

2009

Comprehensive Plan Town of Grove & Hamlet of Swain

Prepared by:
The Grove Comprehensive Planning Board
In Cooperation with the Board of:
Town of Grove
Town Hall
Swain, New York 14884
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I. COMPREHENSIVE PLANNING PROCESS

The Town of Grove made the decision to undertake the creation of a Comprehensive Plan in the latter part of 2006. At the time of undertaking this planning effort, the Town has an existing zoning law in place and was considering ways in which to improve this rural community. The Town Board created the Comprehensive Planning Committee and they created a Mission Statement as follows:

TOWN OF GROVE MISSION STATEMENT

The Town of Grove Comprehensive Plan Committee aspires to set immediate and long range goals to promote the economy, safety, health and general welfare of our Town.

These goals are to be achieved according to a flexible plan that will allow for change and growth while preserving our history and character.

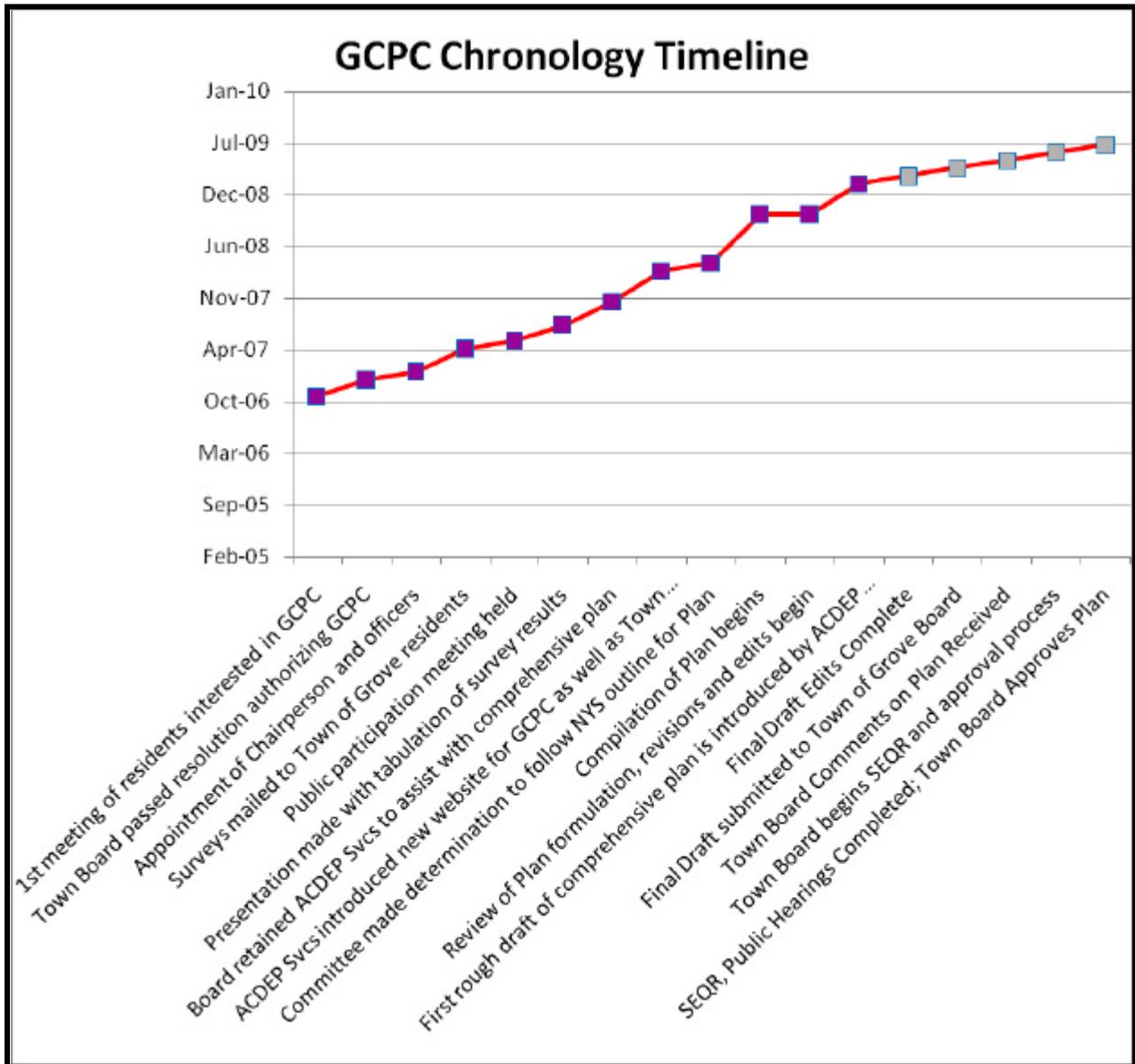
The overall goal of this Committee is to express the community's desires as a whole in order to create a vision for the Town of Grove in the future.

COMPREHENSIVE PLANNING PROCESS

The Comprehensive Planning Process started in 2006. The full listing of all the steps of this planning process is included in the Chronology in the Appendices. Below this pictorial view of the Hamlet of Swain is a chart showing the highlights



of this process.



II. TOWN & HAMLET OF SWAIN BACKGROUND

1. HISTORY OF THE TOWN OF GROVE

GROVE, lying on the north border of the county east of the center, was incorporated as Church Tract, March 8, 1827, the territory coming from Nunda. It assumed the name of Grove in 1828, and included the territory of Granger until April 18, 1838. It is surrounded, north by Livingston county, east by the same county and the town of Burns, south by Birdsall and west by Granger. Grove contains 21,070 acres of land. The surface is rough, hilly, with several valleys and ridges. The soil is a gravelly loam in the valleys and a clay loam with hardpan subsoil on the hills. The shipment of products, largely dairy ones, was greatly facilitated by the proximity of both the Erie and Central New York and Western railroads; each having about five miles of track in the town. It was described as being a purely agricultural town, with no great historical features, no manufacturing and a decreasing population, which the census gives as 623 in 1840, 1,154 in 1850, 1,139 in 1860, 1,056 in 1870, 1,125 in 1880 and 954 in 1890.

The settlers of early Grove and Swains were typically Yankee-New England stock. John White was the first settler on the Nunda Church Tract. After cutting his way through the wilderness from Nunda, John built the first civilized residence, a log home, in the town when he settled on a lot in May of 1818. The following year another pioneer braved the wilderness settling on a lot that later became a part of the Town of Grove.

The first annual meeting, for Church-Tract (now the Town of Grove) was held on April 3, 1827 at the home of John Dillars.

The town's first store was opened by settlers Thayer and Smith in 1825 and an inn was opened by Henry Andrews in 1828. Between the late 1820's and 1870's, settlers farmed and the town flourished with the building of taverns, sawmills, a cheese factory, several churches and school houses.

