

TOWN OF MANSFIELD COMPREHENSIVE PLAN

ADOPTED BY THE TOWN BOARD 2021



TOWN OF MANSFIELD PLANNING BOARD

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CHAPTER 1

INTRODUCTION

1.1 Purpose of the Comprehensive Plan

The Town of Mansfield recognized the importance of planning for its community when it developed the town's first Master Plan, which was adopted in 1991. That document served as the basis for the first Comprehensive Plan developed in 2004. The purpose of this comprehensive plan is to review the 2004 document, revising and updating it where necessary in light of changing conditions in the region and locally. These documents form the basis for the Town's Zoning Ordinance and Sub-Division Regulations.

This Comprehensive Plan will serve as a guide and framework for future development in the Town of Mansfield for the next decade. The overarching purpose of the Plan is to provide a rational basis for public policies and decision-making and to encourage orderly development and land use change that are in accordance with the stated goals and objectives, which have been developed as part of this planning process.

New York State Town Law, Section 272-a, grants towns the ability to prepare a Comprehensive Plan. This section states that the "town comprehensive plan is a means to promote the health, safety and general welfare of the people of the town and to give due consideration to the needs of the people of the region of which the town is a part." This Mansfield Comprehensive Plan has been prepared with those objectives in mind.

Cattaraugus County updated their comprehensive plan in 2016. It is called "Vision 2025 Comprehensive Plan-Moving Cattaraugus County Forward". The focus of the County Comprehensive Plan is to promote quality economic development and protect the positive features and resources of the County. It strives to improve coordination among the County's municipalities and also increase collaboration with regional partners and their planning efforts, including the Western New York Regional Economic Development Council and its Economic Development Strategy and the Southern Tier West Regional Planning and Development Board and its Comprehensive Economic Development Strategy.

The Town of Mansfield agrees with the findings of this document and will strive to coordinate our efforts with those of the County.

1.2 History

In 1797 the Iroquois Six Nations ceded 850,000 acres of land to the Holland Land Company. The first purchase of land in what is now Mansfield from the Holland Land Company took place in 1818. Early settlers included Amos and Timothy Morgan and Nathaniel Fish. Mr. Fish opened the town's first tavern in 1819.

Originally Mansfield was part of Little Valley. It was formed as a separate municipality, under the name of Cecilius, in 1830. The name of the town was changed to Mansfield in 1831. In 1830 Mansfield had a population of 378 people. By 1875 the town had a population of 1151 people.

Early businesses included farming, lumber, and the production of "black salts," a form of potash made by burning wood. The first gristmill in Mansfield was built in 1830. Prior to this time, residents had to go to Gowanda or Springville to grind grain. The first sawmill in the town was built in 1831.

The first school building was constructed in 1825, on the boundary between Mansfield and New Albion. The first road in the town was laid out in 1823; it generally follows the route of the current County Road 13. The Erie Railroad was completed in 1851, but no station was built in Mansfield.

An 1879 history of Cattaraugus County describes the importance of dairying and cheese-making in Mansfield. There were seven cheese factories in the town, which used the milk of "more than 2000 cows" and annually produced "over 500,000 pounds of cheese." The cheese from these factories was sent to New York City and to Europe. The cheese factories also supported a cheese box factory, located in Eddyville, which annually made 50,000 boxes, which were sold throughout Cattaraugus County.

In 1879, the hamlet of Eddyville contained one church, a school, a post office, a cheese box factory, a saw/shingle/planning mill, a cider mill, a blacksmith shop, and a wagon shop. It had a population of about 100 people.

The hamlet of Maples, which was then known as Union Corners, contained a school, a store, a wagon shop, a blacksmith shop, two cooper shops, and a sawmill. It had a population of about 75 people.

1.3 Regional Setting

Mansfield is located in Cattaraugus County, in western New York State, approximately 50 miles south of Buffalo. Mansfield is bounded by Otto and East Otto to the north, by New Albion to the west, and by Little Valley, the seat of Cattaraugus County, to the south. Ellicottville lies immediately to the east of Mansfield. Ellicottville is a ski resort and major tourist destination in Cattaraugus County.

1.4 Transportation

Mansfield does not contain any major roadways, airports or rail lines. However, the town has excellent access to major north-south and east-west roadways. Mansfield is located approximately 10 miles from an entrance to Interstate 86, which is a major east-west roadway. This highway, which is also known as the Southern Tier Expressway, was made part of the federal interstate highway system.

Mansfield is served by two New York State roads that pass through the town. One is State Route 353, which crosses the southwest corner of the town. Route 353 generally runs in a north-south direction and connects Salamanca and Little Valley to Dayton and Perrysburg. State Route 242 runs through the southeast corner of Mansfield. It generally runs in an east-west direction, connecting Mansfield with Ellicottville to the east and Randolph to the west. Both Route 353 and Route 242 are two lane undivided highways.

Route 242 also serves to connect Mansfield with State Route 219, which is located approximately two miles to the east in Ellicottville. State Route 219 is the major north-south roadway in Cattaraugus County, connecting Canada and Buffalo with Pennsylvania and other southerly destinations. Currently Route 219 is a four-lane expressway between Buffalo and Ashford, New York, where it becomes a two-lane undivided highway. New York State, after years of study, in April 2003 announced that Route 219 will be upgraded to a four-lane divided highway from Springville to Interstate 86. Upon completion of this upgrade, Mansfield will be more easily and quickly accessible from Buffalo and northern Pennsylvania.

In addition to state roadways, Mansfield is well served by county roads. These include County Road 13, which runs diagonally through Mansfield from the southeast to the northwest, connecting Mansfield to Ellicottville in the west, and Otto and East Otto to the north. County Road 14 is also Toad Hollow Road in the Town of Mansfield. This roadway runs in a generally north-south direction, connecting Mansfield with Little Valley to the south and East Otto to the north. A short segment of County Road 15 runs through the south-central portion of Mansfield.

The other roadways in Mansfield are town roads. Mansfield has 54 miles of town roadways. Forty miles of road surfaces are oil and stone and fourteen miles of road have dirt surfaces. A couple of sections of town roadways are classified as seasonal use only, which means that they are not plowed or maintained during the winter months. These include Potter Hill Road, off West Hill Road, and the central section of California Hill Road.

Mansfield has a well-developed roadway system. The hierarchy of roadways provides town residents with good access to other parts of Cattaraugus County and other regional destinations, while keeping major traffic generators outside of the town boundaries. In addition, a well-developed network of county and town roads provides access throughout the community.

CHAPTER 2

PHYSICAL SETTING

2.1 Physical Setting Introduction

The Town of Mansfield is centrally located in Cattaraugus County. The town is characterized by rolling hillsides interspersed with stream valleys.

The physical features of the town are important, both as environmental elements that provide the town with its character, but also as factors that determine where, and what type, of future development is appropriate.

2.2 Streams, Floodplains, and Wetlands

Mansfield contains several stream systems. The major stream system is Mansfield Creek and its tributaries. Mansfield Creek is located in the northern part of the town, and roughly parallels County Route 13 (Maples Road) and Hinman Hollow Road. A small portion of Little Valley Creek flows through the southwest corner of the town, roughly parallel to Route 353.

The town is located on a river basin boundary. Surface water in the southern portion of the town, including the Little Valley Creek, drains south into the Allegheny River, which flows into the Mississippi River and eventually to the Gulf of Mexico. Surface water in the northern portion of the town, including Mansfield Creek, drains northwestward to Lake Erie and eventually to the St. Lawrence Seaway and the Atlantic Ocean. This river basin or watershed boundary is a portion of the Eastern Continental Divide.

Figure 2-1, Physical Features, shows environmental features related to water, including streams, wetlands, and floodplains. (See page 6)

Protected Streams

The New York State Department of Environmental Conservation (DEC) maintains a stream classification system for streams within the state. When a stream is designated as protected, the DEC must issue a permit to allow any disturbance within the streambed or within 50 feet of the top of the bank.

There are two stream systems in Mansfield that are classified as protected streams. These are Mansfield Creek and some of its tributaries, and Little Valley Creek. Both of these streams are classified C(t). This designation indicates that the water quality is clean enough to support a year-round trout population. The Mansfield Creek is stocked with brown trout by the DEC.

Floodplains

The Federal Emergency Management Agency (FEMA) has identified areas of 100-year floods for the entire United States. The 100-year flood plain is defined as the area that statistically has a one percent probability of flooding in any given year. Development is restricted within a regulatory floodway (a stream channel), and development within a designated 100-year floodplain must obtain a flood plain permit and meet certain requirements. Municipalities are responsible for issuing flood plain development permits.

Only a small portion of Mansfield lies within the 100-year floodplain. The largest floodplain is associated with the Mansfield Creek. A smaller floodplain is associated with Little Valley Creek and its tributary along Toad Hollow Road.

Wetlands

Wetlands provide important habitats for many species of plants and animals, as well as providing natural storage for storm water runoff, thus helping to reduce flooding. In addition, wetlands help improve water quality by filtering and treating sediment, nutrients, and other contaminants, and also can help recharge groundwater aquifers.

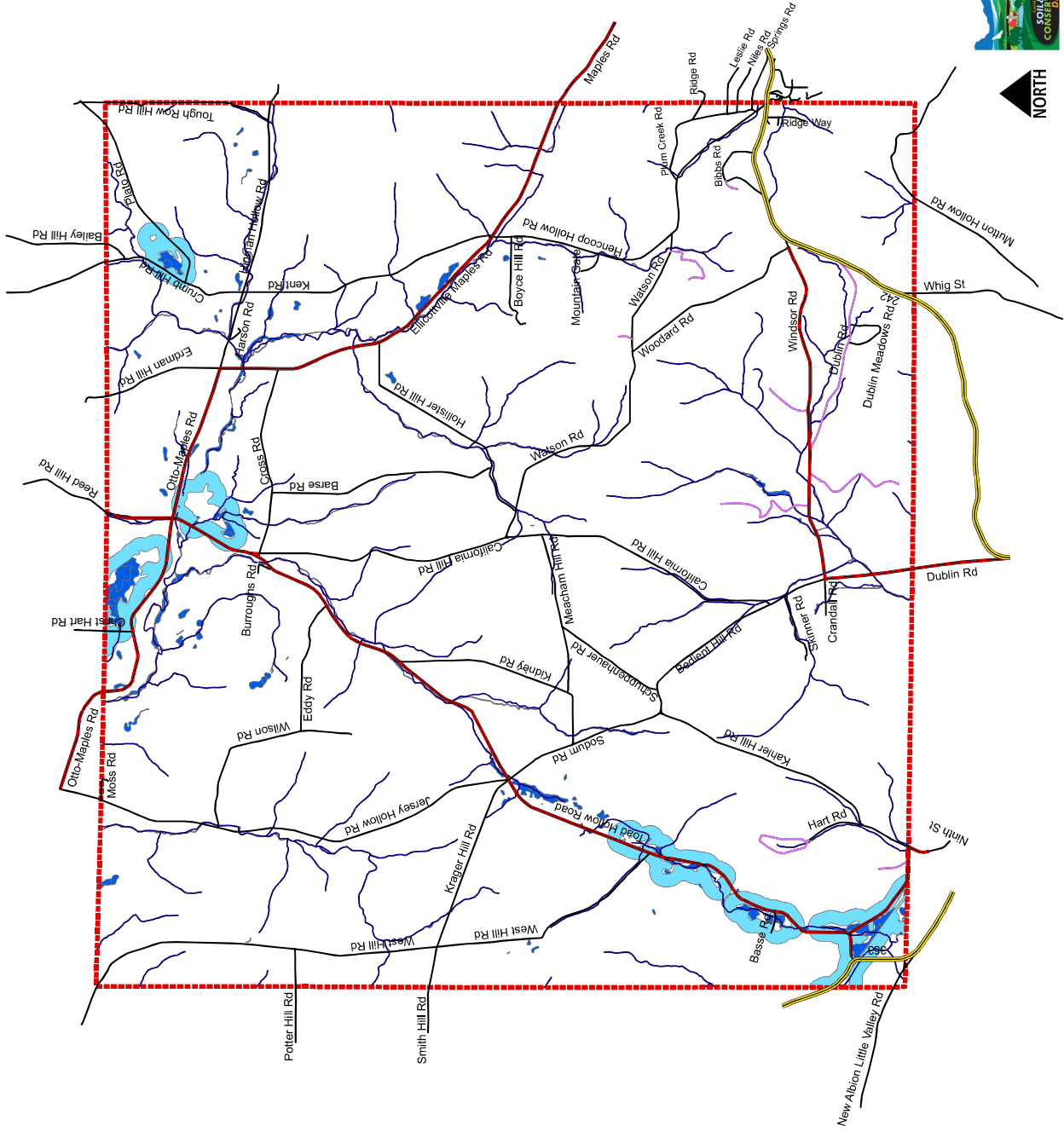
Under Article 24 of the New York State Environmental Conservation Law, the DEC identifies that wetlands be 12.4 acres in size or larger. A wetland that is smaller than this may also be identified if it contains one or more unique features. If a wetland has been identified by the DEC, certain types of activities that occur within 100 feet from the wetland boundary may require a permit from the DEC. Mansfield does not have an extensive system of mapped wetlands. A series of wetlands is located along Little Valley Creek and along the southern portion of Toad Hollow Road. Another set of small wetlands is located between Plato Road and Crumb Hill Road. The largest wetlands are near Mansfield Creek, located both north and south of County Route 13.

