

**Town of Amity**

**DRAFT**

**Baseline Socioeconomic Characteristics and Trends Analysis  
Prepared for the Town Amity Planning Board by**

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**Section 1.0 Existing Conditions: Population Characteristics**

The United States Bureau of the Census uses definitions of nonmetropolitan vs. metropolitan that are updated yearly. Using the county as a unit of measurement, the federal definition of a metropolitan area includes a county with at least one central city (usually 50,000 or more), which also contains any nearby counties that have close social and economic ties to the central city and county. Nonmetropolitan areas are everything beyond the metropolitan areas.

To confuse the issue even further, the Census Bureau also has definitions for rural and urban. An area with at least 50,000, a central city and a density of at least 1,000 people per square mile is considered "urban". Everything else is considered, once again, "rural"

Allegany County would therefore be classified by the United States Bureau of the Census as a nonmetro county that is completely rural.

Growth rates over the past 18 years (from 1830-2000) for Allegany County, Town of Amity and the Village of Belmont compared to that of New York State are shown in **Table 1.0** below. Allegany County averaged a growth rate of 5% compared to New York State's growth rate overall of 15%. This trend is related to losses of a younger college-aged and skilled workforce population to the Southeast, Southwest and West relatively common to most of Upstate New York. The current absence of this population cohort within the Town of Amity is indicated in **Chart 1.0**. The median age for the Village of Belmont from the 2000 Census is 37.7 and for the Town of Amity, 38.7.

**Table 1.0 Population Growth and Change Rates 1830-2000**

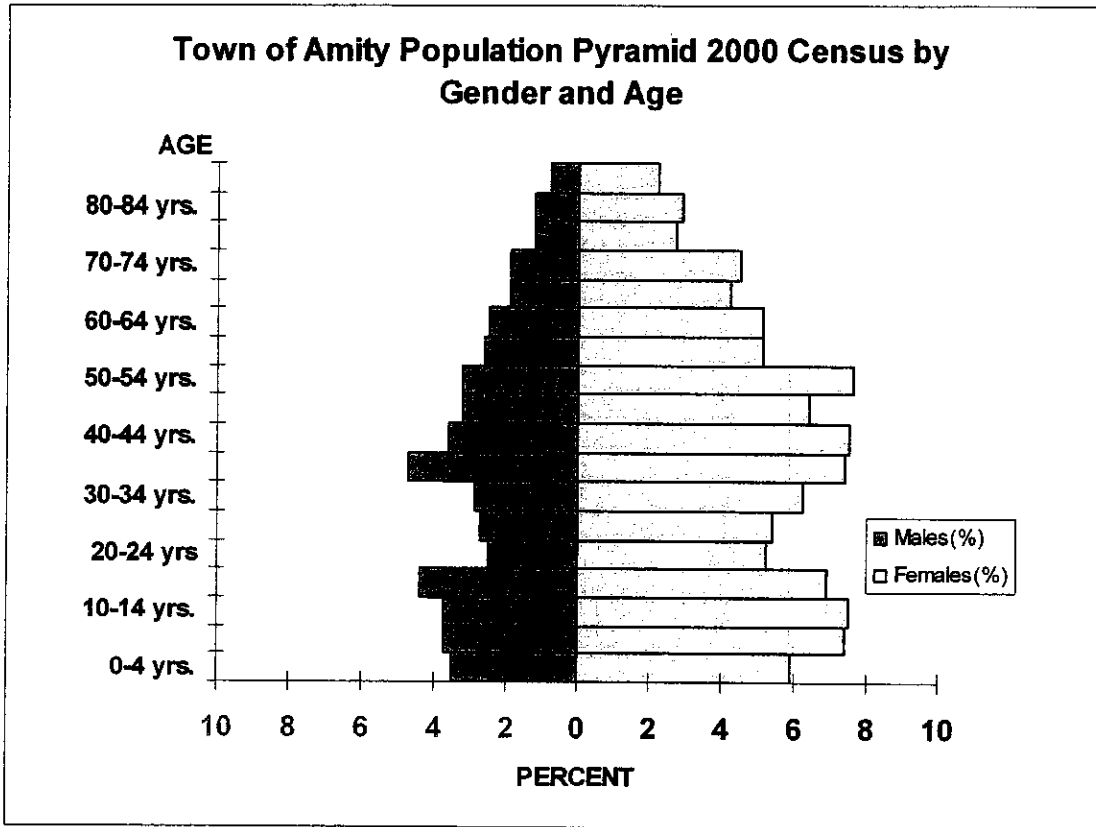
	<b>New York State</b>	<b>Percent Change</b>	<b>Allegany County</b>	<b>Percent Change</b>	<b>Town of Amity</b>	<b>Percent Change</b>	<b>Village of Belmont</b>	<b>Percent Change</b>
<b>1830</b>	1,918,608		26,276		872			
<b>1840</b>	2,428,921	27%	40,975	56%	1,354	55%	472	
<b>1850</b>	3,097,394	28%	37,808	-8%	1,792	32%	660	40%
<b>1860</b>	3,880,735	25%	41,881	11%	2,268	27%	1376	108%
<b>1870</b>	4,382,759	13%	40,814	-3%	2,087	-8%	1619	18%
<b>1880</b>	5,082,871	16%	41,810	2%	1,972	-6%	2098	30%
<b>1890</b>	5,997,853	18%	43,240	3%	1,996	1%	2263	8%
<b>1900</b>	7,268,894	21%	41,501	-4%	2,216	11%	2414	7%
<b>1910</b>	9,113,614	25%	41,412	0%	2,071	-7%	2341	-3%
<b>1920</b>	10,385,227	14%	36,842	-11%	1,843	-11%	1552	-34%
<b>1930</b>	12,588,066	21%	38,025	3%	1,867	1%	1303	-16%
<b>1940</b>	13,479,142	7%	39,681	4%	1,935	4%	1279	-2%
<b>1950</b>	14,830,192	10%	43,784	10%	1,997	3%	1186	-7%
<b>1960</b>	16,782,304	13%	43,978	0%	2,006	0%	1088	-8%
<b>1970</b>	18,242,584	9%	46,458	6%	2,150	7%	1055	-3%
<b>1980</b>	17,558,165	-4%	51,742	11%	2,272	6%	1045	-1%
<b>1990</b>	17,990,455	2%	50,470	-2%	2,255	-1%	1,006	-4%
<b>2000</b>	18,976,457	5%	49,927	-1%	2,245	0%	952	-5%
<b>Average</b>		<b>15%</b>		<b>5%</b>		<b>7%</b>		<b>8%</b>