Grove for years was quite famous as the residence of Fredrick Decker, "the Ossian giant". He was born in Geneseo, NY on May 9, 1836, son of John B. and Christiana Decker, people of slightly more than medium size. He, however, grew to a height of 6 feet, 11 $\frac{3}{4}$ inches with a weight of 300 to 350 pounds. Fred Decker, a lumberman by trade, went on exhibition with the P.T. Barnum shows for several years. The "Ossian giant" made his home in Grove in 1877 and was later laid to rest in the Swain Hill Rd. cemetery after his death on March 21, 1886.

The Hamlet of Swains evolved as the main business center in the Town of Grove. Farms and factories, as well as feedmills, sawmills, and a general store, were

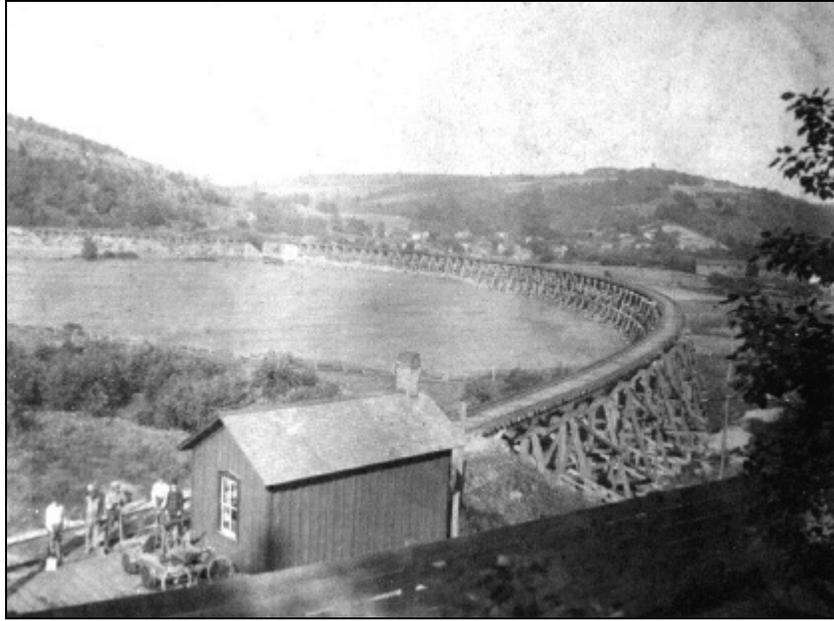
some of the businesses operating in Swains during the late 1800's and early 1900's. Train depots were instrumental in providing transportation for both goods and people to and from the area.

2. HAMLET OF SWAIN[S] HISTORY

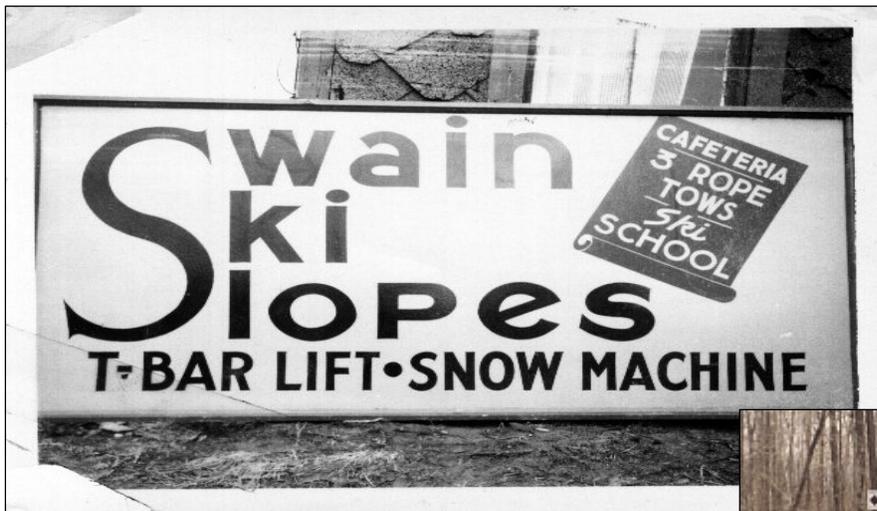
In 1852, the Hamlet was named Swainsville after one of the very first settlers, Mr. Samuel Swain, who started a lumber business soon after his arrival. Many other pioneers followed Mr. Swain and settled in Swainsville. Mr. Adison Seager owned and operated a sawmill that was located east of the Shawmut railroad culvert. He was prominent in political affairs and held many town offices. A second sawmill stood on the bank of the New York, Lake Erie and Western Railroad and was owned and operated by Harry Shaw. Some other businesses of mention were the Old Headache Tavern, the Geibel Hotel, a broom handle and a cradle finger factory.

After the railroad came, business started booming for the pioneers. A large depot and dwelling house was erected where every train would stop to load their engines with wood. The wood was kept dry in a large shed on the west side of the crossing. The wood was hauled to this shed from a wood yard located where the church now stands. A large water tank was located near the crossing that furnished water to these trains as well.

The Allegany Central Railroad began in May 1881 and found its nickname the "Shawmut" which later formed the Shawmut Line in November 1881. The railroad ran from Swain to Angelica, between Perkinsville and Belfast. The Shawmut fell into hard times in 1936 and was later discontinued in March 1947.



The Shawmut Depot



Early Ski Area Sign

In 1947, Swain Ski Slopes opened for business in Grove. The ski area was a dream of Bina and Dave Robinson's; Bina being an avid skier. After being discharged from the military, Dave and Bina moved to Rochester, NY where Dave held a position at Eastman Kodak Co. On weekends and in their spare time, they



