responded that AU is building a horse farm but will continue to pay taxes on the land. D. McInnes added that if fraternity and sorority houses are bought by AU and taken off the tax roll, this will have consequences.
- Elliott Case: The culture has changed. Students haven't eaten anywhere but at franchises. Job opportunities have changed--years ago it was your choice where you went. Now, there are maybe 200 applicants for the same job, so if you get an offer, you take it. We have been engulfed by a cultural change. We shop in malls, etc. Colleges are reacting to students' wants in order to compete with other campuses.
- Ron Link: Why were students, faculty and staff surveyed as to why they don't live here? D. McInnes answered that the committee wanted to know the specific reasons why they weren't living in Alfred. Students were asked what they did and didn't like about Alfred.
- R. Link: The colleges should donate more to the ambulance and fire companies. D. Fredrickson responded that AU is very generous to the ambulance companies. Two out of three calls are related to the colleges.
- Gary Ostrower: AU provides many thousands of dollars to the Village in PILOTS, subsidizing the Police Department, etc. The State College provides payments in kind, for example, in the renovation of Village Hall. Both pay water and sewer tax, funding the Crandall Hook and Ladder Co.

- B. Link: Alfred Station Volunteer Fire Co. is funded solely by contract with the towns of Alfred, Ward and Hartsville, and by grants and fundraisers. It does not receive any of the water and sewer tax, but responds to the same calls. D. McInnes stated that the Village taxes are not the highest among the surrounding municipalities. The Town is third lowest. People living in towns and villages where tax rates are higher can get more house for the money. The reasons people gave in the survey for not living in the Village included the cost of housing, types of housing available, and taxes.
- Ben Palmer: Retail business is fine, but there is a need to make a product that will provide jobs. What about industry? D. Fredrickson stated that the report talks about promoting Sugar Hill Industrial Development. P. Stull added that we are competing with Hornell for large industries.
- Alan Burdick: Can a local income tax be assessed on people who work here but don't live here?
- Gary Ostrower: What happened to the old comprehensive plan should not happen to this one. This plan is going to need the support of the Town and Village Boards and community for implementation. T. Rasmussen responded that the planning boards and community groups will have to participate.

The hearing was closed at 9:00 p.m.

Community Members Present (list may not be complete):

Harold and Bev Snyder  
 Mrs. Randolph  
 Mrs. Soule  
 Anne Acton  
 Elliott Case  
 Mr. and Mrs. Meacham  
 Mary Lou Cartledge  
 Nelson and Amanda Snyder  
 Ben and Leani Palmer  
 Walt Czworka  
 Tom Mansfield  
 Alan Burdick  
 Dave Snyder  
 Blake Mayo  
 Gary Ostrower  
 Jeff Ormsby  
 Ben Link  
 Ron and Coral Link  
 Regina Pollard and daughter  
 Phil Curran  
 Walter Schulze  
 John Ninos  
 John E. Ninos

Mario Prisco  
Roger Freeman  
Terry Palmiter  
Doug Clarke  
Brent Reynolds  
Cliff Dubreuil  
Brian Goodrich  
Barb Timbrook

### **St. Jude's Parish Hall March 31, 2004**

A Public Hearing was held Wednesday, March 31, 2004 for the purpose of receiving comments on the *Draft Report: Comprehensive Plan for the Town and Village of Alfred*.

Alfred Comprehensive Plan Committee members present were: Drew McInnes, Joe Dosch, Lyle Palmiter, David Fredrickson, Peter Stull, Tom Massara, Suzanne Wood, Cindy Fraser, Mike Hyde, Dan Neverett, Jerry Snyder and Jan Higgins. There were approximately 35 community members present (see list following comments).