The U. S. Army Corps of Engineers also regulates wetlands under Section 404 of the Clean Water Act. There is no minimum size to identify a federally protected wetland. Federal Wetland Inventory maps have been produced by and are available through the U. S. Fish & Wildlife Service and provide a general reference for locations of potential wetland areas. Location and delineation of specific wetland areas typically need to be determined in the field by a qualified biologist.

Figure 2-1: Physical Features Map



**TOWN OF MANSFIELD
PHYSICAL FEATURES**



- Legend**
- Topographical**
- State Routes
 - County Roads
 - Private Roads
 - Town Roads
 - Mansfield
 - Streams
 - State Wetlands
 - Federal Wetlands



Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet

2.3 Soils

All the land area in Mansfield was glaciated, having been covered by ice during the last glacial period, which ended in the era around 15,000 years ago. The massive ice formations moved previous soils, rocks, and other surface materials as the ice itself moved and frequently compacted the remaining soil/clay material into very dense layers that underlie much of the surface soil now found in the town. The existence and depths of these compacted materials tend to affect the way and degree to which the surface soils retain water and also the relative difficulties involved in excavation and/or tillage.

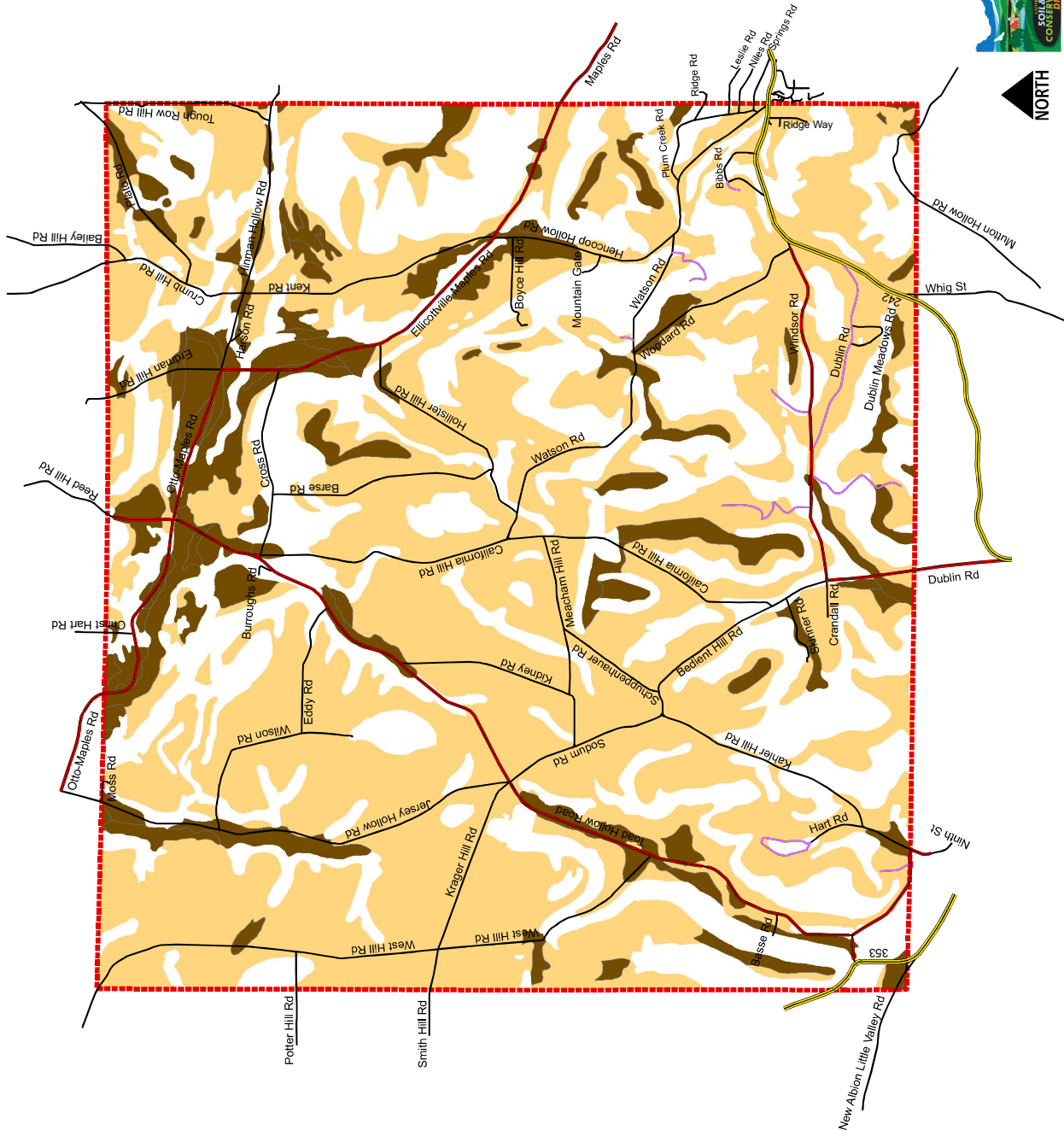
As the glaciers receded, vast amounts of silt and gravel were deposited as outwash material in some areas, forming the basis for the better drained agricultural soils of the present day. These generally tend to be located in the valleys and along terraces which border the stream beds and lower lying marshy areas. The latter usually contain fine-grained alluvial type soils along with decomposing organic material and characteristically are poorly drained. Figure 2-2, Farmland Map. (See page 8)

Information on soil characteristics in the Town of Mansfield is available in extensive detail from the Cattaraugus County Soil and Water Conservation District. According to the District, certain prime soil formations exist in the town and coincide with the major valleys, especially the Mansfield Creek Valley in the vicinity of Eddyville and Maples. These soils are primarily in the "Chenango" group of soil types, although a few other similar type groups are represented. They tend to be composed of gravelly silt loams and gravelly sandy loams, fairly deep to bedrock or compacted horizons and are located on terrain between 0 and 15 percent slope.

Figure 2-2: Farmland Map



**TOWN OF MANSFIELD
FARMLAND**



- Legend**
- Topographical**
- State Routes
 - County Roads
 - Private Roads
 - Town Roads
 - Mansfield
 - Best Farmland
 - Good Farmland



Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet

2.4 Topography

The topography of Mansfield is rolling hillsides punctuated by stream valleys. The widest and most extensive of these valleys is the one formed by the Mansfield Creek. There is also a fairly wide, although not extensive, valley located in the southwestern corner of the town, formed by the Little Valley Creek. Smaller valleys are associated with other streams in the town.

Mansfield's topography is divided into four categories: 0 to 5 percent slope, 5 to 15 percent slope, 15 to 25 percent slope, and greater than 25 percent slope. The majority of Mansfield's topography falls into the 0-5 percent slope and those greater than 25 percent.

The areas of 0 to 5 percent slope are generally located in the stream valleys, including the area around Mansfield Creek and Little Valley Creek. The area close to Maples Road and Toad Hollow Road also are in this category. Both roads follow streams. There are also significant areas with 0 to 5 percent slope along West Hill Road, on the western boundary of the town. Some smaller areas in this slope category are located on the tops of hills and along ridgelines. Areas that have 0 to 5 percent slope are generally well suited to development; however, some of these flatter areas also contain wetlands or floodplains, where development should be avoided.

Areas in this category are also suitable for agriculture, and some of this area also contains prime agricultural soils, as determined by the Soil and Water Conservation District.

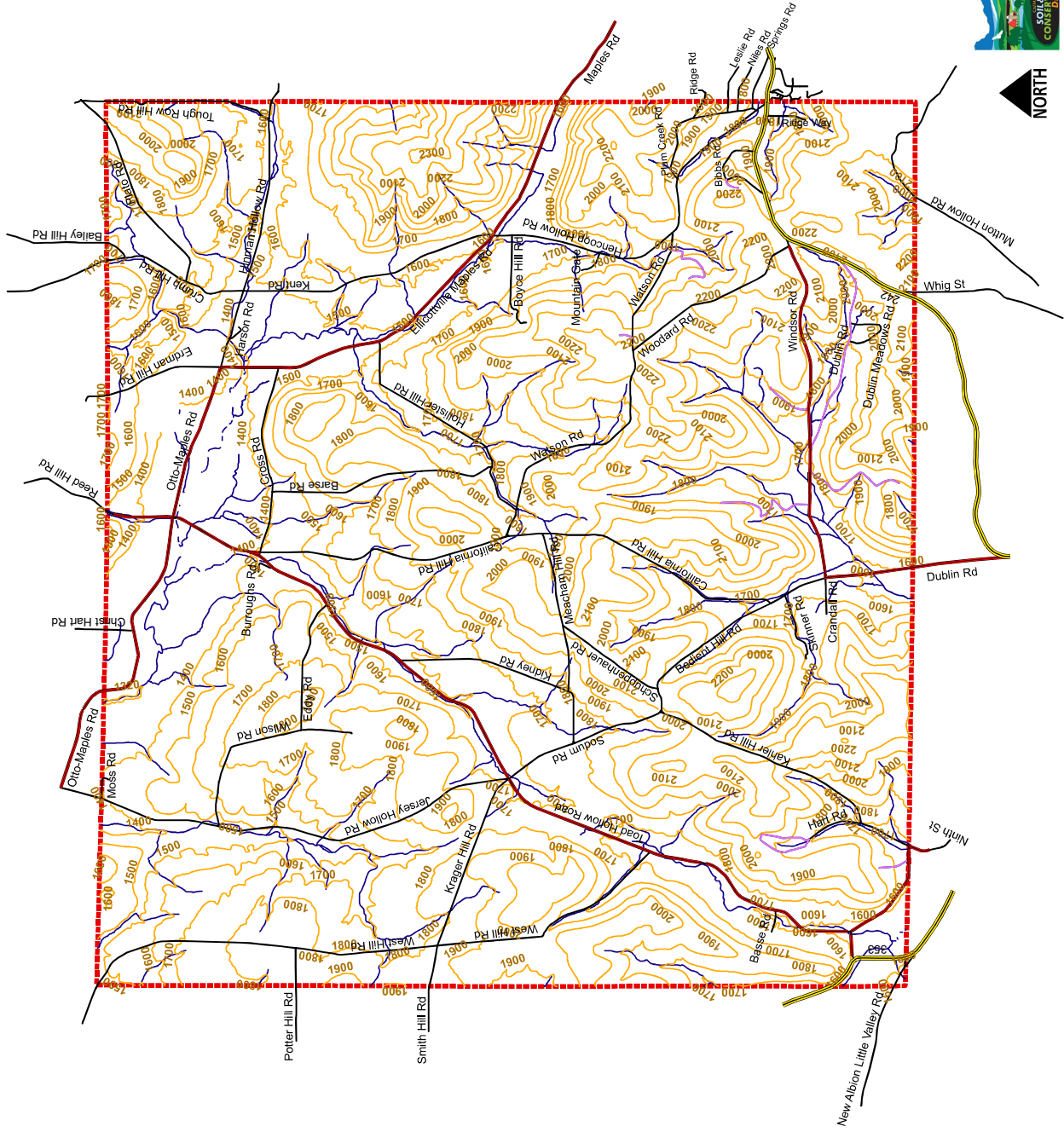
There are not many areas of Mansfield that are in the 5 to 15 percent or 15 to 25 percent slope category. These areas are evenly distributed throughout the town. Much of the town is in the category of greater than 25 percent slope. Generally, areas with this type of slope are suitable for lower density, less intense development. Land that is greater than 25 percent slope is generally unsuited for agricultural use, except for forests.