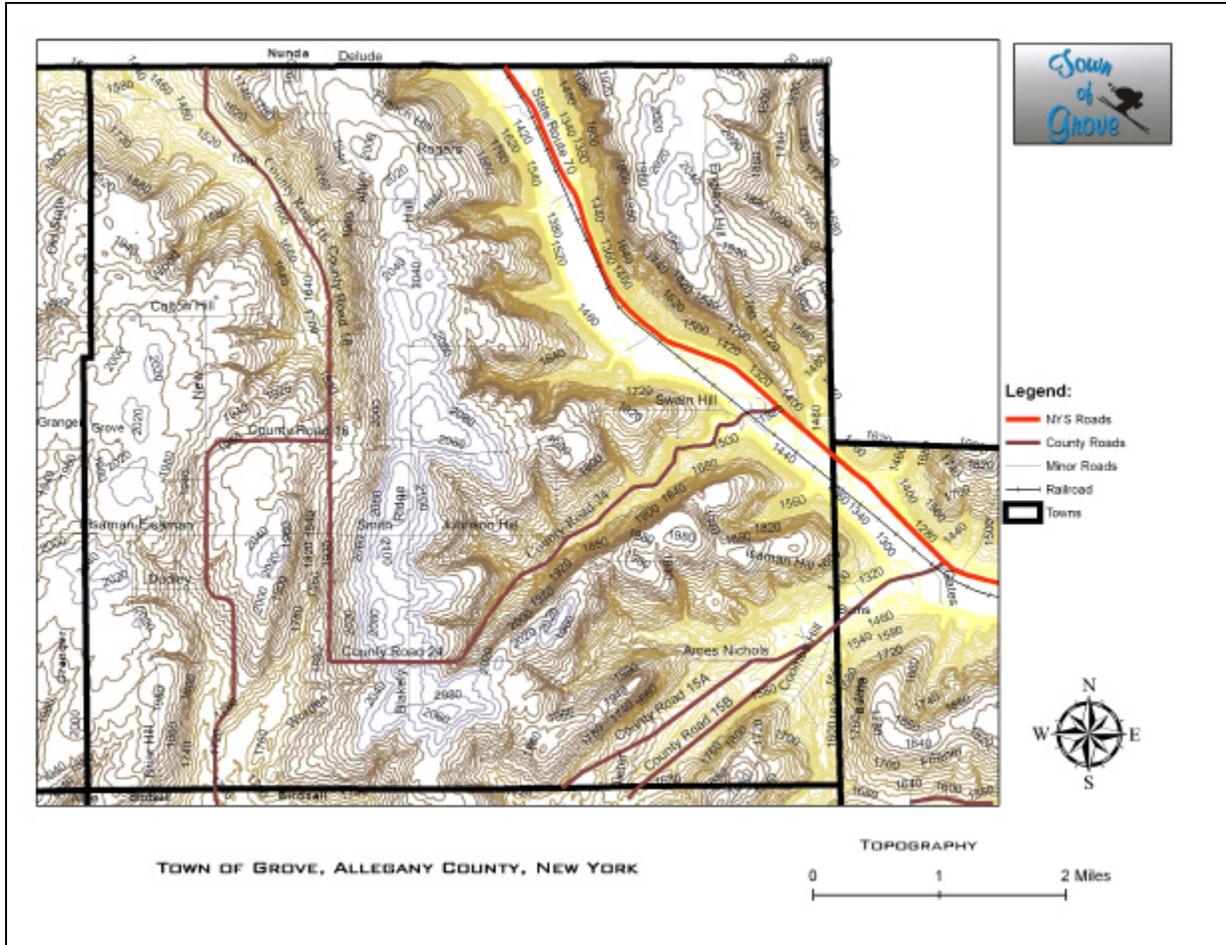
searched the surrounding countryside for a suitable piece of property and decided to purchase 40 acres in the Hamlet of Swain. Their investment flourished over the years, changing ownership in the mid-70's when Dave decided to retire from the ski business. The Robinsons' initial \$800 property expense burgeoned into a multi-million dollar business that for years was one of the largest single sales tax generating enterprises in Allegany County.

3. GEOGRAPHY

Allegany County is in the southwestern part of New York State, along the Pennsylvania border. The Town of Grove is situated in its northeast corner. The highest hills in the Town of Grove are in excess of 2,100 feet in elevation and the lowest in the Valley toward Canaseraga of about 1,300 feet. The high hills are composed of rocks of Mississippian and Pennsylvanian age, and the lower elevations to the north are of Devonian age.

According to the US Census Bureau, the Town of Grove comprises an area 33.51 square miles, 99.95% of which is land. The remaining 0.05% is water, from the Genesee River, which runs through the southwest part of town.

Canaseraga Creek, a sub-tributary of the Genesee River, flows southeastward through the Hamlet of Swain and on to the Village of Canaseraga then to Dansville and eventually near Mt. Morris into the Genesee River which ends at Lake Ontario.



4. STATE OF THE TOWN OF GROVE

A. Demographics

a) General Data

General Data	
Population (2007)	557
Tax Parcels	625
Land Area (Square Miles)	32
Road Miles (Total)	60
Town Miles (Mostly Gravel)	40
County Miles (Paved)	13
State Miles (Paved)	7
Total Taxable Assessed Valuation (2008)	\$33,414,006

b) Population

According to the U.S. Census in 2000 the population for the Town of Grove was 533 people. The 1990 census counted 479 people for an increase of 11.3%. This contrasts sharply with the population figures for Allegany County which declined approximately 1% over the same period. This increase can be attributed largely to the migration of new residents from more suburban areas who seek a more rural lifestyle.

Total Persons Census Data	1990	2000	Percent Change	2007	Percent Change
Town of Grove	479	533	11.3%	557	4.1%
Allegany County	50,470	49,927	-1.1%	49,637	-.5%
New York State	17,990,455	18,976,457	5.5%		

c) Housing Data

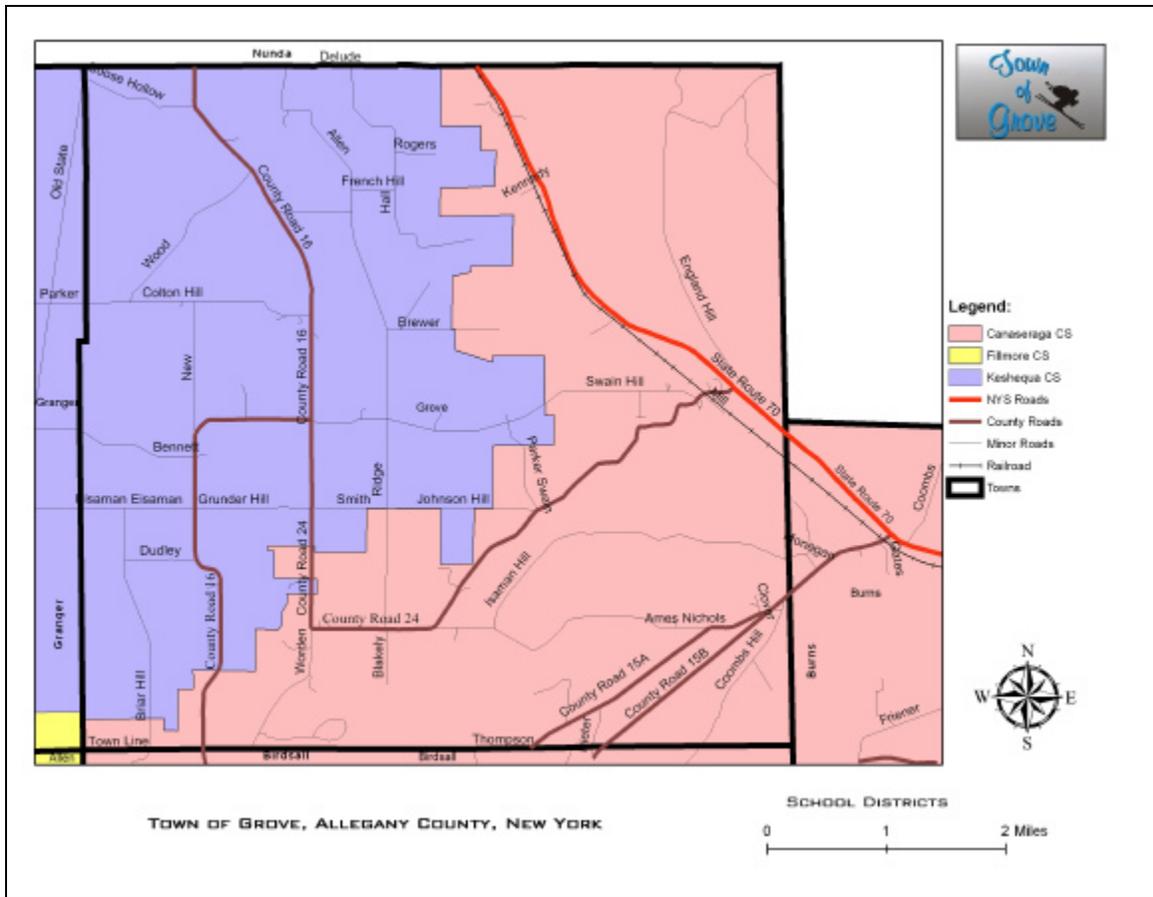
Because of the rural nature of the Town, over 60% of the parcels are owned by non-residents. Many of these parcels are used for seasonal housing (i.e. ski chalets, hunting cabins, camping, etc.)