Co-Chairman Drew McInnes opened the hearing at 7:00 p.m. Introductory remarks made at the March 29 hearing (see above) were repeated. The floor was then opened to the public. The following comments were received:

- Ed Coll: The State Historic Preservation office is immovable when it comes to historic preservation. How has the committee dealt with their bureaucracy? D. McInnes stated that the committee did not address this. The importance of Alfred's architecture and terra cotta roofs was noted repeatedly in replies to the committee's questionnaire. Larry Greil clarified some of the issues involving the State Historic Preservation Office: if public funds are involved, the state has influence. If funding is private, they don't have much say. If there are federal or state funds involved, the office is required to be involved and sign off on projects. D. McInnes questioned how many historic houses Alfred can lose before it loses its character. E. Coll added that the Town and Village can control the historic character with local zoning laws. The Historic District has cost AU over \$1 million dollars in the Ceramic Museum project.
- Elizabeth Gulacsy: Did the committee address the issue of where faculty and staff live? There are eight houses for sale in the Pine Hill neighborhood. D. McInnes responded that the committee's the report and questionnaire address the issue, and that there is a need for affordable housing for young families. E. Gulacsy added that the cost of houses in the Village is higher than in surrounding towns. M. Hyde stated that AU is very concerned about this. Fewer than 10% of new hires live in the Village; they usually locate in Hornell or Wellsville due to the cost of houses and services. There is a need to figure a way to capture these people and get them to live here. The Town and Village need to collaborate on this. P. Stull explained the possibility that

the Village could annex vacant land in the Town, provide sewer and water, and build new houses that in turn would increase the tax base for the Village.

- Bev Snyder: There is a concern about off-campus student housing. Such housing can lower the value of neighboring houses. D. McInnes stated that the committee recognizes the problem and addresses it in the Housing section of the report.
- L. Greil: The Historic District regulations do not dictate paint color or building maintenance.
- Holly Shulman: There is a serious problem for new people in the community to receive notices of local events.
- Emrys Westacott: How would local trails be established? D. McInnes responded that it would take further planning, discussion and volunteer effort.
- Ed Coll: Did the committee look at the idea of the colleges buying the business district? Houghton College is an example; they bought up the business district and put in the types of businesses that meet the needs of the community and students. D. McInnes responded that the committee discussed the interaction of the State College and University operations with local businesses at length.
- E. Gulacsy: Did the committee come up with a solution to the future of the fraternity and sorority houses? D. McInnes stated that the issue was addressed in the housing section of the report, although a specific solution is not proposed.
- Galen Brooks: There is great professionalism in the plan. A design review process should be developed to serve the two municipalities.
- Gary Ostrower: There is a need for vigorous code enforcement, but without becoming a police state. There is a need for balance. Students from State College and AU are very limited in their need to go downtown. Students used to get mail downtown. Now there is less activity. The report does not establish priorities. Does economic development present a conflict with the development of green spaces? D. McInnes responded that all recommendations are going to take more discussion and work. The committee has discussed issues that have divided the community. This report goes to a certain level, and now there is a need to take the issues to the next level of detail. We are not alone as a community in facing the problem of how to maintain our small-town character and grow economically.
- G. Ostrower: There are two challenges. First, providing detail and giving life to the plan. Second, generating support of the community. M. Hyde responded to remarks regarding the business district, explaining that there is a need to be realistic as to what the problem is. ASC has met the demand of their students in order to stay afloat. Students don't want to walk downtown.
- Tim Koegel: Businessmen in the community get a regular turnover of students. They don't develop long-standing relationships with costumers. It is an uphill battle to cultivate students who are used to shopping at Wal-Mart. The colleges could assist. There is limited opportunity to make contact with the students. Businesses would like to be able to notify them before they arrive on campus. Alfred as a community is not going to compete successfully with large stores. Our uniqueness is one of our stronger points, and we need to keep that. We need to keep channels of communication open with the colleges and share resources. M. Hyde added that the colleges could do a better job of telling merchants what students want to buy.

- Anne Acton: The Town and Village should adopt the plan. Residents need to jump on board and carry the plan forward for the improvement of the Town and Village.
- Mary Huntington: We need to ask what the community could do to get the students downtown.
- Tim Timbrook: There is a need to improve the community for our children. There is nothing for the youth in the winter. An ice skating rink would be popular; can one be constructed in the Village? G. Ostrower stated that the Village was told by their insurance company that they would not pay for an injury at the old playground, and there is a similar situation with an ice rink.

D. McInnes brought the hearing to a close by outlining the final steps and citing the five committees recommended for implementing the plan. D. McInnes read a letter from AU President Edmondson supporting the formation of a committee to bring together ASC, AU, the Town and Village for discussions.