Source: US Bureau of the Census, Decennial Census 1830-2000

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In addition, the Town of Amity averaged a growth rate of 7% and the Village of Amity averaged 8% over the same period. Yet over the past several decades, the Village has experienced population losses compared to the Town's trend of moderate growth. This is perhaps due to development that has occurred outside the Village limits where there is an abundance of open and undeveloped land parcels resulting from the decline in farming and the selling off of that land.

**Chart 1.0 Population Cohorts for the Town of Amity 2000**



Source: New York State Data Center

In the Southern Tier Region, rural values have been handed down from generation to generation. The land itself is legible from the point of view that it is hardly distinguishable from the social fabric that evolved out of the agricultural traditions of the 19th century. This is particularly true of Allegany County. This notion can be measured informally from the visibly increased population of Amish in the Southern Tier that came from Ohio and northern Pennsylvania just in the past two decades.

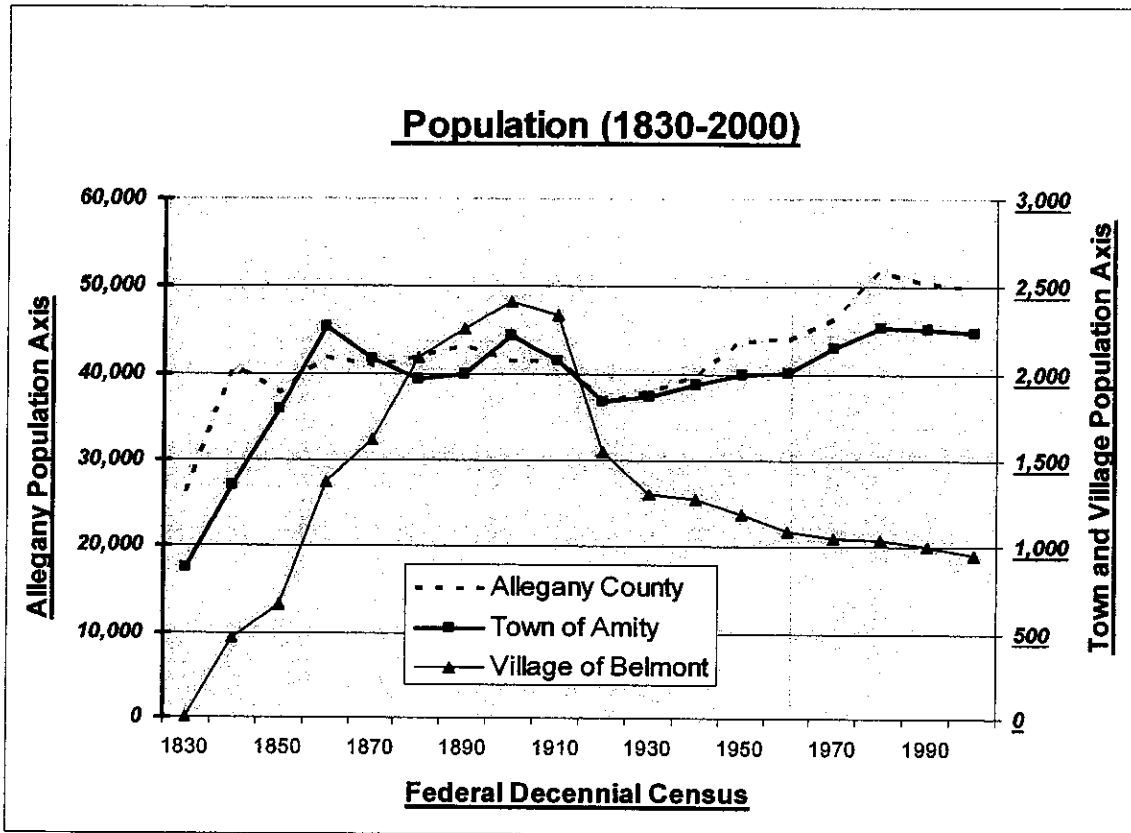
Though communities within Allegany County may still largely identify with rural and agricultural values, farming has been outpaced as a substantial economic base by nonfarm industries beginning in the 1980's discussed at length in the next section. With the advent of the economic transformation of the region as of late from a manufacturing base to a service and retail base, there is something truly remarkable in the rumblings that are currently taking place.

In addition, the deindustrialization of the Buffalo metropolitan during the latter part of the 1970's resulted in the Town of Amity, which is the seat of Allegany County government, beginning to see influxes of lower income and minority populations in search of cheaper land and rents from the metropolitan region. More recently; however, the County has become the location of second

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homes and has become a bedroom community for both the Rochester and Buffalo metropolitan regions. **Chart 1.0** and **Table 1.0** below indicate some of these past population trends for Allegany County, Town of Amity and the Village of Belmont from 1830-2000.