Household Occupancy - per 2000 census		
	Number	Percent
Total Housing Units	427	100
Occupied Housing Units	213	49.9
Owner Occupied Housing Units	188	88.3
Renter Occupied Housing Units	25	11.7
Other Housing Units	14	3.3
Seasonal, recreational, occasional use	200	46.8

d) Educational Data

The Town has two school Districts – Keshequa Central School in the western portion of town and Canaseraga Central School in the east.

School Enrollment Data - per 2000 census		
	Number	Percent
3 years and over enrolled in school	100	100.0
Nursery School, preschool	9	9.0
Kindergarten	13	13.0
Elementary school (grades 1-8)	35	35.0
High School (grades 9-12)	26	26.0
College or Graduate School	17	17.0



e) Employment Data

Employment Data - per 2000 census		
	Number	Percent
Population 16 years and older	462	100.0
In labor force	262	56.7
Employed	251	54.3
Unemployed	11	2.4
Not in labor force	200	43.3

f) Industry

Industry - per 2000 census		
	Number	Percent
Agriculture, forestry, fishing and hunting and mining	8	3.2
Construction	39	15.5
Manufacturing	32	12.7
Wholesale Trade	7	2.8
Retail Trade	32	12.7
Transportation, warehousing, utilities	10	4.0
Finance, insurance, real estate, leasing	4	1.6
Professional, scientific, management administrative	5	2.0

Educational, health and social services	68	27.1
Art, entertainment, recreation, accommodation, food service	28	11.2
Other services	6	2.4
Public administration	12	4.8

Please see Appendix for additional data.

B. Town Of Grove Services

A synopsis on current area services are as follows.

Emergency Services:

Canaseraga Fire Department and Ambulance Corps
Nunda Fire Department and Ambulance Corps
Allegany County Sheriff's Dept.
NYS Police
911 Call Centers

Healthcare Services:

Noyes Hospital (Dansville, NY)
St. James Hospital (Hornell, NY)
Tri-County Medical (Canaseraga, NY)
Jonathan Ralph, DDS (Nunda, NY)
Wilcox Chiropractic (Nunda, NY)

Education:

Canaseraga Central School District (Canaseraga, NY)
Keshequa Central School District (Nunda and Dalton, NY)
Houghton College (Houghton, NY)
Alfred University (Alfred, NY)
Alfred State SUNY College of Technology (Alfred, NY)
State University of New York at Geneseo (Geneseo, NY)
Essential Club Free Library (Canaseraga, NY)
Bell Memorial Library (Nunda, NY)

Utilities:

Power: New York State Electric & Gas (NYSEG)
Telephone: Verizon, AT&T and Frontier
Water: Private wells (no public service)
Sewer: Private septic (no public service)
Natural gas: Propane available (no public service)

Internet: High speed internet available in Frontier service area, or satellite service available town wide (no cable service)

Refuse: Allegany Co. DPW Solid Waste & Recycling Center (Canaseraga)

Private curbside refuse pickup available for fee

Highway services:

Town of Grove Highway Dept. (Swain, NY)
Allegany Co. Dept. of Public Works
NYS Department of Transportation

Postal Services:

U.S. Post Office (Canaseraga, NY 14822)
U.S. Post Office (Swain, NY 14884)
U.S. Post Office (Dalton, NY 14836)

Veterinary Services:

Dawn Bennett (Short Tract, NY)
Nunda Veterinary Clinic (Nunda, NY)