Figure 2-3 Topographical Map (See page 10)

Figure 2-3: Topographical Map



**TOWN OF MANSFIELD
TOPOGRAPHICAL**



- Legend**
- Topographical**
 - State Routes
 - County Roads
 - Private Roads
 - Town Roads
 - 100' Contour
 - Streams
 - Mansfield



Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet

2.5 Visual Resources

One of the amenities of the Town of Mansfield is the pleasant views of rolling hills and farmland that can be seen from many of the roads and parcels in the town. These views contribute to the rural character of the town. Individual homes and businesses can be sited to take advantage of these views. If larger scale development occurs in the future, care should be taken with the design elements to ensure that the siting and scale of this development preserves the viewscape of the area in which it is located.

Three types of development have the potential to visually intrude on such viewscales. These are wireless telecommunications facilities, wind farms, and solar farms. By the nature of their function, wireless telecommunications facilities and windmills must be sited on high ridgelines where they may be highly visible to the surrounding area. However, there are tools that a community can use to regulate these land uses.

Wireless Telecommunications Facilities

The growth of the cellular telephone industry has led to the need for more telecommunications towers to provide service to an increased, and increasingly widespread, customer base. Wireless telecommunications includes a range of voice and data transmission services to and from mobile customers.

There are three types of tower structures that are generally used: a monopole; a self-supporting lattice tower; or a guyed tower, which usually is a taller lattice tower supported by guy wires. The type of tower can affect its visibility.

Telecommunications facilities have the potential to affect the area in which they are placed in several ways. The most obvious potential impact is the possible change in the visual character of an area. The type of tower and the tower height will be factors in the visibility of the tower. In addition, any structure, including telecommunications towers, over 200 feet in height will be regulated by the Federal Aviation Administration (FAA). The FAA will require some type of lighting and may also require a particular type of color scheme for the tower; i.e. alternating orange and white bands. In Cattaraugus County, Mercy Flight has requested that all telecommunications towers be lighted.

Municipalities may regulate the location of telecommunications facilities, allowing them in one zoning district, but not in others. Municipalities may impose height restrictions and minimum setbacks from property lines, and they may require that these facilities be designated as a special permitted use and/or be subject to site plan review procedures. However, the Federal Telecommunications Act states that municipalities may not ban these facilities.

New York State considers wireless telecommunications service providers to be public utilities. This means that, when applying for a variance, public utilities do not have to meet the standards

that are established in state law for the grant of variance. Instead, the public utility has to show that the grant of variance is necessary for it to provide service.

The visual impact of towers can be mitigated by requiring service providers to co-locate antennas on the same tower, thus avoiding a proliferation of towers. Another concern for local governments is what happens when the tower becomes obsolete or abandoned. Local regulations can include provisions for removing a tower when it becomes obsolete. The Town of Mansfield, through either site plan review or special use permit, should seek to regulate wireless telecommunications facilities to the maximum extent possible.

Wind Farms

Wind farms present many of the same planning issues as telecommunications towers. Wind farms may include several or many wind turbines. These facilities provide a renewable source of electric energy.

A site for a wind farm must offer several features: (1) a steady wind (2) close to the power transmission grid (3) large, open land area. Higher elevations are better because the wind is more consistent.

The main issue associated with wind turbines is the visual impact. Modern turbines are tall (600 plus feet tall), and have blades that are 100-200 feet in diameter. Other issues associated with wind turbines are noise, lighting (FAA regulations require them to be lighted), vibration and impacts on birds. Local regulation of wind turbines can provide an opportunity to address and resolve these issues.

Solar Farms

Large, utility-scale solar farms are one of the newer sources of renewable electrical power generation. Panels of photovoltaic cells are installed on mounting systems and can cover an area up to hundreds of acres. These facilities need to be located close to existing power lines and substations.

As with telecommunications towers and wind farms, a solar farm could impact visibility to the surrounding area. The zoning law should be used to define locations for these facilities and the types of zoning tools needed to regulate them.

2.6 Other Physical Features

According to the database maintained by the New York State Department of Environmental Conservation (DEC), we have the endangered or threatened species of the Bald Eagle and the Northern Long-eared Bat in the Town of Mansfield. There is a principal aquifer in the Town.

CHAPTER 3 DEMOGRAPHIC PROFILE

3.1 Population Trends

Population

The number of permanent residents in the Town of Mansfield over the last 40 years has increased, as shown in Table 3-1, Population Trends. The number of residents increased rather dramatically between 1970 and 1980. The population declined slightly in the decade of the 1990s but has rebounded into 2010.

The population of year-round residents in the year 2010 was 808 persons, a high for the forty-year period. Between 1970 and 2010, the population of Mansfield increased by 176 persons, an increase of almost 34% percent. Mansfield increased in population between 2000 and 2010, even though overall the population of Cattaraugus County decreased.

**Table 3-1
Population Trends in Mansfield**

	1970	1980	1990	2000	2010
Year-round Population	605	784	724	800	808
Number of Households	164	249	252	305	337
Average Household Size	3.7	3.15	2.87	2.61	2.38

Source: Town of Mansfield 1991 Master Plan Report; 1990, 2000 and 2010 US Census of Population and Housing

Households

Interestingly, in the decade between 1980 and 1990, when the Town experienced a decline in the total population, the number of households for the same period increased by a small amount. Otherwise, the profile for the increase in number of households in the Town parallels that of the increase in population. At the same time, just like the nation as a whole, the average household size continues to decline.

3.2 Population Characteristics

Tables 3-2 through 3-6 show some demographic characteristics of Mansfield's residents in 2010 and compare these characteristics with those of the residents of Cattaraugus County and New York State.

Gender

Table 3-2 shows that Mansfield has slightly more males than females in the population, which is the reverse of Cattaraugus County, New York State and the country as a whole. However, the small population of Mansfield may serve to magnify anomalies in the data.

**Table 3-2
Median Age and Gender of Population, 2010**

	Mansfield	Cattaraugus County	New York	USA
Female	49.7%	50.5%	51.6%	50.4%
Male	50.3%	49.5%	48.4%	49.6%
Median Age	46.9	40.7	38	37.2

Source: 2010 US Census of Population and Housing

**Table 3-3
Comparison of Age Distribution, 2000/2010**

Age	Mansfield		Cattaraugus Co.		New York	
	2000	2010	2000	2010	2000	2010
Under 18	27.9%	19.9%	26.2%	23.4%	24.7%	22.3%
18-24 years	6.3%	7.8%	9.3%	9.6%	9.3%	10.2%
25-44 years	27.8%	18.4%	26.5%	22.4%	30.7%	27.2%
45-64 years	7.4%	39.5%	23.5%	29.1%	22.3%	26.7%
65 years and older	10.8%	14.4%	14.6%	15.5%	12.8%	13.5%

Source: 2000 & 2010 US Census of Population and Housing

Age

Table 3-2 compares the median age of residents of Mansfield with that of Cattaraugus County, New York State, and the Country as a whole. Table 3-3 shows the age distribution of Mansfield's residents, and compares this with the age distribution of the populations of Cattaraugus County and New York State.

The data on median age (Table 3-2) indicate that Mansfield has a population that is slightly older than that of Cattaraugus County, New York State and the United States. The data on the age distribution of town residents (Table 3-3) allows a more nuanced evaluation of this statistic.

Less than a quarter of Mansfield's residents (19.9%) are under age 18; this is a smaller percentage than either Cattaraugus County (23.4 %) or New York State (22.3%). Only 7.8 percent of Mansfield's residents are in the age range 18 to 24 years and 18.4 percent in the 25-44 age range. This shows a smaller percentage for these age ranges than either the county or the state. Mansfield has more residents in the 45 to 64 year range (39.5%) than either Cattaraugus County or New York State (29.1% and 26.7%, respectively). The percentage of Mansfield residents that fall in the range of 65 years and older (14.4%) is similar to that of Cattaraugus County and New York State.

The smaller percentage of residents in the 18 to 24 age range may indicate that the young adults are leaving Mansfield for college, military service and/or work. Also, there is no significant amount of rental property in Mansfield, which may make it difficult for young adults, who do not yet own homes, to live in the Town.

The substantial percentage of residents in the 25 to 44 and 45 to 64 age ranges appears to indicate that adults of working age find Mansfield an attractive place to live. The drop in population of residents over 65 may be due to this group retiring to warmer locations or it may indicate a lack of senior citizen housing in Mansfield to accommodate this population.

Education

The educational background of residents of Mansfield, who are 25 years of age or older, is shown in Table 3-4. This table also gives the educational attainment for residents of Cattaraugus County and New York State. Mansfield has a well-educated population, with 88.8% of the residents having a high school education or higher. Twenty Five percent have received a Bachelor's degree or more advanced degree. The percentage of Mansfield residents who have completed at least high school is slightly higher than that for either Cattaraugus County or New York State.

**Table 3-4
Educational Attainment for Persons 25 Years and Older, 2010**

	Mansfield	Cattaraugus County	New York
High School graduate or higher	88.8%	87.9%	85.6%
Bachelor's degree or higher	25.0%	17.8%	34.2%

Source: 2010 US Census of Population and Housing

Income

One would expect that the income of Mansfield's residents would be relatively high, because of the level of educational attainment. Table 3-5, Income in 2016, does show this to be the case. In 2016, the median household income for residents of Mansfield was \$55,250, which was significantly higher than in Cattaraugus County, although it was below the median household income for New York State. The Per Capita income of Mansfield residents displays a similar profile to that of household income.

More importantly, the percentage of residents of Mansfield who had incomes below the poverty level was 10.5 percent, which is lower than either Cattaraugus County (17.3%) or New York State (15.5%). The poverty level is established by the federal government. It is a sliding scale based on income and number of persons in a household. This information was obtained from American Community Survey's 5-year estimates.

**Table 3-5
Income in 2016**

	Mansfield	Cattaraugus County	New York
Median Household Income	\$55,250	\$43,884	\$60,741
Per Capita Income	\$30,589	\$22,832	\$34,212
Persons with Income Below Poverty Level	10.5%	17.3%	15.5%

Source: 2016 American Community Survey

Table 3-6, Household Income, shows the income distribution for households in Mansfield in both 1999 and 2010. Note that the Census Bureau defines a "household" as all those who reside together in a housing unit, regardless of whether or not they are related.