**Chart 1.0 Population Trends 1830 - 2000**



Source: New York State Data Center

**Table 1.0 Populations by Race for the Town of Amity**

Town of Amity Population by Race and Hispanic Origin 2000 Census Universe: Persons				
	Total	Percent	Hispanic	Non-Hispanic
<b>Total</b>	2245		17	2228
White Alone	2193	97.7%	14	2179
Black or African American Alone	17	0.8%	0	17
American Ind. And Alaska Native Alone	1	0.0%	0	1
Asian Alone	2	0.1%	1	1
Native Hawaiian/Other Pacific Islander Alone	0	0.0%	0	0
Some other Race Alone	2	0.1%	2	0
Two or More Races	30	1.3%	0	30

Source: US Bureau of the Census Decennial Census, 2000

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As stated above, the quest for affordable housing has spurred an exodus into the Southern Tier of many low income individuals and families. The exodus earnestly began during the 1980's and continues. **Tables 1.1 and 1.2** illustrate current housing characteristics for the Town of Amity and the Village of Belmont.

**Table 1.1 Housing Characteristics – Town of Amity**

<b>Town of Amity</b>				
<b>Housing Units and Population by Tenure</b>				
Universe: Housing Units and Population				
	Units	Percent	Population	Average HH Size
<b>Total:</b>	1120			
<i>Occupied:</i>	885	100.0	2191	2.48
<i>Owner:</i>	651	73.6	1642	2.52
<i>Renter:</i>	234	26.4	549	2.35
<i>Vacant:</i>	125	100.0		
<i>For Rent</i>	29	12.3		
<i>For Sale only</i>	25	10.6		
<i>Rented or sold,     not occupied</i>	6	2.6		
<i>Seasonal, recreational     or occasional use</i>	133	56.6		
<i>For migrant workers</i>	0	0.0		
<i>Other</i>	42	17.9		

*Source: US Bureau of the Census (2000 Decennial Census)*

**Table 1.2 Housing Characteristics – Village of Belmont**

<b>Village of Belmont</b>				
<b>Housing Units and Population by Tenure</b>				
Universe: Housing Units and Population				
	Units	Percent	Population	Average HH Size
<b>Total:</b>	449			
<i>Occupied:</i>	392	100.0	906	2.31
<i>Owner:</i>	249	63.5	610	2.45
<i>Renter:</i>	143	36.5	296	2.07
<i>Vacant:</i>	57	100.0		
<i>For Rent</i>	27	47.4		
<i>For Sale only</i>	10	17.5		
<i>Rented or sold,     not occupied</i>	2	3.5		
<i>Seasonal, recreational     or occasional use</i>	6	10.5		
<i>For migrant workers</i>	0	0.0		
<i>Other</i>	12	21.1		

*Source: US Bureau of the Census (2000 Decennial Census)*

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**Tables 1.1 and 1.2 Housing Characteristics** shown above for the Town of Amity and the Village of Belmont indications show that there is glut of vacant rental housing at 11% and 13%, respectively. Census Data for the Town of Amity shows a relatively low homeowner vacancy rate at 3.7% and renter vacancy rate at 11.0%. A vacancy rate of 6.0% or lower is considered a positive indicator with regard to the availability of housing. However, according to the census data for the Town, approximately 40% of the housing stock is pre-1940 and is therefore, possibly uninhabitable or need expensive repairs. Therefore, if demand is imminent, newer housing stock to supply the demand is indicated.

In NYS, the percentage of residents having a high school education or less dropped from 54.7% in 1990 to 48.7% in 2000. According to the US Bureau of Census 2000 Decennial Census for the Town of Amity, at least 40 percent of the population over the age of 25 within the Town of Amity has obtained a high school diploma. In addition, at least 17 percent over the age of 25 have some college. Of those 25 and over, five percent have less than a 9<sup>th</sup> grade education. At least 13 percent of the population over the age of 25 has an Associates degree, seven percent have a Bachelors degree, and six percent have a graduate or professional degree. Therefore, at least 13 percent of the Town's population over the age of 25 have a Bachelors degree or higher. The portion of NYS residents obtaining a bachelor degree or achieving a higher education level increased from 23.1% in 1990 to 27.4% in 2000.

As indicated by the 2000 Decennial Census for the Town of Amity, there were a total of 885 households. ESRI Business Information Solutions (EBIS) projects an increase of households to 909. The Brookings Institution's Center for Urban and Metropolitan Policy series on Upstate New York, a policy brief entitled "Sprawl without Growth: The Upstate Paradox" by Rolf Pendall states, "Additionally, the size of Upstate households is shrinking as the population ages, the divorce rate rises, and the number of people who do not marry increases. Consequently, while Upstate's population stagnated, its total number households grew by nearly 5 percent in the 1990s after increasing 8.5 percent in the 1980s." In addition, Professor Pendall makes a strong case against sprawl without population growth on the basis that housing unit growth far outpaced *household* growth in the 1990's and continues presently. This disparity is directly a result of taxpayer subsidization of suburban and rural infrastructure for development. For example, in the Western New York Region, builders added 2.6 times more housing units than the net new households during the 1990s.