Written comments on the draft report will be accepted until April 7, 2004. The Plan Committee will review the comments from the public hearings and written comments and amend the report if necessary. The final report will be submitted to the Town and Village Boards, which will hold public hearings within 90 days (this could be a joint meeting). The Boards will then have the option of adopting the plan.

The hearing was closed at 9:00 p.m.

Community Members Present (list may not be complete):

Bev Snyder  
 Barrett Potter  
 Elizabeth Gulascy  
 Ed and Carol Coll  
 Brad Bowden  
 Philip Prigmore  
 Anne Acton  
 Mary Huntington  
 Martha Mueller  
 Lou Lichtman  
 Norm Titus  
 Larry Greil  
 Carl Luger  
 Galen Brooks  
 John Ninos  
 Brent Reynolds  
 Rich Hoffman  
 Sally Hopkins  
 Walt Czworka  
 Gary Ostrower

Craig Clark  
Phil Curran  
Holly Shulman  
Barb Timbrook  
Tim Timbrook  
Emrys Westacott  
Tim Koegel

**Section 1.G.**  
**Alfred Comprehensive Plan**  
**Written Comments on *Draft Report: Comprehensive Plan for***  
***the Town and Village of Alfred, March 1, 2004***

**Spring, 2004**

Letters Received From:

Steven Arrasmith

Kier Dirlam and the Allegany County Planning Board

Charles M. Edmondson, President, Alfred University

Carl Luger

Angela M. Rossington

Angela M. Rossington, Board Secretary, The Alfred Montessori School

Amanda L. Snyder

Hello Neighbors,

It is a great plan. I commend the committee for its professionalism and dedication.

There is only one thing missing; the most important thing: trust. Trust is the first thing that needs to be improved in this community and the lack of trust is the thing that will prevent the achievement of almost all of the worthwhile goals. Cooperation is necessary for success, and cooperation is virtually impossible to achieve without trust.

We have various factions in the community that don't trust one another. AU employees don't trust the AU Administration (hence the union). AU Administration doesn't trust the village merchants and vice versa. There are factions within ASC and AU that don't trust each other. Townies don't trust the Gownies. Some people don't trust the landlords, and no one really trusts the students, even though they are the reason most of us are here.

In mathematical game theory (thank you Russell Crowe as Graham Nash) this situation is called the Prisoner's Dilemma. In brief, cooperation (trust) by all the factions is necessary for success. Lack of cooperation (trust) results in gradually declining fortunes for all factions. Also, (and this is the most important part) any faction that takes a risk for the community and is betrayed is seriously hurt. For example, what if I made a considerable investment, at the urging of some faction in the community, to open up an equestrian supply store on Main Street, and then shortly afterwards the same faction decide to open up its own equestrian supply store with a significant business advantage due to location or debt structure. I'd be screwed. Some would call me a fool to trust again. This is Alfred. Most factions will not take the risks necessary for the Comprehensive Plan because of a lack of trust.

I suggest that the action items in the plan be arranged in order of "trust investment necessary." Achievable ones (i.e. not involving much money) that require cooperation should be first to serve as trust-building exercises. Subsequent tasks would require more trust, and more money, to be achieved.

Alfred is a thumbnail sketch of world. We need to work, build and trust people that, frankly, we don't really know all that well and/or really don't like at the moment. People thrown together by circumstance in a group may be civil and superficially appear to be a community. But it is not until they work together, in conflict and cooperation, to solve common problems that they are really a community.

Sincerely,



Steven Arrasmith  
56 West University (5 days a week)  
Alfred, NY

To: Drew McGinnis  
From: Kier Dirlam & Allegany County Planning Board  
Re: Alfred Plan – Comments  
Date: April 7, 2004

Dear Drew:

At the Allegany County Planning Board meeting held on March 31, 2004 the board discussed the Alfred Plan. Everyone noted appreciation of the amount of work that you and your group have obviously put into this plan. Comments were minimal from a critical standpoint. One member submitted written comments and these are summarized below.