As would be expected because of inflation, household income rose over the decade. The majority of households earned between \$25,000 and \$74,999 in both 1999 (59%) and 2010 (57%). However, the increase in income seems most dramatic at the lower end of the income scale. The number of households making less than \$10,000 decreased by almost 50% between 1999 and 2010. In 2010 more households had income in the higher ranges, as well.

Median household income for Mansfield residents in 1999 was \$36,420, significantly less than that of households in 2010, but higher than the median household income for Cattaraugus County in 1999, which was \$33,404.

**Table 3-6
Household Income in Mansfield**

	Income in 1999		Income in 2010	
	Number of Households	Percent	Number of Households	Percent
Less than \$10,000	20	6.2%	9	3.3%
\$ 10,000-\$14,999	23	7.1%	17	6.2%
\$ 15,000-\$24,999	50	15.5%	28	10.2%
\$ 25,000-\$34,999	56	17.3%	19	6.9%
\$ 35,000-\$49,999	75	23.2%	52	19.0%
\$ 50,000-\$74,999	62	19.2%	85	31.0%
\$ 75,000-\$99,999	21	6.5%	16	5.8%
\$100,000-\$149,999	5	1.5%	35	12.2%
\$150,000-\$199,999	2	0.6%	0	0.0%
\$200,000 or more	9	2.8%	13	4.7%
Total Households	323	100.0%	323	100.0%

Source: 2010 US Census of Population and Housing

3.3 Housing Trends

The total number of housing units in the Town of Mansfield has increased steadily since 1990 (See Table 3-7). The total number of housing units in Mansfield has increased by 174 between 1990 and 2010. This is an increase of 27.4%. The year-round population increased by 85 units (25%) and the seasonal or vacation homes increased by 84 units (31%) for the same period. Some of the growth in the housing market can be attributed to the smaller household size and the increase in the number of households (i.e., more houses are required for a greater number of households, since the number of people per household has declined), but most of the growth in housing units is due to the growth in the vacation home market.

**Table 3-7
Number of Housing Units in Mansfield**

	1990	2000	2010
Year-round	252	305	337
Seasonal (Vacation)	189	217	273
Vacant	20	18	25
Total Housing Units	461	540	635

Source: Town of Mansfield 1990 Master Plan Report; 2000 & 2010 US Census of Population and Housing

Table 3-7 shows that there was a steady increase in the number of year-round residences in Mansfield between 1990 and 2010, and an overall increase in the number of housing units. There was clear growth in the number of both year-round and seasonal housing units in the town in the decade between 1990 and 2010. This could be due to popularity of the local four seasons resort as well as many seasonal residents retiring in Mansfield.

3.4 Housing Characteristics

Housing Types

Table 3-8 shows the types of housing units in Mansfield. As would be expected, the vast majority of the housing are detached single family homes (87.4%). Mobile homes comprise the next largest category with 7.6%. Very little of the town's housing stock is multiple family units.

Table 3-8
Types of Housing Units in Mansfield, 2010

Housing Type	Number	Percent
Single-family, detached	511	87.4%
Single-family, attached	0	.0%
2 Units	0	.0%
3 or 4 Units	29	5.0%
Mobile Homes	45	7.6%
RV, van, etc.	0	.0%
Total Housing Units	585	100.0%

Note that the total number of housing units is greater than the total shown in Table 3-7. Table 3-7 is more accurate in terms of total numbers, since it is based on a 100 percent count of data while the data shown in table 3-8 is based on partial count by the Census Bureau which is then adjusted to reflect estimated totals. This has resulted in a slight undercount. However, the data in Table 3-8 is useful for showing the range of housing types within the Town of Mansfield.

Source: 2010 American Community Survey

Housing Tenure

Table 3-9 indicates the percentage of owner-occupied homes as compared to renter-occupied homes. The vast majority 88.7 % of the homes in Mansfield are owner-occupied.

**Table 3-9
Tenure of Occupied Housing Units**

Tenure	Number	Percent
Owner-Occupied Housing Units	243	88.7%
Renter-Occupied Housing Units	31	11.3%
Total (of Occupied Housing Units)	274	100.0 %

Source: 2010 American Community Survey

Value

Table 3-10 shows the value of owner-occupied houses in Mansfield. Note that these values were based on census questionnaires and statistical sampling methods, not on appraised or assessed values. However, this provides a useful tool to compare housing values with those of other areas in the region and nation.

**Table 3-10
Value of Owner-Occupied Housing Units in Mansfield, 2010**

Value	Percent
Less than \$50,000	16.9%
\$ 50,000-\$ 99,999	29.6%
\$100,000-\$149,999	8.6%
\$150,000-\$199,999	16.0%
\$200,000-\$299,999	7.8%
\$300,000-\$499,999	9.1%
\$500,000-\$999,999	6.6%
\$1,000,000 or more	5.3%

Source: 2010 American Community Survey

Table 3-11 compares the median value of owner-occupied housing in Mansfield with that in Cattaraugus County, New York State and the United States. The value of housing in Mansfield is higher than average for Cattaraugus County, but lower than that for New York and the country. This reflects the lower housing costs in western and upstate New York, compared to the metropolitan New York City area.

**Table 3-11
Comparison of Median Value for Owner-Occupied Housing Units, 2000**

	Mansfield	Cattaraugus County	New York	USA
Median Value	\$113,300	\$77,000	\$303,900	\$188,400

Source: 2010 US American Community Survey

3.5 Conclusions

This demographic profile of Mansfield indicates that the town is one of the more prosperous communities in Cattaraugus County. The town has seen slow but steady growth in the number of housing units, which is primarily driven by the second home market. The year-round population has also increased slowly over the past several decades. The income and educational attainment of residents of Mansfield is higher than that of the average Cattaraugus County resident. Housing values are also higher in Mansfield than the average for the county.

CHAPTER 4 ECONOMIC PROFILE

4.1 Cattaraugus County

The economy of Cattaraugus County, at the beginning of the twenty-first century, is characterized by a mixture of agriculture, tourism, small manufacturers and other industries, retail trade, and service industries.

Table 4-1 shows the industrial sectors in which employed persons in Cattaraugus County worked in the years 2000 and 2010. The Educational, Health and Social Services sector employed the greatest number of people in 2010, growing by 3.1 percent between 2000 and 2010.

**Table 4-1
Industry in which Residents are Employed
Cattaraugus County**

Industry	2000	2010	PERCENTAGE OF CHANGE
Agricultural, forestry, fishing, hunting, mining	1105	1158	4.8%
Construction	2163	2734	26.4%
Manufacturing	7228	5194	-28.1%
Wholesale Trade	1147	885	-22.8%
Retail Trade	4659	4631	-0.6%
Transportation, warehousing, utilities	1830	1473	-19.5%
Information	616	510	-17.2%
Finance, insurance, real estate, rental, leasing	1196	1306	9.2%
Professional, scientific, management, administrative, waste management services	1647	1875	13.8%
Educational, health, social services	9201	9451	3.7%
Arts, entertainment, recreation, food services, accommodation	3520	3820	8.5%
Other services (except public administration)	1723	1467	-14.9%
Public Administration	1795	2247	25.2%

Source: *Self-Portrait of Cattaraugus County*. Cattaraugus County Department of Economic Development, Planning & Tourism, October 2002; 2010 American Community Survey

Education, Health, and Social Services ranked first in terms of number of employed persons in 2000 and 2010. The manufacturing sector ranked second but saw a decline of over 2000 positions in the last decade. Retail Trade ranked third in both 2000 and 2010 but stayed relatively consistent with a decline of only 28 jobs over the 10-year range.

The sector with the greatest increase in jobs between 2000 and 2010 was the construction sector, with an increase of 26.4%. The significant rise in employment in this sector points to an increase in housing and population in Mansfield and the surrounding area.

An increase in the number of persons employed by the construction sector in Mansfield could be related to the increased population as well as our nearby recreational communities. Ellicottville, which borders Mansfield to the east, is a four-season resort community that boasts two ski areas. Holiday Valley is one of the largest ski resorts in New York State, with over 265 skiable acres and 52 named slopes. In the summer it features an 18-hole golf course, an adventure park, and also opens the facility to mountain biking. HoliMont, which is partially located in the town of Mansfield, is the largest private ski resort in the United States. It is open to the public Monday through Friday. Mansfield's neighbor to the south, Salamanca, is home to Allegany State Park and Seneca Allegany Casino. Both provide the public with a variety of additional recreational activities. There is a spill-over of activity from the nearby towns that affects Mansfield, especially in encouraging growth in the second home market. In addition, many recreational home owners have retired to Mansfield and the surrounding towns.

4.2 Mansfield

Table 4-2, Industry in Which Residents are Employed, presents the same information for the Town of Mansfield that Table 4-1 presented for Cattaraugus County. The industrial sectors in which the residents of Mansfield are employed differ from that of Cattaraugus County. The Arts Entertainment and Recreation and the Construction sectors have the greatest number of employees. Both boast 60 full time employees.

Table 4-2
Industry in which Residents are Employed,
Town of Mansfield, 2010

INDUSTRY	NUMBER OF EMPLOYEES	PERCENT
Agricultural, forestry, fishing, hunting, mining	11	3.1%
Construction	60	17.1%
Manufacturing	38	10.9%
Wholesale Trade	3	0.09%
Retail Trade	32	9.1%
Transportation, warehousing, and utilities	5	1.4%
Information	0	0.0%
Finance, Insurance, Real Estate, rental and leasing	9	2.6%
Professional, scientific, management, administrative, and waste management services	42	12.0%
Educational, Health and Social Services	50	4.3%
Arts, Entertainment, recreation, accommodation and food services	60	17.1%
Other Services (except public administration)	16	4.6%
Public administration	24	6.9%

Source: 2006-2010 American Community Survey 5 yr. estimates

The ranking of industries in terms of employment for Town residents is dissimilar to that of Cattaraugus County as a whole. The Construction sector and the Arts, Entertainment and Recreation sector each of who employ 17.1% of the Town's residents, rank first. For Cattaraugus County these sectors rank fifth and fourth, respectively. Education, Health, and Human Service ranks third in terms of employment for Town residents. More than 14 percent of Town residents are employed in the Transportation, Warehousing and Utilities sector.

Similarities can be seen between Mansfield and Cattaraugus County in the Agricultural, Forestry, Fishing, Hunting, Mining Sector. For Cattaraugus County this sector ranks 11th and in Mansfield it ranks 9th. While this represents only 3.1% of the Mansfield residents, there are still a relatively large number of working farms in Mansfield.

Except for farm related employment, there are no large employers in the Town of Mansfield. Therefore, it can be expected that most of the residents of Mansfield work outside of the Town. Table 4-3, Commuting to Work, confirms this supposition. The mean travel time to work for Mansfield residents is 22.8 minutes.

Table 4-3
Commuting To Work
(Workers 16 years and older)
Town of Mansfield, 2010

	NUMBER	PERCENT
Car, truck or van – drove alone	257	76.9%
Car, truck or van – carpooled	47	14.1%
Public transportation (including taxicab)	0	0.0%
Walked	19	5.7%
Other means	0	0.0%
Worked at home	11	3.3%
Mean travel time to work in minutes	22.8	

Source: 2000 2006-2010 American Community Survey 5 yr. estimates

Eleven residents indicated that they worked at home. It is presumed that these are primarily residents who own and work on farms, although it may also include residents who have another type of home-based business.

There is a growing Amish Community in Mansfield. At this time there are approximately 20 homes representing this demographic. The main transportation for these residents is horse and buggy.

4.3 Economic Trends

Agriculture

Agriculture is an important industry in Cattaraugus County. It is a land use that requires a significant amount of land, and also contributes to the rural character of the county. Table 4-4 shows some of the trends in agriculture in the county over the past two decades.