The Town of Amity median household income for 1999 was \$34,153. By comparison, New York State's median household income for 2000 was \$43,393. Families below poverty within the Town of Amity consisted of 7.8 percent of all families (or 47 families out of 603 families). The per capita income for the town was \$15,304 in 2000. In 2006, it is estimated to be \$19,940 by ESRI Business Information Solutions. In addition, the median disposable income for the Town of Amity is projected to be \$29,508 for 2006. Estimated population is projected to increase from 2,245 to 2,278 as of 2006 by ESRI Business Information Solutions.<sup>1</sup>

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<sup>1</sup> It should be noted that ESRI Business Information Solutions uses data from InfoUSA, a sales leads and mailing list company. As InfoUSA uses a variety of data sources, including: telephone directories; annual reports; 10K's and Securities and Exchange Commission information; Federal, State, and municipal government data; business magazines, newsletters, and newspapers; and U.S. Postal Service information. Although InfoUSA conducts telephone verification with each business annually to ensure accurate and complete information, their lists may not be comprehensive and may not reflect recent changes. In addition, reliance upon mailing addresses to identify a business location may result in location misidentification. If the accounting for an existing business is done elsewhere, such as a regional headquarters, or if an establishment is a franchise, economic data may be reflected in the data for the community housing the headquarters, instead of the local establishment.

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Allegany County is persistently one of the poorest counties of the state followed by St. Lawrence and Lewis Counties respectively. In 1989, Allegany County had the highest rate of public assistance in the State of New York. This is a context for developing a future comprehensive planning effort for the Town of Amity.

**Section 1.1 Existing Conditions: Economic Characteristics**

The Southern Tier is predominantly rural in character, with rolling upland hills and intermittent valleys amongst the Connewango, Allegheny and Genesee watersheds and abundant in hydrology. The physical landscape is still littered with active and productive farmland as well as abandoned ones. But as the market has shifted to a global perspective, economic development policy has also shifted.

There is still a strong focus on economic development in the Southern Tier in terms of manufacturing, retail and services. Retail has especially been a growth area in Allegany County. However, lately there has been a more active concentration on the tourist and travel aspect of economic development in Allegany County and especially capturing hospitality services market share along I-86/State Route 17. It is exactly the "rural" character that is being pitched in the literature to entice visitation to the county to such places as Ellicottville, a resort community in Cattaraugus County and the Seneca Nation Casino in Salamanca, also in Cattaraugus County. The Amish are pitched to the hilt for the entire region.

Along with the renewed efforts in economic development strategies is the absence of land use regulations to accommodate growth, particularly in rural settings where farms are being converted into residential and commercial enterprises. Some municipalities have found themselves completely unprepared for the types of development proposals that threaten their perceived quality of life. Moreover, their views on private property and governmental responsibility are being challenged in the new realm of what is necessary to sustain the local economy in terms of economic development policy. This is fairly pronounced specifically within the context of recent in-migrants. The current trend of in-migration from retirees, young people looking for better amenities and lower income groups is putting stress on the infrastructure.

Losses in population have put stress on those remaining to cover the costs of maintaining services in terms of tax revenues. The loss of working aged adults to cities in the past decade has left no tax base to finance the infrastructure for several years. In addition, the resultant aging population is left to subsidize aging infrastructure from government transfer payments and retirement income. As a result, the deteriorating infrastructure is beyond the financial means of rural local governments to ameliorate, and more difficult still to get prioritized with the federal and state government in terms of highway funding. This might be attributable to a perceived isolation from the rest of the state. The Southern Tier is not by definition a destination for industry and commerce.

There is evidence to suggest that the increase of poverty in New York State is a result of the nonfarm economy rather than in the decline of farming. Service jobs, which are the pervasive employment sector in the region, are typically of a low wage scale and many are only part-time. Numerous working poor who have little or no trade skills are employed in service jobs if they have found employment at all. In general, nonmetropolitan areas have little to offer in terms of employment and this is reflected in their typically high unemployment rates. **Table 1.3** below shows employment by industry from the 2004 County Business Patterns.

The decline in farming across the nation over the past two decades has been well documented in the literature. However, the decline in farms had been absorbed through a diversified economy in much of New York State during the 1980's. Therefore, the farming losses were not felt as hard as the losses in manufacturing and industry, particularly in Western New York. Moreover, the losses in farms that did occur impacted rural New York rather as a cultural identity crisis and as an assault on the community character that linked farming to their own self perception of what it



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means to be "rural". Farming is and has been firmly entrenched in the identity in rural New York State as well as in both the cognitive landscape and the physical landscape.

**Table 1.3      Employment by Industry for the Town of Amity**

<b>Major Industries for Zip Code 14813 County Business Patterns (2004)</b>	
<b>Industry Code Description</b>	<b>Total Establishments</b>
<b>Total</b>	<b>53</b>
Utilities	1
Construction	2
Manufacturing	1
Wholesale trade	2
Retail trade	11
Transportation & warehousing	1
Information	1
Finance & insurance	3
Real estate & rental & leasing	2
Professional, scientific & technical services	2
Admin, support, waste mgt, remediation services	1
Educational services	2
Health care and social assistance	9
Accommodation & food services	5
Other services (except public administration)	10
Number of establishments:	53
Number of employees:	361
Annual payroll in \$1000:	7729
Source: U.S. Bureau of the Census	

The market mechanism has been changing the physical landscape in rural New York over the past two decades from goods producing to a services economy. This mirrors the national trend in positioning itself within the global economy. On the whole, rural counties in New York State experienced plant closings that were the result of decisions made by "outsiders" in metropolitan areas where the industries were regionally significant. Local leadership had little decision making power in keeping non-farm jobs in their communities during the 1980's. The non-farm jobs in manufacturing and industry were lost to lower paying service jobs. According to the Bureau of Economic Analysis for all counties in the Southern Tier Region in 1995, services surpassed durable goods manufacturing and state and local government employment, the leading sectors in 1985.