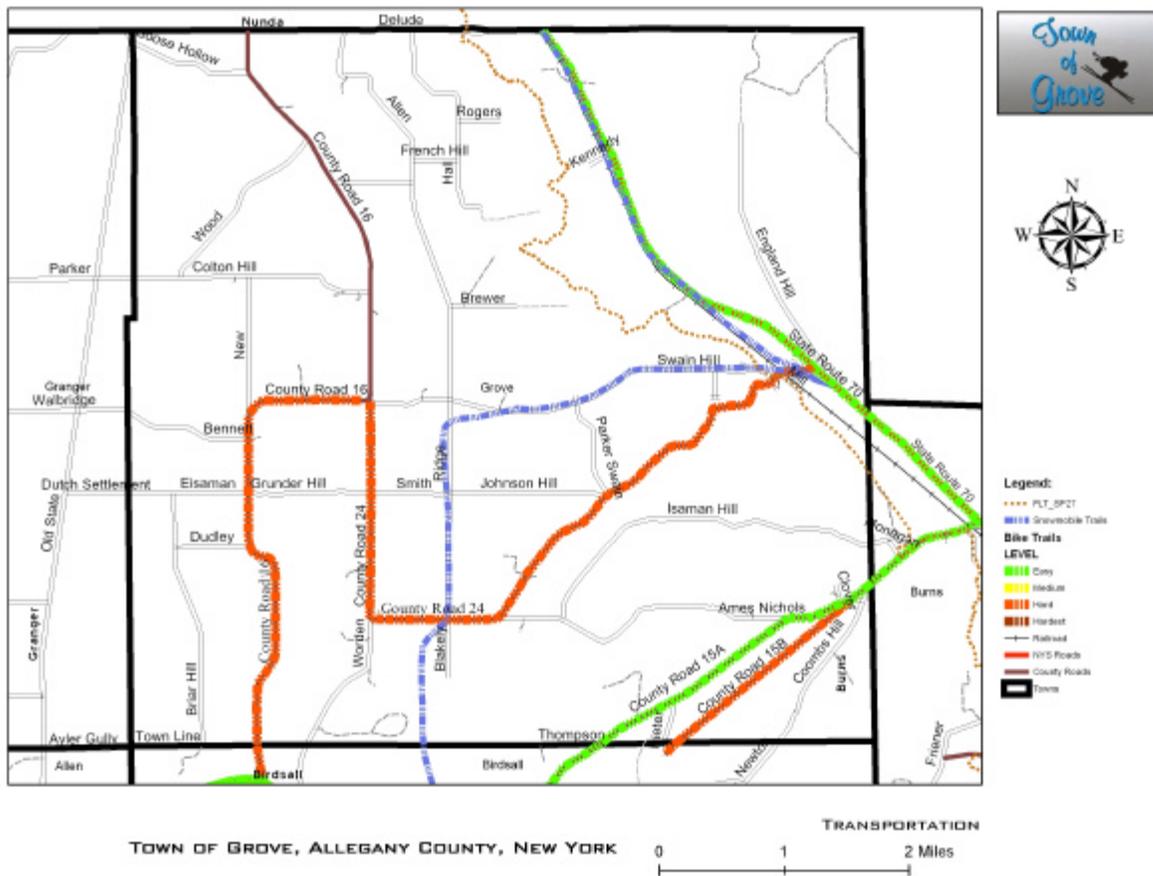
C. Highways

The Highways and roads within the Town of Grove are maintained by three organizations: The NYS Department of Transportation (Hornell, NY); Allegany County Department of Public Works (Belmont, NY); and the Town of Grove Highway Dept. (Swain, NY). NYS DOT maintains NYS Route 70, Allegany County DPW maintains Routes 15A, 15B, 16 and 24. The Town of Grove Highway Department maintains all of the remaining roads within the Town.

Presently, there are 60 miles of highways within the boundaries of the Town of Grove. Responsibility for their maintenance is allocated between the State of New York, Allegany County, and the Town of Grove as follows:

7 miles of paved highways are maintained by the NYSDOT;
13 miles of paved highways are maintained by Allegany Co. and
40 miles of gravel roads are maintained by the Town of Grove.

Recognition for a job well done is extended to the Town's experienced Highway Superintendent and his dedicated staff of three full time employees who have worked together in the interest of the townspeople for well over a decade.



Goal

To enhance the safety and welfare of the residents of the Town of Grove as well as promote travel within the Town on improved roadways.

Objectives

- ?? Replace current **street signs** in the Town of Grove; improving their appearance and legibility for travelers throughout the Town.
- ?? Have the Town of Grove Highway Dept. implement and publish an estimated five-year **repair/work schedule** for roadways for the purpose of keeping the Town's taxpayers informed on tax dollar expenditures.

Strategies

- ?? Research information as to the replacement of the orange wooden **signs** with metal, reflective signs that allow emergency vehicles and unfamiliar travelers to locate residences, businesses, and properties with ease.

?? Publicize the **schedule** so that all residents are aware of its existence. There is no harm in repetitive publishing of such a schedule. A futuristic schedule would aid in the Town's annual forecasting and budget preparation.



D. Infrastructure

Infrastructure within the Town of Grove is limited. At this time there are not any public municipal sewers or water systems. The residences and businesses must maintain their own water wells and on-site septic systems. Electric is provided by New York State Electric & Gas (NYSEG). Telephone service is provided by Verizon and Frontier. Wireless Phone Service: At this time the Hamlet of Swain is not serviced by a Wireless provider, some parts of the Town that are of higher elevation may obtain cell service from distant towers. Natural gas: Propane is available (no Natural Gas public service available), In the Swain area, Internet is through either dial-up or Satellite service available (no cable or DSL service). In the area serviced by Frontier (the western portion of town), DSL (high speed internet) is available. Refuse disposal is provided through the Allegany Co. DPW Solid Waste & Recycling Center [transfer station] in Canaseraga. Private curbside refuse pickup is available for fee.

Goal

To improve the quality of life of the residents of the Town of Grove and to attract newcomers to the Town of Grove by providing better utilities for residents within the Hamlet of Swain and expand utilities to areas that could be developed residentially or commercially.

Objectives

- ?? Cell phone service (short-term)
- ?? Cable service in the Town of Grove (mid-term)
- ?? High speed internet (mid-term)
- ?? Public water/sewer within the Hamlet of Swain (long-term)