Table 4-4
Trends in Agriculture in Cattaraugus County

	1987	1997	2007	2017
Dairy Farms (number)	500	285	226	176
Beef Farms (number)	211	226	223	265
Total Number of Farms	1,102	946	1,122	956
Land in Farms (acres)	234,999	192,015	183,439	166,240

Source: Census of Agriculture

As this table shows, the number of dairy farms has declined since 1987 and the number of beef farms has increased over this same period. The total number of farms in Cattaraugus County decreased between 1987 and 1997, rebounded into 2007 only to fall again into 2017. The total acreage devoted to farming has steadily decreased over the past twenty years.

Cornell Cooperative Extension prepares a summary of agriculture in Cattaraugus County. This analysis indicates that the fastest growing sector of the agricultural industry in Cattaraugus County was in "vegetables, greenhouse, nursery and floriculture production." These producers often sell directly to consumers, which allows them to retain a greater share of the purchase price. Their analysis also indicated that, while the number of mid-sized farms (measured in amount of sales) has been declining, the number of both small and large farms has increased. A new Agricultural and Farmland Protection Plan was adopted by the Cattaraugus Country Legislature in 2020.

As indicated in Table 4-3, agriculture provides the major source of employment within the Town of Mansfield, even though only a small number of residents work in this sector. However, agriculture is also important in Mansfield because it preserves the rural character of the community. Retention of active, productive farms in Mansfield should be encouraged.

Tourism

The Arts, Entertainment, Recreation, Food Services, and Accommodation sector ranks fourth in number of employees in Cattaraugus County. The natural and recreational resources in the County, and the promotion of these resources, are largely the reasons for the size of this sector. The county contains Allegany State Park which is New York's largest state park. Cattaraugus County is also home to two major ski resorts. Additionally, the county has a significant amount of public land, which provides opportunities for hunting and fishing, as well as hiking and other passive recreational uses.

Currently, the center of tourism in Cattaraugus County is located in Ellicottville, the town adjoining Mansfield. This "Aspen of the East" boasts two quality Ski Areas: Holiday Valley and HoliMont. Other tourism and recreational destinations are scattered throughout the County. These include, the Allegany State Park, the Seneca-Iroquois National Museum, the Salamanca Rail Museum, and the Seneca Allegany Resort and Casino in Salamanca and the Griffis Sculpture Park in East Otto to name a few.

In addition to visitors to the region, the natural resources and recreational facilities in the area have led to a thriving market for second homes. Mansfield has already seen significant growth in the second home market. Mansfield's proximity to Ellicottville leaves it well positioned to capture some of the spin-off development from that community.

Regional Employment Centers

Many of Mansfield's residents work outside of the local community. Many also work outside of Cattaraugus County, commuting to such regional centers as Buffalo, Jamestown and, perhaps,

Pennsylvania. Within Cattaraugus County, the major manufacturing and retail center is the Olean-Allegany area. Other employment centers in the county include Little Valley, the county seat; Ellicottville and Salamanca. These regional employment centers are expected to continue to provide employment opportunities for Mansfield's residents.

Regional Initiatives

Cattaraugus County has several public agencies that are charged with fostering additional economic development within the county. One of these is the Cattaraugus County Department of Economic Development, Planning and Tourism. The County Planning Department has several on-going planning initiatives including the newly updated Cattaraugus County Agricultural and Farmland Protection Plan.

One such initiative is the network of recreational trails in the county known as the Cattaraugus County Trail System. This initiative seeks to promote the recreational and tourism potential of an interconnected system of recreational trails, which would include existing and new trails. One of the most recent trail projects is the Pat McGee Trail, which is a rails-to trails project of the New York State Department of Parks, Recreation and Historic Preservation. This trail runs from Salamanca to Cattaraugus, passing through the southwest corner of Mansfield, roughly parallel to the Route 353 right-of-way.

Another County Planning Department initiative is the Allegany State Park Perimeter Study. This planning study hopes to encourage several municipalities in the county, which are adjacent to or near Allegany State Park, to capitalize on the potential economic benefits of their proximity to the Park. The market analysis of the Study identifies three areas of the county that could benefit. These are the Zone of Influence, the Perimeter Zone and the Gateway Communities. The Zone of Influence is defined as areas of land around major roadways in the County, including Route 353, which crosses the southwest corner of Mansfield.

The County Planning Department has prepared planning studies of the economic development potential of the corridors for Routes 219, 16 and 62, the major north-south traffic routes in Cattaraugus County. None of these roadways traverse Mansfield, but Route 219 runs through the adjacent community of Ellicottville. The planned Route 219 upgrade, when completed, will increase Mansfield's attractiveness as a bedroom community for people who work in Erie County and for the second home market, by providing improved access.

Other agencies that provide assistance to new or existing businesses in Cattaraugus County include the Southern Tier West Regional Planning and Development Board (STW), which provides development assistance to local communities and the private sector in a three-county region: Chautauqua, Cattaraugus, and Allegany. The Cattaraugus County Industrial Development Agency (IDA) can provide tax exempt bonds and other incentives for private development.

Conclusion

Mansfield is expected to continue to be primarily a residential community, with no new major businesses or industry. The slow but steady increase in the market for both permanent and seasonal residences is expected to continue. The outlook for the second home market is particularly strong because of Mansfield's proximity to Ellicottville. The future upgrade of Route 219 is expected to benefit Mansfield by improving access to the north and the south, thus making the town more attractive as a location for both permanent and seasonal housing.

The Town should encourage the retention of existing farms. These farms, besides providing a livelihood for some residents, serve an important role in preserving the rural landscape of the community. The Town of Mansfield supports the Right to Farm Law.

CHAPTER 5

EXISTING LAND USE

5.1 Introduction

The Town of Mansfield is a rural community. The land use development pattern consists primarily of farmland and single family residential development located on large lots. Residential development, for the most part, is located on relatively flat land close to roads, with wooded hillsides rising from relatively narrow valleys.

There are two hamlets in the town, where development is denser, reflecting their historic roles as centers of the town. Eddyville contains the Town Hall, the Historical Society Museum, the Eddyville Cemetery, a church and a cluster of houses on relatively small lots. Maples, located at the intersection of Maples Road and Hinman Hollow Road, is a smaller area of hamlet-scale development. The Mansfield Volunteer Fire Company, the Town Highway Department, and the Maples Cemetery are all located in Maples.

5.2 Methodology

Knowledge of the current pattern of land use development is an essential component in the development or updating of a Comprehensive Plan. The use of land does change over time, and recognition of trends and current development patterns is important to planning for future development. Figure 5-1, Existing Land Use Map, shows the current broad development pattern in Mansfield.

The existing land use map was developed using a three-step process. A draft land use map was created by using the assessors' classification codes. Major types of land uses, for example, vacant, residential, agricultural, etc., were grouped together by codes. A map was generated which showed the major types of land uses.

It should be noted that the land use classification assumes that each tax map parcel contains only one land use. In some cases, parcels do contain more than one use; in these cases, the consultant used discretion in categorizing each parcel. This does have the effect of under- or over-representing certain types of land uses. For example, many farms have hillsides that are forested; however, these parcels are classified as agriculture, not forest, which under-represents the amount of land in the town that is forested. In addition, some parcels have small plots that are farmed, but also contain houses. The consultant has followed the assessor's lead in classifying these parcels as residential, which slightly under-represents the amount of land devoted to agriculture. However, overall, the classification system used gives a good overview of the current use of land in Mansfield.

5.3 Existing Land Use

Table 5-1 shows the amount of land contained in each land use classification within the Town of Mansfield.

Figure 5-1 Existing Land Use Map. (See page 30)

**Table 5-1
Existing Land Use in the Town of Mansfield, 2018**

TYPE OF LAND USE	NO. OF ACRES	PERCENT
Agriculture	4,378	17.6%
Forestry/Conservation (privately owned)	651	2.6%
Commercial	143	0.6%
Industrial	0	0.0%
Commercial Recreation	195	0.8%
Public and Institutional	2,122	8.6%
Single-family residential	11,035	44.4%
Multiple-family residential	16	0.1%
Vacant	6,285	25.3%
Total	24,825	100.0%

Source: Cattaraugus County Real Property & GIS Services

Residential Development

Single Family Residential Development.

Single family residential development comprises the largest use of land in the Town of Mansfield, with slightly over 44 percent of the land in the town being devoted to this use. Residential development is evenly distributed throughout the town. It should be noted that many of the single-family residences are located on very large lots, which have the potential to be further subdivided.

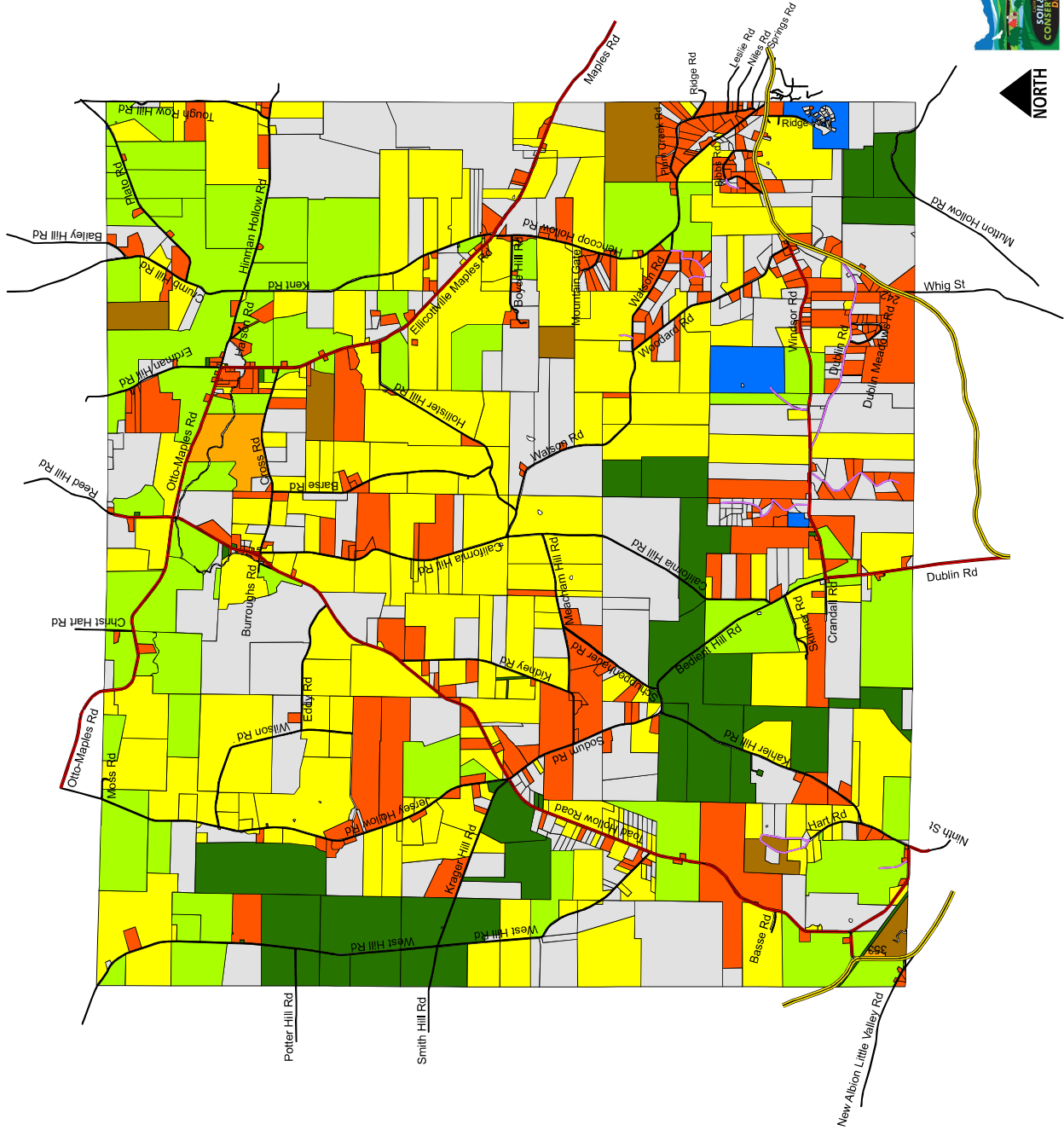
This category includes both year-round homes and vacation homes. While both types of homes are located throughout Mansfield, the majority of vacation homes are located in the south east corner of town.