In spite of the declines, manufacturing is still a dominating player in the economic base of the Southern Tier. However, there is still the constant threat of job losses since many of the industries are owned by large multi-national and national companies. This is especially a concern for Allegany County with large employers such as Dresser-Rand Company and Alstom (Air Preheater).

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Lumbering and mining are key players in the employment base, although to a lesser extent of services, manufacturing and government. These industries, however, are having a great impact on the physical landscape. Their effects are reminiscent of the early settlement period of the Southern Tier in that ecological ruin and land encroachments are increasingly becoming a challenge for local and state government regulators.

Mineral fuels that are produced in the Southern Tier region consist primarily of oil and natural gas. Oil and natural gas were first discovered by the Iroquois Indians in Western New York. The Iroquois used the oil for medicinal purposes. The first written record regarding naturally occurring oil springs is found in the diary of a Franciscan Missionary in 1627. The Iroquois had brought the missionary to the Allegany Oil Springs. The Allegany Oil Spring located in Cuba, New York in Allegany County, is presently part of the Seneca Nation of Indians Reservation lands.

The history of oil production can be traced back to the 1860's. There are boom and bust narratives pervasive in the region's lore. Names such as neighboring Wellsville and Richburg in Allegany County are testimony to these cycles. Oil production reached its peak in the early 1880's and by the late 1890's, the oil boom went bust.

As oil production declined, oil developers started to abandon the wells, a practice that still continues today in Allegany County. Presently, oil production has greatly declined and there are several natural gas underground storage areas that have become intrinsic reservoirs once the oil has been pumped out.

**Table 1.4 Allegany County Top Employers**

<b>Allegany County Top Employers</b>	<b>Number of Employees</b>
ABB Air Preheater	620
Alfred State College	520
Alfred University	425
Allegany ARC	265
Allegany County	400
Certified Traffic Controllers	100
Cuba Memorial Hospital	170
Current Controls	120
Dresser Rand	600
Great Lakes Cheese	270
Friendship Dairies	225
Heritage Cutlery	85
Highland Healthcare Center	110
Houghton College	250
Jones Memorial Hospital	380
L.C. Whitford Co. Inc.	400
Northern Lights Candle	250
PWI	130
Swain Ski and Snowboard Center	300
Tops Friendly Market	115
Wellsville Manor	150

Source: Allegany County

Finally, Allegany County is the host to the Friendship Empire Zone, located in the Town of Friendship contiguous to the Town of Amity to the north and west which includes the downtown

of the Hamlet of Friendship and areas to the south on NY Route 275. Water and sewer serve the site and is within one mile of I-86. Zone Benefits include Wage Tax Credit, Investment Tax Credit, Employee Incentive Credit, Sales Tax Credit, Zone Capital Credit, Utility Rate Reductions, Special Low-Interest Loans and Priority Attention.

### **Section 1.3 Future Considerations for Land Use within the Town of Amity**

**Table 1.5** indicates the Town's Retail Market Place Profile. Using data from ESRI BIS, this table compares the supply of retail sales available in the Town and to the local demand, or demand for those retail goods and services from Town residents. Data for ESRI BIS' estimates of sales (supply) originated with the 1997 Census of Retail Trade from the U.S. Census Bureau. The base is updated via additional information from a variety of demographic and business databases, including InfoUSA business database, the Bureau of Economic Analysis, Current Population Survey, and NPA Data Services. Supply estimates also incorporate data from the Census Bureau's Non-employer Statistics (NES) division. Consumer spending (demand) is estimated from the Bureau of Labor Statistic's annual Consumer Expenditure Surveys, which provides consumer spending information on households.

In comparing the supply with demand, a "Leakage/Surplus Factor" is identified. This is the difference between what a local area's residents buy and what local area retailers sell. If residents are buying more than what is sold locally, they then must be traveling outside the area to shop. This is referred to as "Leakage" as it indicates a "Leakage" of local dollars outside the local area. If the amount area residents are purchasing is less than the amount actually being sold by local retailers, the difference is referred to as "Surplus." This indicates Town of Amity retailers are attracting shoppers from outside the Town to their stores.

According to **Table 1.5**, Town of Amity Retailers in five sectors is attracting shoppers from outside of the Town and thus is experiencing a "surplus." The percentage of surplus within these sectors is denoted in those areas denoted within the parentheses in the "Leakages/Surplus" column in **Table 1.5**. These retail sectors are the following:

- Other Motor Vehicles Dealers
- Lawn and Garden Equipment and Supplies Stores
- Gasoline Stations
- Florists
- Limited Service Eating Places

There are several local retail sectors that are not fully meeting residents' needs. For these retail sectors, the demand amount, or the amount Town residents are spending, is greater than the supply amount, the amount Town of Amity retailers are selling. These retail sectors are:

- |  |   |
|--|---|
| • Motor Vehicle & Parts Dealers            | • Supply Stores                                 |
| • Automobile Dealers                       | • Building Material and Supplies Dealers        |
| • Auto Parts, Accessories, and Tire Stores | • Lawn and Garden Equipment and Supplies Stores |
| • Furniture & Home Furnishings Stores      | • Food & Beverage Stores                        |
| • Furniture Stores                         | • Grocery Stores                                |
| • Home Furnishings Stores                  | • Specialty Food Stores                         |
| • Electronics & Appliance Stores           | • Beer, Wine, and Liquor Stores                 |
| • Bldg Materials, Garden Equip. &          | • Health & Personal Care Stores                 |