Strategies

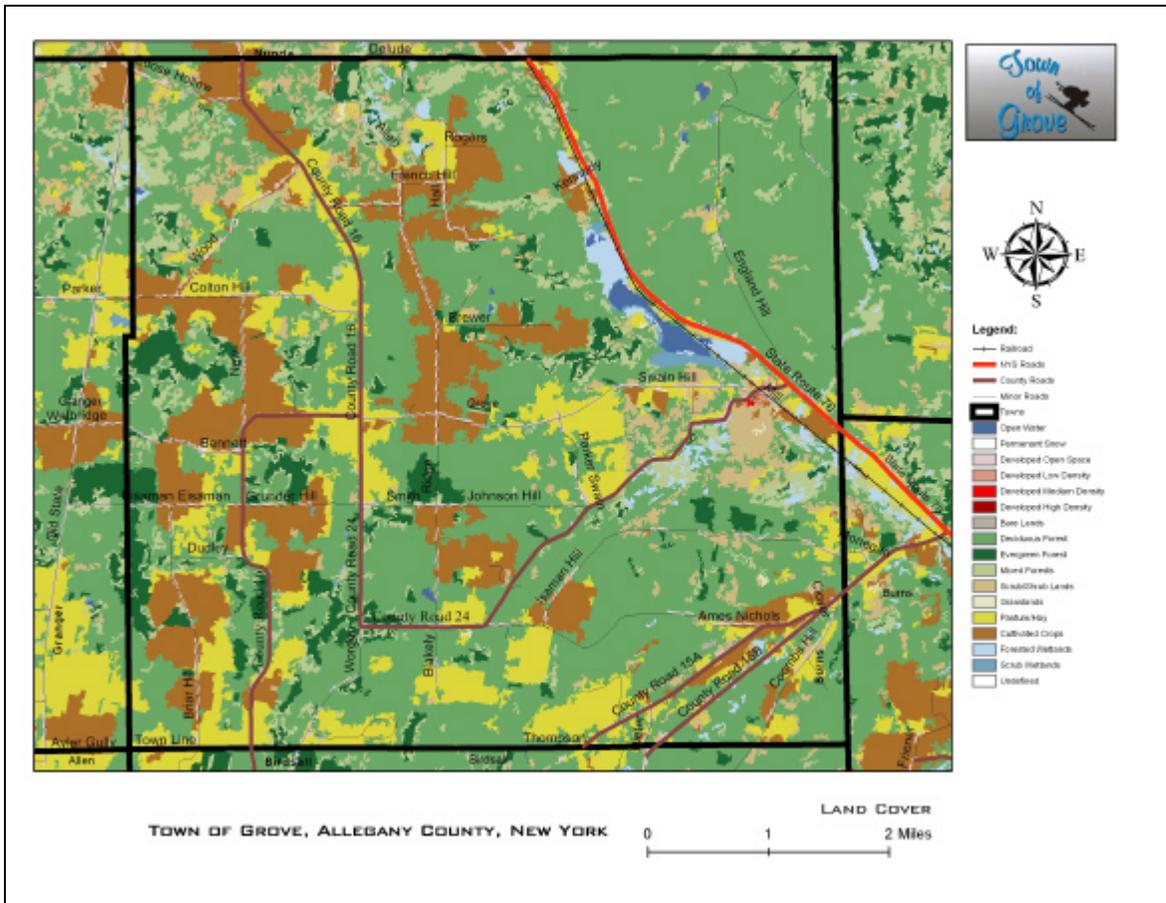
- ?? Find a provider to install a local tower. The Town of Grove is situated in a small area that has service three miles to the north and three miles to the south of its location.
- ?? Search for a cable provider that will run lines and install poles from Canaseraga or possibly Dalton into the Town of Grove. Need to look into passing around a petition and presenting the same to various cable companies.
- ?? Research companies that could provide High speed internet in a rural service area.
- ?? Find a service provider that can provide wireless internet service or service via the phone lines without having to purchase an additional satellite dish
- ?? Feasibility study needs to be performed for water and sewer service; many questions as to usage, need, pricing, design, etc.

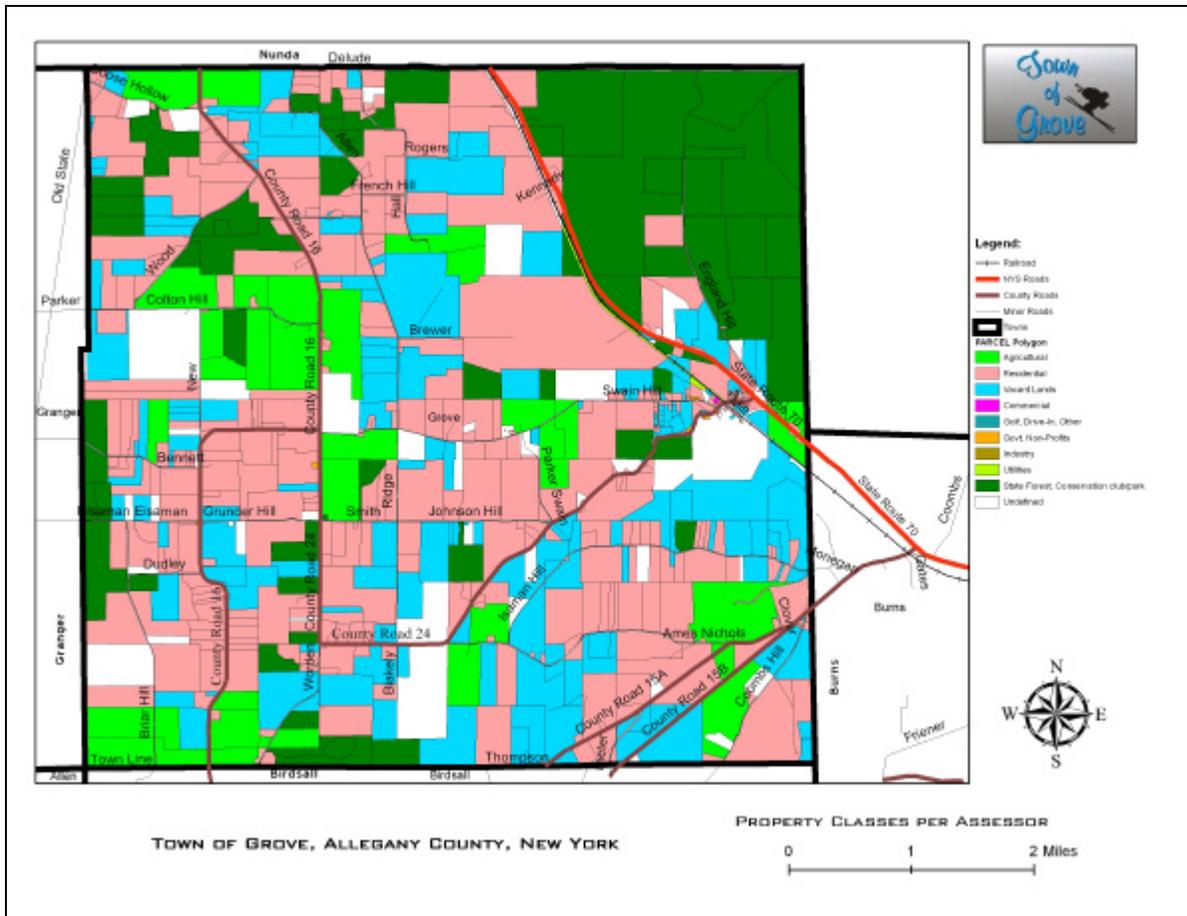
III. PLANNING ENHANCEMENTS

The Town of Grove is a rural community in the northeast corner of Allegany County. As such, the predominant land use is mostly a variety of forests, active farming and fields that are slowly returning to a wild state. The Town once had extensive agriculture but as dairy farming decreased in the county much has been returned to open scrub fields or forest lands. The northeast corner is primarily utilized by New York State as a wildlife management area known as Rattlesnake Hill which continues on into the adjacent county of Livingston. The Town is very rural with about 557 people estimated in 2007 living here. This equates to about 17 people per square mile in this Town. The Town instituted a zoning law in the early 1990's. The law is fairly simplistic in layout as it makes the area directly around the Hamlet of Swain the Business District and all of the remainder of the Town is considered Agriculture.

The two maps below show different ways of identifying the land use in the Town. The first is the Land Cover Map based on satellite photographs of the cover. The second is the Property Class map based on what the Town Assessor has indicated that the property is being utilized for. You can see a significant difference in these two but they do give one a strong sense of the rural character of the Town.