Figure 5-1: Existing Land Use Map

**TOWN OF MANSFIELD
EXISTING LAND USE**

**Legend
Existing Land Use**

- State Routes
- County Roads
- Private Roads
- Town Roads
- Agriculture
- Commercial
- Commercial Recreational
- Forestry/Conservation
- Multi - Family Residential
- Public Institutional
- Single - Family Residential
- Vacant



Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet



Multiple-Family Residential Development.

One parcel of land, totaling just over an acre in size, contains multiple family housing. This parcel is located along Route 242.

Agriculture

The second largest user of land is agriculture. Almost a quarter (24%) of the land in Mansfield is used for agricultural production. Agricultural production includes dairy farms, cattle and croplands.

Agricultural land is located throughout the town. However, there is a large concentration of farmland in the north part of the town, along the Otto/East Otto boundary. This area coincides with the Mansfield Creek and its surrounding valley. This is the widest valley in Mansfield, and thus is particularly well suited for agriculture.

The Town of Mansfield is located in Cattaraugus County Consolidated Agricultural District #5. Agricultural Districts are established by Cattaraugus County pursuant to Article 25AA of New York State law. Land that is used as an active farm operation may be eligible for certain tax benefits, if it meets the size and production standards established in the state law. Figure 5-2 Agricultural District Parcel Map. (See page 35)

Forestry/Conservation Land

This category consists of privately owned forest land and one privately owned wetland. With 2.4 percent of the land area in Mansfield, in only eight parcels, this is not an intensive land use, but these areas serve as important components of the rural atmosphere of the town.

The private forest land is primarily owned by lumber companies. It is scattered throughout the town on isolated parcels, which are usually wooded hillsides. The town should encourage the retention of these privately-owned forests, which contribute to the rural character of the community.

The privately-owned wetland is located between Route 353 and the Pat McGee Trail (the former rail line) in the southwest corner of the town. This wetland area extends into the Town of Little Valley.

The New York State Department of Conservation created a Wildlife Management area in the town of Mansfield and neighboring Ellicottville. The Poverty Hill Wildlife Management Area will preserve natural habitat essential for wildlife populations and provide new wildlife-related public recreation opportunities such as fishing, hunting, trapping, and wildlife viewing

Commercial and Industrial Land Uses

There are no industrial land uses in the Town of Mansfield. There is one commercial land use. It is a high-performance automotive engine rebuilding and machine shop.

There are many small-scale businesses in Mansfield which are not indicated on the Existing Land Use Map or in Table 5-1. These are small businesses that are located in or adjacent to single family homes as a secondary use of the home. These types of businesses are known as home-based businesses. As was discussed in Chapter 4, almost 6 percent of Mansfield's residents walk to work. This includes those who have home-based businesses, as well as those who live on farms. These home-based businesses provide important employment opportunities for Mansfield's residents.

Types of home-based businesses that were observed in Mansfield include a high-performance power sports repair shop and a bed and breakfast.

Commercial Recreation

This category represents land, owned by companies or corporations, which is open to either members or to the general public for recreational use. Overall, 0.8 percent of the land in the town is dedicated to commercial recreation.

HoliMont, the private ski resort that is primarily located in Ellicottville, extends into Mansfield. This land, located in the southeast section of the town, is contiguous to land that HoliMont owns in Ellicottville.

Two hunting clubs are located in Mansfield. The Lackawanna Rod and Gun Club is located on Windsor Road. The Salamanca Conservation Club is located nearby, on Dublin Road.

The other parcel that is classified as commercial recreation is a ½ acre parcel located on Plato Road in the extreme northeastern corner of the town. This parcel is part of Allegany Mountain Resort, which was formerly known as Rainbow Lake.

Public and Institutional Land Uses

This category comprises almost ten percent of the land in the Town of Mansfield. Land uses in this category consist of a diversity of publicly owned land and land owned by non-profit organizations and other quasi-public institutions. These include state forest land, churches and the Five Points landfill. Table 5-2 provides a detailed list of the types of land that is included in this land use category.

**Table 5-2
Public and Institutional Land Uses**

OWNER/USE	ACRES	PERCENT
State of New York	2,131.0	90.6%
Cattaraugus County	196.3	8.3%
Town of Mansfield	3.4	0.1%
Fire Department	0.2	0.1%
Pat Mc Gee trail	10.2	0.4%
Cemeteries	3.8	0.2%
Churches	3.6	0.2%
Verizon	1.7	0.1%
TOTAL	2,350.0	100%

Source: Southern Tier West Regional Planning and Development Board and Allegheny Planning Services

By far the largest component of the Public and Institutional land use category is land that is owned by the State of New York. This land consists of two state reforestation areas, located in the northwest and southeast portions of Mansfield. A third reforestation area, the Harry E. Dobbins Memorial State Forest, is located in the south-central part of the town. This state-owned land, which constitutes 90 percent of this land use category, provides opportunities for outdoor recreation and hunting.

Land owned by Cattaraugus County constitutes over eight percent of the land in this category. This land includes the former Five Points landfill, which is currently used as a transfer station for garbage and other household waste. Residents drop off the refuse, which is then transferred to a landfill off-site. Recycling bins are also located at this site. Other land owned by Cattaraugus County is a County Department of Public Works highway yard on Toad Hollow Road across from the Five Points Transfer Station.

Land owned by the Town of Mansfield includes the Mansfield highway department yard on Maples Road and the Town Hall, located on Toad Hollow Road. The Mansfield Volunteer Fire Company owns the fire hall, which is located on Maples Road in Maples. While these constitute a small portion of the land area in Mansfield, they serve an important function in providing public safety and governmental services to the residents.

The Pat McGee trail is currently owned by the New York State Department of Parks, Recreation and Historic Preservation. This is a multi-use trail that is located on a former rail line and extends from Salamanca to Cattaraugus. A small portion of this trail traverses Mansfield in the southwestern edge of town, in the vicinity of Route 353.

Six small cemeteries are scattered throughout the town. Four of these cemeteries are owned and maintained by the Town of Mansfield and two are maintained by other entities. All the cemeteries are quite small in area. Maples Cemetery, the largest of the six cemeteries with 1.16 acres, is located on Erdman Hill Road and has an active association with burials allowed. The Union Burying Grounds is located on West Hill Road. Mansfield Cemetery is on Jersey Hollow Road. Another town cemetery is located on Toad Hollow Road, across from the Town Hall, and the fourth town cemetery is on Dublin Road. A small cemetery is located on Kent Road near the intersection of Maples Road.

Land owned by quasi-public institutions include a telecommunications tower owned by Verizon. There are also two churches in Mansfield, one located in Eddyville on Toad Hollow Road near the Town Hall, and the other on Reed Hill Road. Both are owned by the Solomon Porch Ministries.

Vacant

Vacant land comprises the third largest category of land uses in Mansfield. A quarter of the land in the town (25.3%) is vacant. There is no area of concentration of vacant land. Some of the vacant land is individual lots in subdivisions that have not yet been built upon. Most of the vacant land is large lots.

5.4 Future Development Potential

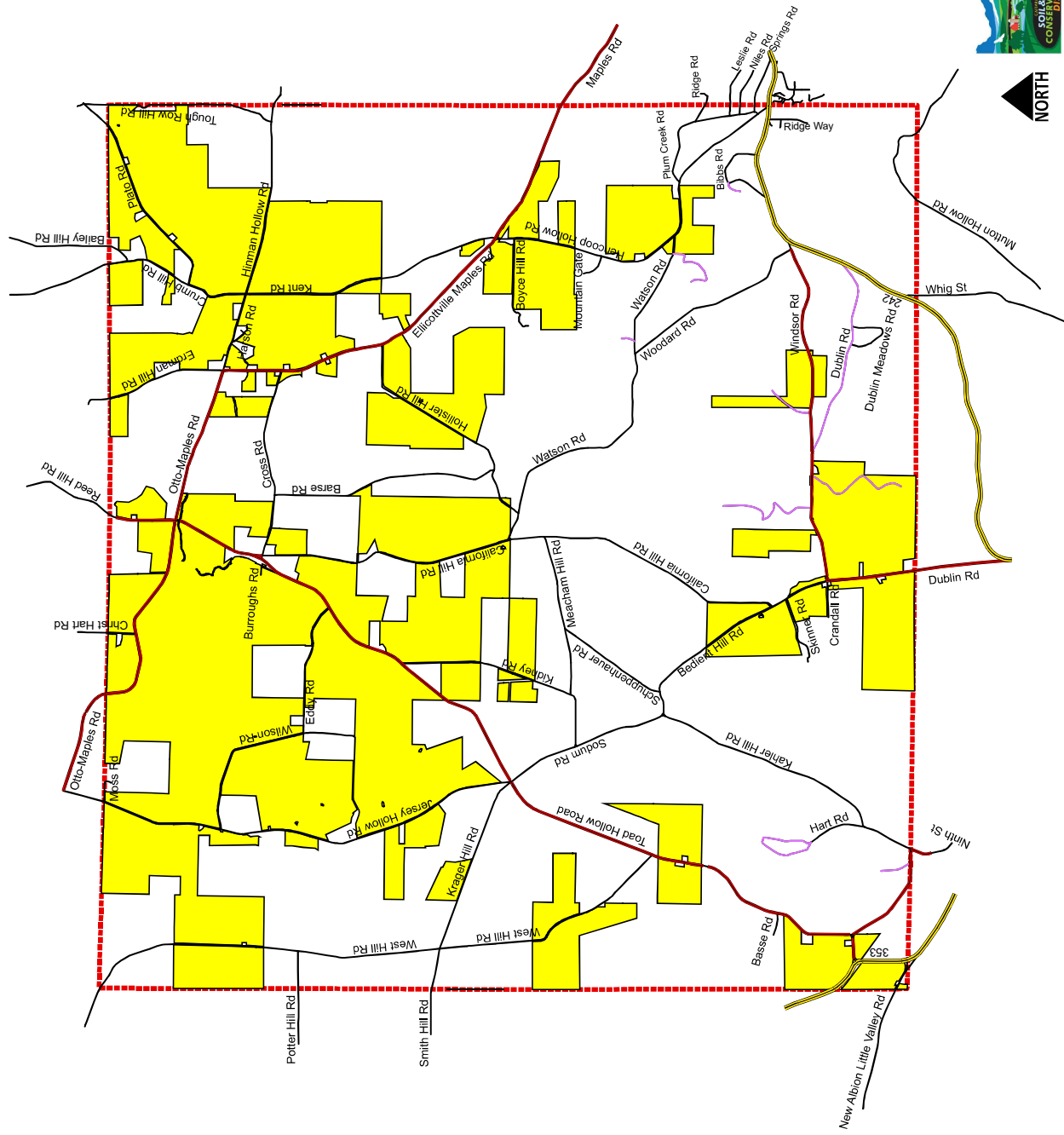
The vacant land in the town represents an opportunity for potential development. Given the location of this land, and the recent development pattern in the town, it is most likely that currently vacant land would be developed in the future as residential development.