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- Clothing and Clothing Accessories Stores
- Clothing Stores
- Shoe Stores
- Jewelry, Luggage, and Leather Goods Stores
- Sporting Goods, Hobby, Book, and Music Stores
- Sporting Goods/Hobby/Musical Instrument Stores
- Book, Periodical, and Music Stores
- General Merchandise Stores
- Department Stores Excluding Leased Depts.
- Other General Merchandise Stores
- Miscellaneous Store Retailers
- Office Supplies, Stationery, and Gift Stores
- Used Merchandise Stores
- Other Miscellaneous Store Retailers
- Non-store Retailers
- Electronic Shopping and Mail-Order Houses
- Vending Machine Operators
- Direct Selling Establishments
- Food Services & Drinking Places
- Full-Service Restaurants
- Special Food Services
- Drinking Places - Alcoholic Beverages

For these retail sectors, Town residents are spending money outside the Town. This indicates a “leakage” of local dollars outside the community. For Auto Parts, Accessories and Tire Stores, Furniture Stores, Specialty Food Stores, Beer, Wine, and Liquor Stores, Clothing and Clothing Accessories Stores, Clothing Stores, Shoe Stores, Jewelry, Luggage, and Leather Goods Stores, Book, Periodical, and Music Stores, Used Merchandise Stores, Other Miscellaneous Store Retailers, and Special Food Stores, there is a 100% leakage of money spent by the Town Residents on these purchases.

The Town of Amity also lacks any “Non-store Retailers” such as electronic shopping and mail order businesses, or direct selling establishments. As these retail sectors are not present in the Town of Amity, there is a 100% leakage of money spent by Town residents on these types of purchases.

Therefore, the above analysis illustrates opportunities for potential land uses and future land and economic development opportunity within the Town. The purpose of a Comprehensive Master Plan is to set down a vision of “where” land uses might feasibly be located while also taking into account the fiscal burdens of future generations. Therefore, a policy consideration for future land uses in the Town of Amity might allow for the caveat within the Brookings Institution’s Center for Urban and Metropolitan Policy series on Upstate New York, a policy brief entitled “Sprawl without Growth: The Upstate Paradox.” Cornell University Professor of Urban and Regional Planning and author of the policy brief Rolf Pendall states, “Compact development near or within villages is arguably less expensive than sprawling development in towns outside village boundaries. Moreover, the pattern of clearly defined villages is a feature of the Upstate landscape that many residents and visitors find special and worthy of preservation.”

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**Table 1.5 Town of Amity Retail Market Place Profile**

Retail Market Place	Total Businesses	Town of Amity Residents		
		Supply (Retail Sales)	Demand (Retail Potential)	Leakage/ (Surplus) (%)
<b>Motor Vehicle &amp; Parts Dealers</b>	3	\$1,132,414	\$4,282,814	58.2
Automobile Dealers	1	\$309,491	\$3,729,269	84.7
Other Motor Vehicle Dealers	2	\$822,923	\$399,819	(34.6)
Auto Parts, Accessories, and Tire Stores	0	\$0	\$153,726	100.0
<b>Furniture &amp; Home Furnishings Stores</b>	1	\$260,535	\$469,604	28.6
Furniture Stores	0	\$0	\$208,873	100.0
Home Furnishings Stores	1	\$260,535	\$260,731	0.0
<b>Electronics &amp; Appliance Stores</b>	0	\$0	\$322,672	0.0
<b>Bldg Materials, Garden Equip. &amp; Supply Stores</b>	2	\$495,358	\$704,622	17.4
Building Material and Supplies Dealers	1	\$157,313	\$622,941	59.7
Lawn and Garden Equipment and Supplies Stores	1	\$338,045	\$81,681	(61.1)
<b>Food &amp; Beverage Stores</b>	1	\$245,948	\$4,000,549	88.4
Grocery Stores	1	\$245,948	\$3,790,015	87.8
Specialty Food Stores	0	\$0	\$39,461	100.0
Beer, Wine, and Liquor Stores	0	\$0	\$171,073	100.0
<b>Health &amp; Personal Care Stores</b>	1	\$530,121	\$927,913	27.3
<b>Gasoline Stations</b>	2	\$13,300,203	\$2,350,822	(70.0)
<b>Clothing and Clothing Accessories Stores</b>	0	\$0	\$723,757	100.0
Clothing Stores	0	\$0	\$525,378	100.0
Shoe Stores	0	\$0	\$137,389	100.0
Jewelry, Luggage, and Leather Goods Stores	0	\$0	\$60,990	100.0
<b>Sporting Goods, Hobby, Book, and Music Stores</b>	1	\$156,296	\$255,127	24.0
Sporting Goods/Hobby/Musical Instrument Stores	1	\$156,296	\$208,127	14.2
Book, Periodical, and Music Stores	0	\$0	\$47,000	100.0
<b>General Merchandise Stores</b>	1	\$174,134	\$933,396	68.6
Department Stores Excluding Leased Depts.	1	\$174,134	\$933,396	68.6
Other General Merchandise Stores	0	\$0	\$0	0
<b>Miscellaneous Store Retailers</b>	2	\$84,974	\$329,314	59.0
Florists	1	\$62,325	\$53,037	(8.1)
Office Supplies, Stationery, and Gift Stores	1	\$22,649	\$112,826	66.6
Used Merchandise Stores	0	\$0	\$95,407	100.0
Other Miscellaneous Store Retailers	0	\$0	\$68,044	100.0

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**Table 1.5 Town of Amity Retail Market Place Profile Continued...**