EXISTING LAND USE





PROPOSED LAND USE

No specific new land use controls are promoted within this plan at this time. However the plan is supportive of the future revitalized Town Planning Board considering what, if any, new regulations should be developed and instituted. The Planning Board should begin meeting after this Plan is approved with the specific goal of reviewing the existing laws and considering such possible new ways to protect and encourage proper growth within the community such as Site Plan Review, Subdivision law and similar concepts.

CONSIDERATION OF AGRICULTURAL USES

A very small part of an Allegany County Agriculture District exists within the Town of Grove. With this in mind, it is important to keep a positive direction for Agriculture within the Town as well as have the right to farm as a centerpiece to the future growth plans for the Town. As this is an area that tends to have visitors for skiing and camping activities, newcomers who purchase property need to keep in mind that they are buying property in a rural community that enjoys being rural. Farming, dirt roads and hunting are all common things that visitors and new landowners may find challenging at first to get used to. The Town of

Grove will consider the Allegany County Farmland Protection Plan as the primary planning document for Agriculture. This document is considered part of this plan and will be attached to the official Town copy of the plan. The Town website [www.townofgrove.com] will have a link to the plan for others to review the Farmland Protection Plan.

IV. NATURAL, CULTURAL, HISTORICAL, & SCENIC RESOURCES

Goals

Enhance, preserve and promote the resources of the Town of Grove. Refurbish existing structures within the Town of Grove and convert them into points of interests for visitors and residents. Promote history and tourism within the town.

Objectives

- ?? Utilize the **artesian well** located on Worden Road as a natural resource.
- ?? Enhance and utilize **fishing areas** at Keeney Swamp and Canaseraga Creek.
- ?? Establish an area farm as a Farm of Distinction that will provide **farm tours**.
- ?? Promote **Rattlesnake Hill Wildlife Management Area** within the guidelines and policies of the Department of Environmental Conservation.
- ?? Utilize and rehabilitate old **railroad bridge** at the end of Mill Street.
- ?? Promote the Canaseraga **Shawmut Station** and Museum located on Ames-Nichols Road in the Town of Grove.
- ?? Design, manufacture and install **historic plaques** throughout the Town of Grove.
- ?? Develop and map out the **Swain Historic Walking Trail**. This can include: Artesian Well, Ossian Giant in the Swain Hill Cemetery, old railroad arch, plaques list, Rattlesnake Hill.

Strategies

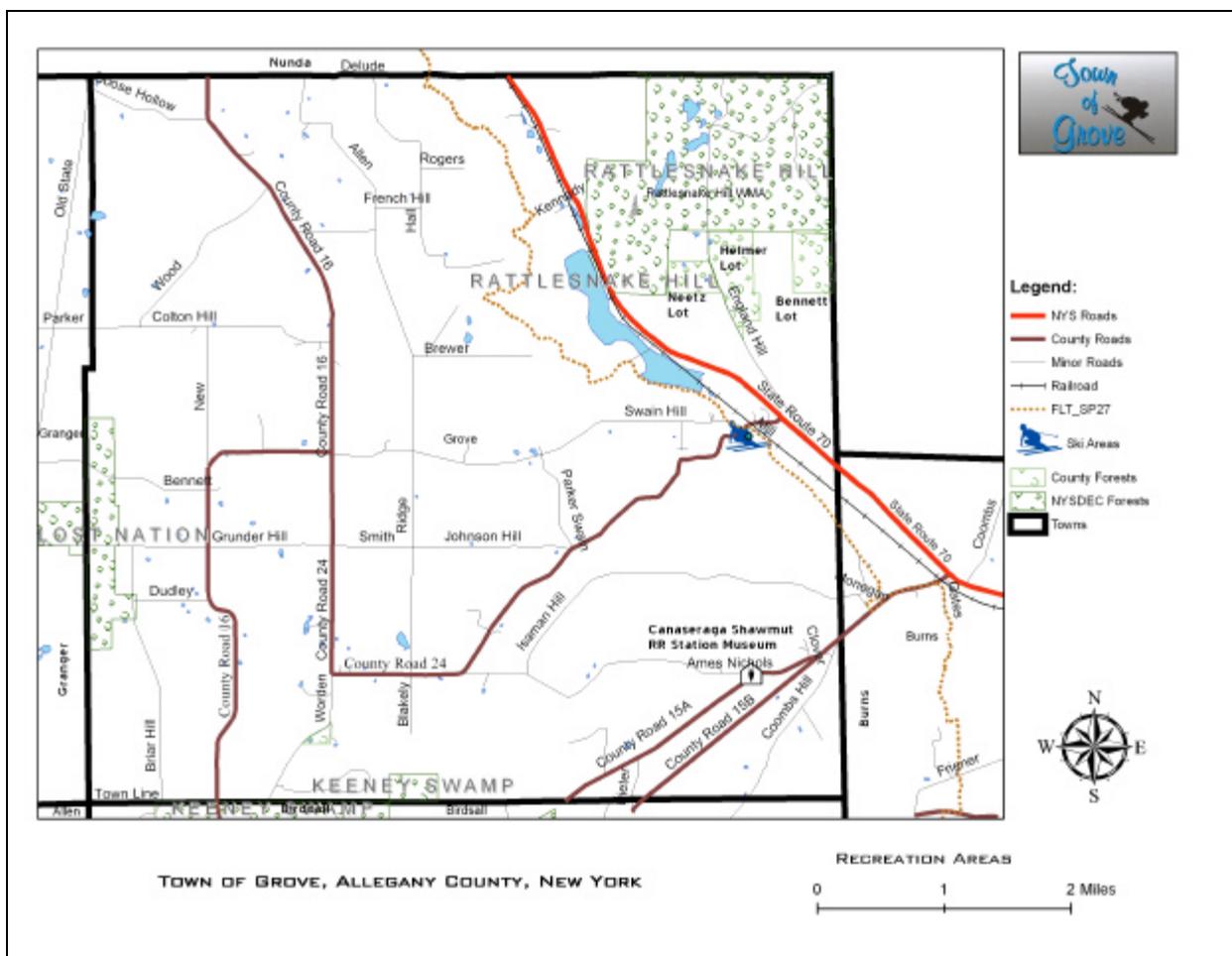
- ?? Research to be performed to determine the property owner of the **artesian well**. If privately owned, contact must be made with owner. If publicly, determination to be made if the agency would allow the well to be used for this purpose. Once approval is obtained, mark the area with a sign, bench, and landscaping. Funding for the placement of these items and upkeep will need to be secured.
- ?? Research to see what types of **fish** are caught at each location. Determine if DEC has any restrictions for any of these areas. Determine if access to these sites is over public or private land then obtain access if necessary. Canaseraga Creek location needs to have better parking allocated to it. Possibilities of additional parking are on old railroad access or at the end of

Mill Street on Swain Resort property by the pump house. Designate fishing areas with signs. Secure funding for the placement and maintenance of the signs.