Land that is currently vacant represents only a portion of the capacity for development in Mansfield. Many of the lots that are now classified as single-family residences are very large lots. These have the potential to be subdivided in the future.

Figure 5-2: Agriculture District Map



**TOWN OF MANSFIELD
AGRICULTURE DISTRICT**



- Legend**
- Agriculture District**
 - State Routes
 - County Roads
 - Private Roads
 - Town Roads
 - Agriculture District
 - Mansfield



Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet

CHAPTER 6

COMMUNITY FACILITIES

6.1 Municipal Facilities

Town Hall

The Mansfield Town Hall is located at 7691 Toad Hollow Road in the hamlet of Eddyville. The Town Hall is handicapped accessible. It was built in 2009.

The Town Hall provides adequate office space for the Town Clerk and the Supervisor. There is a Court Room for the use of the Town Justice. The building contains a large meeting room for board meetings with adequate space for public attendance. Document storage is provided as well as a small conference room and kitchenette.

Town Highway Garage

The Town highway garage is located at 7629 Ellicottville-Maples Road. The main facility is 60ft. by 180ft. and was constructed in 2013. There is a cold storage building at the same location. The two buildings provide plenty of storage for existing equipment and any additional equipment required in the future. A salt and sand storage structure has been recently constructed protecting the materials from the weather while preventing it from leaching into an adjacent protected stream.

Fire Protection

The Town contracts with the Mansfield Volunteer Fire Co., the Little Valley Fire Co., and the Ellicottville Volunteer Fire Co. to provide fire protection services to the town.

Ambulance Service

Ambulance service in Mansfield is provided by the Little Valley Fire Co. and the Ellicottville/Great Valley Ambulance Service.

Public Schools

Mansfield is served by two school districts: Ellicottville Central School District and the Cattaraugus-Little Valley School District. These districts have an independent budget and maintain their own facilities.

6.2 Recreational Facilities

There are no Town-owned recreational facilities, and there does not appear to be a need for any such facilities for the foreseeable future. Most of the residences in Mansfield are on large lots. In addition, there are recreational facilities available in and near the Town.

New York State maintains two large reforestation areas in Mansfield and these provide hunting and hiking opportunities for town residents and visitors. The DEC maintains public fishing access to Mansfield Creek through easements with property owners. Skiing is available in Ellicottville. A portion of the Finger Lakes Trail System, which provides hiking opportunities, passes through the eastern end of Mansfield. This trail is located on easements through private property.

6.3 Historic Resources

Mansfield Area Historical Society (MAHS)

Mission Statement: To preserve the historical records and artifacts of the residents of the town of Mansfield for local community, interested visitors, and future generations.

The Mansfield Historical Society is located in the Town of Mansfield at 7691 Toad Hollow Road, in the hamlet of Eddyville next door to the Town Hall. The Historical Society building, originally a church and then the town hall until 2009. It consists of one large room with a high ceiling and stairs that lead to a second-floor loft area that is used for storage. The Society holds monthly meetings and social functions related to the history over the course of the summer season. (May thru October)

CHAPTER 7

GOALS AND OBJECTIVES

These goals and objectives represent the community's aspirations for the future of the Town of Mansfield. They are intended to provide guidance to the community in making future decisions. These statements of goals and objectives provide the basis for the future land use plan, which is contained in Chapter 8.

Goals are broad statements of policy and are not necessarily measurable. Objectives are "more specific, measurable statements of desired ends." ¹ Fulfillment of individual objectives will help to attain the overall community goals.

Community Character and Town Development

Goal

To promote a pattern of development that maintains the rural character of the Town while providing ample opportunities for investment and development in areas suited for those purposes.

Objectives

- Encourage a variety of agricultural, residential, recreational and commercial land uses that are appropriate to the land and to the community setting, thereby insuring an attractive, healthy, and sustainable community for the future.
- Guide new development into areas and patterns that can be adequately served by transportation facilities, fire protection, and utilities.
- Maintain the rural character of the Town by encouraging the preservation of natural woodlands, wetlands and floodplains and the retention of productive farmland. Encourage development patterns for residential and commercial activities that minimize intrusion into natural areas and open space.
- Preserve visual resources, water quality and habitat value of natural resources through conservation, erosion control measures, and land use regulations.
- Protect and broaden the tax base in the Town so as to produce adequate revenues for the Town government and school districts while maintaining property taxes at a reasonable level.

¹ International City Management Association. *The Practice of Local Government Planning*. Second Edition. 1988. Page 81.

Agriculture

Goal

To maintain the viability of the Town's agricultural economy and to protect its prime agricultural soils and soils of statewide importance.

Objectives

- Support Cattaraugus County's Right-to-Farm Law.
- Use site development techniques, such as clustering, to minimize the potential loss of prime agricultural soils, soils of statewide importance, and disruptions to farming operations that could result from new non-farm development.
- Limit the placement of municipal utilities, roads, power lines and other public investments through those areas within the designated Cattaraugus County Consolidated Agricultural District #5, except when required for public health and safety.
- Support agricultural practices that minimize contamination of the environment, soil erosion, and surface water runoff.
- Support Cattaraugus County Consolidated Agricultural District #5.

Residential Development

Goal

To provide a suitable living environment for all Town residents and to encourage the availability of a variety of housing types, including vacation homes, in appropriate areas of the Town.

Objectives

- Promote residential development at densities that are consistent with available services and that are compatible with the scale of the surrounding area, taking into consideration the natural and physical environment.
- Promote a variety of housing types and allow a range of density for residential development in order to accommodate all income levels and age groups. Allow modular and manufactured homes in appropriate areas of the Town.
- Concentrate higher density residential development in areas where transportation and utility services are adequate. Encourage the formation of water and sewer districts, in cooperation with Ellicottville and Little Valley, where feasible.

- Require larger lot sizes in selected areas in order to reduce the impact on natural areas and to maintain the rural character of these areas.
- Require adherence to proper building standards in the construction of new housing. Promote the maintenance of existing housing in the Town.

Discourage residential strip development along major highways. Instead, promote the use of subdivisions, access roads and cluster developments.

Commercial Development

Goal

To allow low-intensity, small-scale commercial activity that is appropriate to an area with no municipal water or sewer services, in order to provide employment opportunities for Town residents, while recognizing that major centers of commercial activity will be located outside of the Town.

Objectives

- Permit and encourage the continuation of existing low-intensity, neighborhood businesses and services for the convenience of local residents.
- Promote the development of home-based businesses to provide employment opportunities for local residents.
- Encourage the placement of retail businesses or other automobile-intensive commercial uses in areas that have adequate transportation facilities.
- Discourage strip commercial development in the Town, especially along Routes 353 and 242. Develop and implement access management policies, such as shared access easements and parallel access roads (reverse frontage roads).
- Require site plan review for all new commercial development in order to ensure proper site design, grading and drainage, off-street parking, building placement and traffic ingress and egress. For all site plans, green infrastructure design elements should be included whenever and wherever practical. Green infrastructure manages the impacts of wet weather by using vegetation, soils, natural features, and other practices to restore natural processes as a part of an overall surface water management strategy. Benefits of green infrastructure include flood protection natural habitat protection/creation, cleaner air, and cleaner water.
- Maintain a balance between the commercial and residential land uses, while recognizing the essential rural residential character of the Town.

Recreation

Goal

To enhance the availability of places and facilities within the Town that will serve the recreational needs of local residents and of visitors and to recognize that the expansion of recreational facilities is an important addition to the local economic base.

Objectives

- Encourage developers to reserve adequate open space for residents within large, new subdivisions.
- Recognize that the needs and health of the Ellicottville-based ski industry is important to the economic health and tax base of the Town of Mansfield.
- Promote the diversification of commercial recreational activities, particularly with respect to enhancing year-round activities to balance the winter sports industry, while recognizing that such activities should be compatible with agricultural and residential land uses.

Transportation

Goal

To maintain and enhance the transportation system in the Town of Mansfield and to facilitate the improvement of and further development of transportation facilities in order to accommodate the rapid, safe and economical movement of people and goods.

Objectives

- Encourage the improvement of existing Route 242 in ways that will reduce bottlenecks for traffic, enhance safety and improve the overall efficiency of the roadway. This can be accomplished by providing additional turning and passing lanes, for example.
- Discourage strip development along major roads and control new ingress and egress points for traffic through land use regulations and site plan reviews.
- Require adequate off street parking and loading facilities. Discourage parking on major routes.
- Encourage the improvement of County roads and bridges in the Town, particularly in areas that may receive heavy increases in traffic due to agriculture and new development.

- Periodically review the adequacy of Town roads and Town road services in order to meet local needs.
- Adhere to the current policy of requiring proper standards of construction for all new road and street segments before their dedication to the Town.
- Encourage developers, when planning and constructing private roads, to use Town road standards for grade, width, etc.

Utilities

Goal

To assure that homes, businesses, and other land uses have access to adequate and safe water supplies, sewage disposal, electrical service, broadband and such other utility services as may be economically feasible.

Objectives

- Require that all new subdivisions and other developments make proper provision for utilities that are needed. In cases where natural conditions and/or development densities do not permit on-site water and sewer systems, require that central systems be installed in accordance with County and State health requirements.
- Encourage and assist the formation of water and sewer districts where the populations and densities of development would support the use of central services.
- Cooperate with Ellicottville and Little Valley to secure extensions of water, sewer and electrical services into adjacent parts of the Town of Mansfield, where feasible.
- Support the enforcement of health and environmental regulations to assure that water supplies are safe and that the disposal of both sewage and solid wastes are conducted in a lawful and environmentally sound manner.

Environment and Conservation

Goal

To protect the natural environment in the Town and to conserve valuable natural resources.

Objectives

- Encourage the retention of prime agricultural land and soils of statewide importance. Where other types of land use are in competition with agriculture for use of this land, minimize the conversion of such land whenever possible.
- Discourage development in the 100-year flood plain.
- Maintain existing watershed drainage courses in the Town.
- Protect existing wetlands from encroachment and damage.
- Promote the retention of forest lands, especially on steep slopes, and encourage clean harvesting practices and reforestation.
- Maintain the preservation and protection of threatened and endangered species.
- To the maximum extent feasible, discourage development on hillsides where the slopes exceed 25 percent.
- Control the locations and extent of any future mining of sand and gravel resources with the use of zoning permits, required restoration procedures, and buffer areas.
- Promote the clean-up of unsightly conditions and enforce local laws and ordinances pertaining to littering, illegal dumping and other public nuisances associated with the use of land.

CHAPTER 8

FUTURE LAND USE PLAN

8.1 Considerations for the Development of this Plan

The goals and objectives in the previous chapter, as well as the data on the existing conditions in the town, were taken into consideration in developing the policy recommendations in this chapter. The major conclusions and policies are summarized below. Figure 8-1 Future Land Use Map. (See page 45)

Commercial Activity: Mansfield is not suitable for intensive industrial/commercial development, because of lack of municipal water and sewer services and due to the relatively rural nature of the town's road system. Instead, the plan supports small-scale commercial development that is compatible with the community by encouraging and allowing home-based businesses, when and where they do not conflict with adjacent land uses.

Agriculture: Retention of agriculture is important to the local economy and to the preservation of the rural character of the community. Continued agricultural development is encouraged by allowing ample land for agricultural use, and by recommending that the zoning ordinance allow agriculture throughout the town.

Residential Development:

- Residential development should be at a scale commensurate with the lack of municipal water and sewer services in the town.
- The Plan recognizes that the continued growth of year-round and second homes will continue to be the major area of growth in the town.
- Preserve the two hamlet areas of Maples and Eddyville, recognizing their place in the history of the community.
- Continue to allow for some denser, multiple-family development, near the Town of Ellicottville, where it may be possible to further extend that community's municipal services, and where there may be a need for denser development.
- Continue to allow for a range of lot sizes, taking into consideration the lack of municipal services, in order to promote a range of housing, affordable to a broad range of people.