Retail Market Place	Total Businesses	Town of Amity Residents		
		Supply (Retail Sales)	Demand (Retail Potential)	Leakage/ (Surplus) (%)
Non-store Retailers	0	\$0	\$483,694	100.0
Electronic Shopping and Mail-Order Houses	0	\$0	\$318,799	100.0
Vending Machine Operators	0	\$0	\$0	0
Direct Selling Establishments	0	\$0	\$164,895	100.0
Food Services & Drinking Places	8	\$1,075,553	\$2,211,379	34.6
Full-Service Restaurants	0	\$1,080,028	\$1,080,028	100.0
Limited-Service Eating Places	7	\$991,437	\$854,357	(7.4)
Special Food Services	0	\$0	\$200,293	100.0
Drinking Places - Alcoholic Beverages	1	\$84,116	\$76,701	(4.6)

Source: ESRI Business Information Solutions, 2006 Data Projections<sup>2</sup>

**Table 1.6 Industry Summary for the Town of Amity**

Retail Market Place	Total Businesses	Town of Amity Residents		
		Supply (Retail Sales)	Demand (Retail Potential)	Leakage/ (Surplus) (%)
Total Retail Trade and Food & Drink	22	\$17,455,536	\$17,995,663	1.5
Total Retail Trade	14	\$16,379,983	\$15,784,284	(1.9)
Total Food & Drink	8	\$1,075,553	\$2,211,379	34.6

Source: ESRI Business Information Solutions, 2006 Data Projections<sup>3</sup>

<sup>2</sup> **Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A *positive value* represents 'leakage' of retail opportunity outside the trade area. A *negative value* defined within the parentheses represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sub-sector.

**Section 1.4 Future Population Projection Scenarios**

Much of rural America, including Upstate New York is aging rapidly. Most certainly, a rapidly aging population comes with its economic and social challenges. People 65 and older make up an ever-larger portion of the population in Upstate New York, particularly in Western New York where the figure rises to over 16 percent of the total population. Overall, in Upstate New York, the percentage of population over 65 comprises 14 percent of the total population, two percentage points over the national average. This statistic presents important policy considerations for the Town of Amity as they approach the 5, 10 and 20 year planning horizons.

For example, currently in Allegany County, the healthcare industry is one of the largest employers consisting of 20 percent of the overall employment in the County surpassed only by government employment at 20%, manufacturing at 12%, and retail trade at 11% according the Bureau of Economic Analysis Employment by Industry statistics for 2005. The bill for caring for the poorest of the state's elderly is a constant struggle for counties statewide, which are the primary avenue for provision of social services and who must meet this expense despite the ever-shrinking tax base resulting from the brain drain of the college aged population cohort, slow growth and losses of those skilled workers between the ages of 21 to 54 who are leaving the state for higher waged jobs elsewhere in the nation.

In addition, the economic implications of these trends are most evident on the present growth and age structure of Upstate New York's labor force. As baby boomers approach retirement, the forecast on the availability of labor, especially skilled labor, to replace retirees is grim. There are also serious fiscal implications for local upstate communities with regard to the shifting demographic resulting from out-migration of a younger aged labor force, and that is the quickly increasing number of elderly persons relative to workers who will heighten the need for social, medical and transportation services at the local level. In addition, slow growth in the number or working aged adults will limit the number of people available to pay for those services either in the construction of new infrastructure or the maintenance of existing infrastructure. As a result, this trend will most definitely escalate fiscal pressures on local governments and may already be evident in the budget shortfalls being experienced by many local governments statewide.

Population growth in an area or community such as the Town of Amity is usually closely affected by economic and population changes in the state or economic region, especially since the Town is the seat of County Government. Future population or economic changes in the County may have important growth or decline affects for the Town.

In addition, the term sprawl referred to below has been shown to have many harmful effects which have been thoroughly documented over the past several decades. Sprawl is defined as that phenomena resulting from unplanned land development which consistently degrades wildlife habitat, threaten agricultural productivity, and raise the cost of public services at all levels of government. Therefore, it has been referenced to illustrate that measuring sprawl, identifying where it is worsening, and moving ahead with measures that will reduce it are thus all important public policy issues for the Town of Amity as it considers its future land use policy and smarter growth.

While the term "smart growth" has become increasingly popular in discussions related to community development patterns, definitions for the approach vary. In general, "smart growth" encourages new development in existing developed areas where infrastructure and resources are available, while simultaneously conserving farmland and open space, and other areas where infrastructure is not available.

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Three population projection scenarios (low, medium and high growth) have been prepared below for guidance. However, a caveat is issued with regard to the projections. The following projections are intended as a guide only; and therefore, should be used with extreme caution and discretion since they are estimates and uncertainty is the rule rather than the exception.

Table 1.7 below indicates population projections prepared by the Cornell University Center Institute for Social and Economic Research NYsis (New York Statistical Information System) for Allegany County. Census 2000 county populations have been projected using current life expectancy and survival rates, age specific fertility rates, and rates of net migration. The rates of net migration have the greatest impact on changes in population size. These net migration rates are based on an analysis of total population change between the 1990 and 2000 Censuses. According to this projection, Allegany County is expected to grow by 22.87% from 2000 to 2030.

Using this projection, it is possible to project population growth for smaller regions using a ratio or step-down method of projection. An expressed ratio or share may be computed between the geographic study areas, the Town of Amity being the case, and the larger region of Allegany County.