*After glancing through the Alfred Plan the following comments:  
These comments are regarding economic development. There is very little that addresses development outside of the campuses' concerns. The major case, is the use of the old Buffalo Crushed Stone site. Considering the email from William D. Burt [WNY&PA Railroad], concerning Railroads it should be recognized that this site is a prime industrial site. It is the only site in the Town of Alfred that has a railroad siding, or that has the potential for a railroad siding. It is more or less isolated from view, and from most residential and business areas. There are other sites that can be used for academic purposes, but this is the only one that has access to the railroad.*

*One of the major problems that have been stated concerning recruitment of staff for the colleges, concerns the lack of jobs for spouses. Ed Coll [former President of Alfred University] stated recently that he is tired of seeing a 1000 people walk across the stage at graduation, pack their bags and leave the area. Without an industrial base, the probability of "growing" jobs is reduced to almost nothing. An old saying states, "It is too that simple".*

*Put in simple terms, until someone makes a product and sells that product, nothing happens. You can have all the accountants, lawyers, stockbrokers, insurance salesmen, Teachers, professors, retail stores, service businesses, etc. but until that product is made and that product is sold you have nothing. The Alfred Plan needs to address bringing industry to the area more, so that these jobs are available.*

I have also included a copy of a letter that you may find of interest from a few years ago regarding my concerns about the Village water source. DEC's response was that there is nothing to be concerned about and they approved the Mining permit.

When you have approval from the Town and/or Village that they are going to adopt this plan then you will have to submit the final plan to the County Planning Board for an official review as discussed according to the New York State laws.

November 26, 2001

Kenneth C. Taft  
NYSDEC Region 9 Allegany Sub-Office  
182 East Union – Suite 3  
Allegany, NY 14706

Dear Ken:

I read the listing in the ENB for the Buffalo Crushed Stone, Inc. project in Alfred Station. I have concerns with this project in a couple of respects. The existing and the proposed mine area is less than a mile from the Village of Alfred's municipal wells located near the Town of Alfred's Municipal building. The mine is also up-gradient of these wells. I am not aware of any analysis of the recharge area of these wells that has been to the extent necessary to make an exact determination of the recharge area. However it seems likely that due to the topography, soils and general trend of water in that valley that the gravel deposits that are proposed to be removed may be a significant area of recharge for the well system. My concerns include the possible degradation of the quality of water that is afforded to the wells and the quantity that is available to the system. It seems reasonable to draw a connection between the proposed mine area and the well system. If the well system experiences any new problems with either quantity or quality in the next few years I would have to conclude that a possible cause is this new mine. In that case it seems that the Village will have a possible recourse in filing a complaint with the NYSDEC and possibly starting litigation with the mine's owners for the costs required to develop a new water source. All involved should be aware of this possibility, as it seems that the DEC is likely to approve this permit application. I do want to note that I am supportive of the business development effort that Buffalo Crushed Stone has put into this area and that in general they have been a good corporate neighbor in the Alfred Station area in recent years. I hope that they have a positive closure plan for this mine site and their other sites. There is a need for planned development that would go nicely in some of their present mining sites if they were properly graded and redeveloped after closure. A paper copy of this letter will follow this e-mail.

Sincerely,

H. Kier Dirlam

Cc: Gary Ostrower – Mayor of Alfred  
Alan Burdick – Town of Alfred Supervisor  
Ron Stuck – Allegany County Planning Board Chair  
Brent Reynolds – Allegany County Legislature - Planning and Development  
Chair  
John Foels - IDA

# Alfred University

To: Drew MacInnes  
From: Charles M. Edmondson  
Date: March 31, 2004  
Re: Planning Document



Drew, I regret that I will be out of town and thus unable to attend the public comment session regarding the draft long range plan for the Town and Village of Alfred. However, I have reviewed the draft and I believe it offers this community some very good insights and intriguing directions for the future.

I note that at several junctures, the draft Plan calls for improved cooperation between Alfred University, Alfred State College, the Town of Alfred, and the Village of Alfred on matters related to the growth and development of our community. I would like to suggest that we form an ad hoc community planning group consisting of representatives from these four entities. This group would meet periodically (perhaps quarterly) to continue the discussion that you and your colleagues on the long range planning committee have begun. I would be pleased to host the first meeting of such a group, although I think that it should rotate its meetings between the University, Alfred State, the Village Hall, and the Town offices.

My compliments to you and the Committee for a job well done.

To the Alfred Comprehensive Planning Committee:

After much procrastination, I have finally read the Draft Report of the Comprehensive Plan for Alfred. It's obvious that a great deal of work has been put into developing the plan thus far.