Community character:












- Preservation of the rural character of the community, while at the same time providing an opportunity for future development is an overriding goal of this Comprehensive Plan.
- Protect natural resources.
- Use Guidelines for rural development in Cattaraugus County's design guidebook, *Smart Development for Quality Communities*, prepared by Randall Arendt.

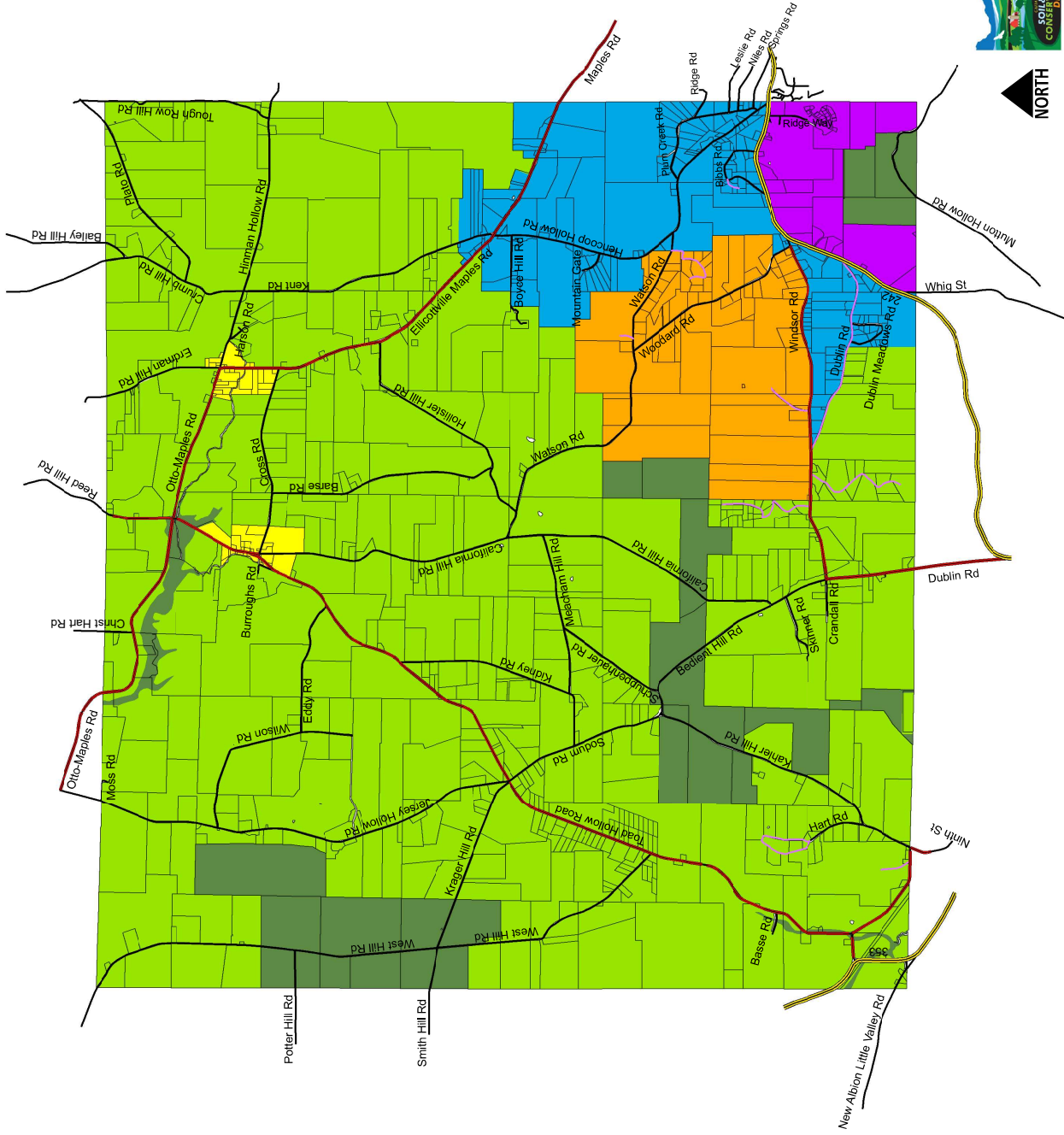
Figure 8-1: Future Land Use Map



**TOWN OF MANSFIELD
FUTURE LAND USE**

**Legend
Future Land Use**

-  State Routes
-  County Roads
-  Private Roads
-  Town Roads
-  Parcels
-  C Conservation
-  AR Agricultural Residential
-  R-1 Low Density Residential
-  R-2 Recreation Residential
-  R-3 Community Residential
-  R-4 High Density Residential



0 0.75 1.5 3 Miles

Date: October, 2019
 Data Source: Cattaraugus County, New York
 Projected Coordinate System: New York State Plane (West) Feet

8.2 Comprehensive Plan Land Use Districts

The districts in the Comprehensive Plan, which are shown on Figure 8-1, Future Land Use Map, are based on the analysis contained in chapters 1 through 6, the goals and objectives outlined in Chapter 7, and a review of the Town's 2004 Master Plan. The proposed land use districts reflect past and projected future trends in land use. The Comprehensive Plan districts seek to implement the town's goals and objectives for land use development, including the preservation of the rural character of the community.

The land use districts as established in this Comprehensive Plan will serve to guide future growth in the community. These districts will also be used as a basis for the zoning districts, which are contained in the Town's zoning ordinance.

Conservation

Lands in the conservation district are a mixture of publicly and privately-owned land. The land in this district is considered unsuitable for intensive development for a variety of reasons. The publicly owned land consists of reforestation land owned by the State of New York. This land is not available for development because of its ownership.

The privately-owned land in this district consists of land that is in the 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA). Although privately owned, this land is not suitable for development because of the hazard due to potential flooding. This land is suitable for agriculture and recreational activities that do not require permanent structures.

Agricultural Residential

This district includes most of the area of the town. It is intended to be used for large lot, single family residential development and for agricultural land. This district encompasses most of the farmland in Mansfield. In addition, it reserves a large area of the town for large lot residential development. Forestry and recreational activities would also be encouraged in this area.

It is recommended that density in this district be a minimum of three acres for residential and other developments. This minimum lot size will help to preserve the rural character of Mansfield. In addition, since there are limited water or sewerage services, large lots are necessary to provide adequate space for individual services.

Low Density Residential

This area is located in the southeastern portion of the town. It provides a buffer between the slightly denser areas to the east and the agricultural-residential areas of the town. Minimum lot sizes are proposed to be two acres. Since this area is in relatively close proximity to the Ellicottville ski resorts, it is expected that eventually subdivision activity will occur in this area.

Recreation Residential

This area is located in the southeastern portion of the town, close to Ellicottville. It provides an opportunity for residential development on relatively small lots. The minimum lot size in this district is recommended to be one acre. This is the smallest lot size that can comfortably accommodate a private well and septic system. In some individual lots, depending upon soils conditions, more than an acre may be necessary. The town's building permit process will ensure that the lot size is adequate.

Community Residential

This district encompasses the two historic hamlet areas of Eddyville and Maples. In the past these areas were small commercial and manufacturing centers, containing residences, schools, and churches. These areas developed with the structures relatively close together.

The minimum lot size is recommended to be one acre, due to the need to provide adequate space for septic systems and private wells, although traditionally structures were built on less than an acre. The zoning regulations for this district can be structured such that the existing setbacks are accommodated.

High Density Residential

This area is located adjacent to Ellicottville along Route 242. The minimum lot size in this area is recommended to be one acre.

Because of its proximity to Ellicottville, this area also has the potential to support townhouse or apartment style development. This type of development would be dependent upon obtaining municipal water and sewer services from the Town of Ellicottville. These municipal services are located in the Town of Ellicottville near its boundary with Mansfield and could be extended into Mansfield. However, the extension of these services would require an agreement with the Town of Ellicottville, and also with the Village of Ellicottville, which owns the sewage treatment plant.

If townhouse or apartment style development were to occur in the future, it should be allowed at no more than 7 units per acre. This type of development should require a special use permit and site plan review by the Town.

8.3 Community Character

The preservation of Mansfield as a rural community is an important goal of this Comprehensive Plan. There are actions that the Town can take to ensure that future development, as it occurs, is compatible with this goal.

It is possible to have development that preserves rural character through careful siting and site design. Cattaraugus County's design guidebook, *Smart Development for Quality Communities*, outlines good design features for rural areas such as Mansfield. The town can ensure that future development follows these guidelines by requiring future commercial development and multiple-family residential development to receive Site Plan Approval from the Planning Board. New York State Town Law authorizes towns to adopt Site Plan Review procedures. These procedures complement the special use permit review process, by allowing the town to look at site design and access issues.

The town should, in the zoning ordinance, include regulations for wind farms, solar farms, and wireless telecommunications facilities. As was discussed in Chapter 2, these large-scale land uses could have an effect on the character of the community. Local regulations can minimize this effect by encouraging the location of these land uses in one area and by regulating height, setbacks and landscaping.

8.4 Transportation Policies

Chapter 7 of this Comprehensive Plan includes two objectives, for both residential and commercial development, that seek to minimize strip development along existing major roadways. The Plan calls for interior access roads, shared access easements and reverse frontage roads, instead of taking access from existing roadways. New York State Department of Transportation and Cattaraugus County's design guidebook encourage this as well.

There are two purposes for these objectives. One is a concern about safety. Over time it is less safe for drivers when there are many driveways. Also, it becomes harder for residents and others to leave their driveways. In addition, over time as more and more driveways are built, the rural character of the area is destroyed and replaced with a more suburban character.

To accomplish these objectives, the town should develop and implement access management policies, such as shared access easements and parallel access roads (reverse frontage roads).

CHAPTER 9 IMPLEMENTATION

9.1 Implementation Strategies

To be effective, the goals, objectives and policy recommendations contained in this 2021 Comprehensive Plan must be implemented. This chapter highlights ways in which the recommendations of this Plan can be realized. This implementation strategy envisions that the Town will update existing regulations and will develop new policy guidelines as needed.

9.2 Land Use Regulations

Consistency of the town's current regulations with the goals, objectives and policy recommendations of this 2021 Comprehensive Plan is crucial. Following adoption of the Comprehensive Plan by the Town Board, the town's existing land use regulations should be reviewed and revised, if necessary, to bring them into compliance with the provisions of this Plan. The Planning Board could undertake this review, or the Town Board could designate another board to do so. Regardless of the entity that undertakes this review, the town should review, at a minimum, the Town's Zoning Ordinance and Subdivision Regulations.

The town should consider adding provisions to the zoning ordinance to regulate uses that have the potential to have a large impact on the town. These include wind farms, solar farms, and wireless telecommunications facilities, which were discussed in Chapter 2.

A planning tool that the town could use to implement some of the design-related recommendations of the Comprehensive Plan is Site Plan Review. Site Plan Review allows the Planning Board, or other authorized agency, to consider the site design components of an application, either as a single permit, or in conjunction with the Special Use Permit process. Through Site Plan Review the Planning Board can consider the arrangement of buildings, parking, and access, among other features. This review and approval process can be used to help implement policies regarding interior access roads, shared access easements and reverse frontage roads and also the design considerations contained in the guidebook, Smart Development for Quality Communities. It is also an opportunity for the town to consider how green infrastructure elements may be included in the overall site design.

9.3 Transportation Policies

Chapter 7 calls on the town to develop and implement access management policies, such as shared access easements and parallel access roads (reverse frontage roads). NYS Department of Transportation has some policy documents on highway access that may be helpful in drafting these policies.

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