**Table 1.7 Population Projections for Allegany County (2000 – 2030) from NYSIS  
Cornell University**

	2000	2005	2010	2015	2020	2025	2030
<b>Total</b>	49,927	51,670	53,585	55,593	57,546	59,459	61,346

Source: NYSIS Cornell University

**Table 1.8 Population Projections for Town of Amity and the Village of Belmont  
through 2030 using Ratio Step-Down Method**

	2000	2005	2010	2015	2020	2025	2030
<b>Amity</b>	2,245	2,346	2,452	2,565	2,683	2,808	2,941
<b>Belmont</b>	952	970	988	1,007	1,025	1,043	1,061

Source: MAH Planning Consultants

Based upon the above scenario in Table 1.8, future population projections based on the NYsis projections for Allegany County appears overly optimistic in terms of the past population growth in the historical decennial series, especially for the Town of Amity. According to past growth, Allegany County's rate of growth averaged 14.87% over 18 decades. In fact, there was overall decline in population from 1980 to 2000 of -4%.

Therefore, considering that the above scenario for Allegany County takes into account rates of change in birth, death, migration and fertility, for our purposes, the above projection for the Town and Village using a step-down ratio approach could be considered a high growth scenario. This may account for unplanned growth that is not yet known on the planning horizon for the County and assuming such land use changes planned by the County, for example, the Water Park and Hotel proposal within the northern borders of the Town in the Hamlet of Belvidere.



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Therefore, another future population projection for the Town of Amity is prepared as a low growth scenario estimate using historical growth trend extrapolation and is shown in **Table 1.9** below. This method uses the existing historical series and correlates to the dates (here, in decades) and projects exponentially a trend over the 18 decades into 2030.

The Village of Belmont results in a substantial increase over the next thirty years growing over the next decade from 952 to 1,233 in total. A gain of nearly 300 residents by 2010 seems unlikely. This scenario can be put into context given analysis from the policy brief by Rolf Pendall entitled "Sprawl without Growth: The Upstate Paradox." The projection also appears optimistic considering population shifts in both New York State and across the nation. The growth of the Town and the County; however, does seem on par with trends for both New York State and the nation overall. Therefore, this scenario could be considered more reasonable considering past history.

**Table 1.9 Historical Growth Trend Population Projection for Town of Amity and Village of Belmont**

	<b>Allegany County</b>	<b>Town of Amity</b>	<b>Village of Belmont</b>
<b>1830</b>	26,276	872	---
<b>1840</b>	40,975	1,354	472
<b>1850</b>	37,808	1,792	660
<b>1860</b>	41,881	2,268	1376
<b>1870</b>	40,814	2,087	1619
<b>1880</b>	41,810	1,972	2098
<b>1890</b>	43,240	1,996	2263
<b>1900</b>	41,501	2,216	2414
<b>1910</b>	41,412	2,071	2341
<b>1920</b>	36,842	1,843	1552
<b>1930</b>	38,025	1,867	1303
<b>1940</b>	39,681	1,935	1279
<b>1950</b>	43,784	1,997	1186
<b>1960</b>	43,978	2,006	1088
<b>1970</b>	46,458	2,150	1055
<b>1980</b>	51,742	2,272	1045
<b>1990</b>	50,470	2,255	1,006
<b>2000</b>	49,927	2,245	952
<b>2010</b>	49,735	2,450	1233
<b>2020</b>	50,546	2,515	1228
<b>2030</b>	51,357	2,581	1223

Source: MAH Planning Consultants

Professor Pendall notes, "A critical aspect of Upstate sprawl is the depopulation and transformation of incorporated cities and villages and the simultaneous low-density development of the portions of rural and suburban towns that lie outside the boundary of any village. Upstate's 53 cities lost 7.3 percent of their population in the 1990s, while its 414 villages lost 1.7 percent. On net, upstate cities lost over 140,000 residents and 40,000 households in the 1990s; villages lost over 16,000 residents, but they gained 6,800 households. Meanwhile, households and

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population surged in the towns outside village boundaries, with population growth of over 230,000 (5.8 percent) and household growth of nearly 160,000 (11.3 percent).”

An even more reasonable assumption for our purposes would be to project population for the Village and the Town of Amity based on growth rate averages over the period from 1970 to 2000. This particular decade signifies the beginning of the deindustrialization of Metropolitan Buffalo and the resulting population shifts that affected Allegany County and the Town of Amity. This method also reflects recent studies showing the slowing of sprawl that is occurring in the Western New York region. This population projection is shown below in **Table 1.10** and represents a medium growth scenario.

In this scenario, the Town of Amity averages growth over the past four decades at 2.92 % and the Village of Belmont over the same period -3.27 % (Allegany County averaged 3.37% over the same period). Likewise in this growth scenario, Allegany County grows 10% from 1970 to 2000 overall. As stated before; however, population change has resulted in an overall decline of growth of -4%. Therefore, this growth scenario is considered rather conservative by other comparative estimates and is consistent with trends for rural villages and towns across New York State as evidenced in the Brookings Institution study by Professor Rolf Pendall. Therefore, it results in the preferred population projection as a guide for future development in the Town of Amity.

Perhaps the Western New York and contiguous Southern Tier Region has hit a plateau in population shifts to the Southern Tier as actual location becomes less significant in the location of employers because of the transitioning to a knowledge-based or technological-based economy. The scenario below also takes into account the continuing trend for the Town of Amity with its exquisitely preserved rural character and abundant natural resources appealing to residents of both metropolitan Rochester and Buffalo as locations for second homes or retirement destinations for aging boomers.

**Table 1.10 Preferred Population Projections**

	<b>Allegany County</b>	<b>Town of Amity</b>	<b>Village of Belmont</b>
<b>1970</b>	46,458	2,150	1055
<b>1980</b>	51,742	2,272	1045
<b>1990</b>	50,470	2,255	1,006
<b>2000</b>	49,927	2,245	952
<b>2010</b>	51,610	2,311	921
<b>2020</b>	53,349	2,378	891
<b>2030</b>	55,147	2,447	862

Source: MAH Planning Consultants

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