However, I would like to make several points:

\*Several times in the plan you refer to Alfred as being "friendly." While individuals may be friendly to other native residents, the natives are not at all friendly to "outsiders". There certainly are friendly relationships at ASC and AU, but outside of the two colleges the converse is true.

Solution; Establish a "Welcome Wagon" or similar organization to welcome all new residents to the village or town of Alfred. A representative would visit new residents with a listing of businesses, community services, activities, etc. Businesses might donate gifts or coupons for newcomers. If interest warrants, a Gourmet Club might be formed that would meet in members homes on a rotating basis.

\*On page 7, the statement is made that AU is "considering a change ... requiring all juniors ... to live on campus". This change has been made. The consequence is that there will be less demand for off campus housing. This will mean a dramatic increase in vacant apartments, which in turn means a deterioration of village and town housing. Since AU certainly understands this phenomenon, it appears they have little interest in the appearance of the village or town.

In addition AU's closing of 10 fraternities and sororities has also caused a detrimental effect on the appearance of the housing in the village.

\*The older houses on Main and West University are typically large houses that were built when families were larger and often included extended family members. Today these homes are too expensive to buy, too expensive to maintain, too expensive to heat. And if you want to improve the house, the owner is obligated to go through the Site Development Plan Review with the Village Planning Committee. This process often delays the project and usually - if not always - increases the cost of the project.

It's no wonder that the owners don't improve their properties or turn the building into rentals. As the demand for rentals decreases, it is likely that some buildings will simply be abandoned or given to AU.

Solution; Establish a task force for property improvement consisting of both village and town officials. This committee must meet with the AU Administration and Board of Directors to impress on them the detrimental effects their policies and actions are having on the village and town.

Secondly, abandon or dissolve the Village Historic District. It includes many properties with little if any historical importance and it does not include several houses that have historical significance, including one that we own that is one of the oldest in the village. Instead this committee along with local historians should identify 10 or 20 of the most historically significant buildings in the village. The owners of these buildings should be given financial assistance through local funding or state grants.

\*For at least 25 years, the Village Planning Requirements have mandated one parking space per bedroom. Many residents meet these criteria. The problem arises when developers approach village officials with plans that do not include adequate parking. Waivers are often granted. This demoralizes the residents and causes people to ignore local laws and zoning ordinances.

Solution; enforce local laws without exception and if a new project is proposed and waivers have been granted in the past, work out a solution to the waiver before approving the new project.

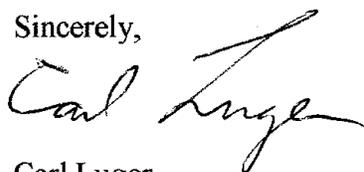
\*Under Community Services Objective #1, several excellent strategies discuss further cooperation among police, sharing facilities, sharing planning and joint purchasing.

The Town and Village have two distinct fire departments. Although both departments are volunteer and not municipal organizations, the Village and Town governments provide funding for the departments. While there is cooperation between departments, further steps should be taken to increase the cooperation. The leadership for these steps must come from the Town and Village governments:

1. A timetable to elect one set of officers
2. A procedure to jointly approve the purchase of major capital items, i.e. fire trucks, tankers, ambulances.
3. Sharing training of personnel
4. Sponsoring joint money raising activities

Hopefully the Comprehensive Planning Committee will give serious consideration to these ideas and incorporate them into the final report.

Sincerely,



Carl Luger

*David & Angela Rossington*  
*4 Terrace Street · Alfred, NY 14802*  
*607·587·8310*

March 13 2004

Drew McInnes  
Co-Chair, Alfred Comprehensive Plan Committee  
19 High Street  
Alfred, NY 14802

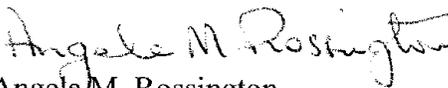
Dear Drew,

As a member of the Board of the Box of Books Library, I would like to tell you that I heartily endorse the plan for the Town and Village of Alfred as defined in the Draft Report of your committee dated March 1, 2004.

I strongly encourage the support of the five-year plan of the Box of Books, which is such an important service for our school. The Box of Books provides services to the entire community. As a member of the Board of Trustees of the Alfred Montessori School, I have a special interest in the Library as it is used by our children. Provision of adequate off-street parking should be a priority, and any expansion of adjacent buildings which might prevent future library expansion, should be more carefully considered.

The plan to make Alfred a place in which people would choose to live is also in the best interest of all of us who live in this delightful community. We would encourage the Village and Town Boards to adopt this plan as a vision for the future our community, and to actively implement the plan where possible.

Sincerely,

  
Angela M. Rossington  
Board Secretary

Cc: Janice Porter



March 13 2004

Drew McInnes  
Co-Chair, Alfred Comprehensive Plan Committee  
19 High Street  
Alfred, NY 14802

Dear Drew,

On behalf of the Alfred Montessori Board, I would like to tell you that we heartily endorse the plan for the Town and Village of Alfred as defined in the Draft Report of your committee dated March 1, 2004.

As you are well aware, the Alfred Montessori School has supported and implemented the renovation of one of the buildings in Alfred's Historic District, a building that is distinctive in its terra cotta roof. We would support any effort to restore and maintain other buildings that are similarly distinctive and which could be put to a useful purpose.

Our interest in maintaining "green spaces" and re-establishing the gardens behind Crandall Barn is obvious as these efforts would contribute to the aesthetics of our Village, as well as being used by the community, especially by the children who attend our school.

We would also encourage the support of the five-year plan of the Box of Books, which is such an important service for our school. The Box of Books provides services for the entire community and should therefore be provided with off-street parking, and protected from expansion of adjacent buildings which would enable future library expansion.

The plan to make Alfred a place in which people would choose to live is also in the best interest of our school as this would provide us with an ongoing source of children!

We would encourage the Village and Town Boards to adopt this plan as a vision for the future our community, and to actively implement the plan where possible.

Sincerely,

Angela M. Rossington  
Board Secretary

March 30, 2004

Alfred Comprehensive Planning Committee

Dear Board Members,

I was impressed with all the difficult and thorough work you have done.

Perhaps our desires outweigh the ability to have everything we wish. We need to prioritize those things that this area needs.

We need to add to the tax base. In order to have this happen, what does this area need to do? I think we already know the answers – sewage facilities, new small industries. Is this committee working with the group of 44 that has been organized for plans for Allegany County?

Families can only purchase what their incomes allow, excluding the credit card mania that is promoted by banking companies.

Our towns and villages will only be able to support that which our taxes or volunteers can support.

We will need to let our Town, Village, County, and State governing bodies know that we cannot afford higher incomes for government workers. (This includes any person on a government payroll.) We need to demand of our State that mandates which mean more taxes are not going to be paid by the people in New York State counties. Our income, which we work hard to earn, is not for the government to take from us to support programs that are not really needed in our county or our country.

Thomas Jefferson said, “A wise and frugal government shall not take from the mouth of labor the bread it has earned.”

Abraham Lincoln stated, “You cannot help men permanently by doing for them what they could and should do themselves.”

Locally, people who live in these communities need to support the businesses which are here. I talked with one store owner who said community people will never try to do most of their shopping in our area. I have found that our family can get most of its needs met in the Town and Village of Alfred. Notice I said, “needs” not “wants”.

How has the Business Community promoted itself? I’m sure the ALFRED SUN would appreciate a column each week featuring a local business, not necessarily for certain items on SALE but promoting services which each business has for the community. We can and should promote ourselves. We are creative people in this area. As Bob the Builder, asks, “Can we do it?” we can answer, “Yes, we can!” When sales taxes are spent in Allegany County, they come back to Allegany County.

A few years ago, businesses were concerned because of the action of students in downtown Alfred. (From what I've heard, it was the action of students early in the morning who were causing disturbances and destruction in the Village of Alfred.) I spoke with a Senior Citizen who was very active with SUNY Alfred and when that concern was heard, the "Tech" decided to try to keep students on Campus. "We" can't have it both ways. When the Freshman Tech class came here in August 2003, the students were sent to downtown Alfred on a scavenger hunt. I asked Jeanne Hyland if she knew who had set that up. She said the office of the President of Tech provided that project.

I feel that with encouragement from governing officials and people who do try to purchase goods here, as we do, we can build a thriving area.

Sincerely,

A handwritten signature in cursive script that reads "Amanda".

Amanda L. Snyder  
1282 Randolph Rd.  
Alfred Station, NY 14803