- ?? One possibility for a **farm of distinction** is Vance Hark on Rt. 16. Contact needs to be made with Mr. Hark to see if this is an endeavor he is willing to undertake. Research is needed to see what cost this may be to Mr. Hark - possibility of liability insurance for tourists while visiting the farm.
- ?? Set out locations along England Hill Road (**Rattlesnake Hill**) off from State Rte. 70 that is perfect for fall foliage viewing and for viewing the valley in which the Town of Grove is located. Obtain permission to promote this scenic resource on the I Love New York tourism website, the Allegany County tourism website, the DEC website and the Town of Grove website. Research needed for parking within the Rattlesnake Hill Wildlife Management Area. Possibility of tying in old railroad access to State Rte. 70 for access to England Hill Road and the viewing areas. Determine owners of parcels of property on hillside of State Route 70 in order to obtain permission for access to certain viewing areas. Also obtain permission to designate these areas with signage. Secure funding for the installation and maintenance of the signage. Also, check with property owners to see if parking lot could be utilized by horse trailers and other vehicles that may want to participate in horseback riding, mountain biking, hiking and bird watching as well as enjoying the scenic views.
- ?? Determine ownership of **bridge** arch. Obtain permission to clean and install benches, signage, landscaping, etc. designating bridge as a stop on the Swain Historic Walking Trail. Secure funding for the rehabilitation of arch, signage and maintenance of same.
- ?? Contact is being attempted with the owners of the **Shawmut Station** to obtain their permission to add their museum to the Plan. The structure itself is an old railroad depot that once was located in the Town of Grove.
- ?? Finalize list of points of interest for **plaques**. Choose design and verbiage for each plaque. Look for sponsorship or other funding for each plaque to fund cost of design, installation and maintenance.
- ?? Plot out a **walking trail** past specific historical and other noteworthy points of interest within the Town of Grove. Research great possibility of tying trail into the Finger Lakes Trail. Look into possibility of clearing of brush, etc. along walking trail as a Boy Scout/Girl Scout/Eagle Scout project.

V. RECREATION

The Town of Grove, NY is uniquely situated at the crossroads of New York's Finger Lakes Region, Genesee Valley Region, and Allegany Region. Each of these geographic areas feature spectacular natural and manmade attractions and recreation opportunities, all focused on active outdoor lifestyles. The Town of Grove is a community that is widely known as a foliage viewer's dream in autumn, a hunter's paradise in the late fall, a skier or snowboarder's dream in winter, a nature lover's sanctuary in spring and a welcome cool escape in summer for many retirees. From trail hiking and camping to horseback riding, hunting, and fishing, The County Town of Grove is a center for skiers, snowboarders, outdoor enthusiasts, sportsmen and sportswomen, and nature lovers everywhere.



CURRENT RECREATION OPTIONS

Skiing, Snowboarding, Snow Tubing, and Mountain Biking

Swain Resort is located in the heart of the Town of Grove in the Hamlet of Swain. Founded in 1947 by Dave and Bina Robinson, Swain Resort is one of the oldest ski

and snowboard centers in New York. The ski and snowboard center is a winter sports destination for Rochesterians, Buffalonians, residents of the Twin Tiers area, and residents throughout the Western New York region. Thousands of people every winter make their way to the Town of Grove to participate in all that Swain Resort has to offer. The resort itself features 30 ski/snowboard trails on over 100 skiable acres with lighting for night skiing and snowmaking for great conditions all the time. There are three restaurants, a nationally accredited snow sports academy, equipment rental, and one of the last (and best) all volunteer ski patrols in the nation. In addition to skiing and snowboarding, Swain Resort has separate snow tubing facilities on the east side of the mountain that can accommodate groups large and small. During the summer, the mountain transforms into a mecca for mountain biking with lift-served access to more than 10 miles of trails spread out over 260 wooded acres of terrain.



The Ski Area on a Pristine Winter Morning

Hiking, Camping, Hunting and Fishing

The Finger Lakes Trail is a 562+ mile system of trunks and spurs that connect the Catskill Mountains in the East with the Allegheny Mountains in the West while passing through the Finger Lakes Region and through the heart of Grove's Hamlet of Swain, NY. Approximately 6 miles of the Finger Lakes Trail can be hiked inside The Town of Grove and accessed from public parking in Swain. The

trail route crosses through the Town and passes such historic sites as the resting place of "The Ossian Giant" who toured with the P.T. Barnum shows, and the old Shawmut Railroad. <http://www.fingerlakestrail.org>

Letchworth State Park has been called "The Grand Canyon of the East" and is just 10 miles from the northwest corner of Grove. The park runs along the mighty Genesee River that over millions of years carved out the great gorge which is over 600 feet deep from rim to river. Along the way, the river falls three times creating magnificent waterfalls, lush forests, and beautiful vistas for hikers, campers, and passers-by alike. In addition to over 66 miles of hiking trails originally laid out by the CCC during the Great Depression, there is horseback riding, mountain and trail biking, snowmobiling, cross-country skiing, and whitewater rafting. <http://nysparks.state.ny.us/parks/info.asp?parkid=12>

Rattlesnake Hill Wildlife Management Area is a 5,100 acre upland tract managed by the NYS DEC for the development and preservation of native species. The wildlife management area is named for the "Timber Rattlesnake" a one time resident of the area and offers visitors hiking and cross country ski trails, campsites, horseback riding, and picnic facilities. A portion of the wildlife preserve is within the boundaries of Grove and can be accessed from public parking in the Hamlet of Swain. http://www.stateparks.com/rattlesnake_hill.html

Stony Brook State Park is another deep gorge with rugged cliffs overlooking three waterfalls and fascinating rock formations just 8 miles from the northeast corner of Grove. A family-friendly campground, this park is popular in the summer for swimming in the River as the slippery rocks have made a natural water slide for all to enjoy. With 125 tent and trailer sites, miles of hiking trails, tennis courts, playgrounds, and cross country skiing, Stony Brook is a popular year round destination. <http://nysparks.state.ny.us/parks/info.asp?parkID=102>

Canaseraga Creek is another popular fishing destination. The creek is fed from Closser's Pond and runs southerly along Rte. 70 past the Hamlet of Swain and on to the town of Canaseraga before continuing its journey to the Genesee River. The creek has brook trout and other various species and can be accessed from public parking in the Hamlet of Swain.

Goal

The goal for recreation in the Town of Grove is to position the Town as a center for recreation in Western New York.

Objectives

?? **Increase access, availability, and awareness** of in-town recreation options.

?? **Develop and expand** upon the current options within the Town and promote nearby facilities so that once these choices are combined, a wide array of fun-filled activities and attractions will be available to townspeople and visitors alike.

?? Host an event on a monthly basis that is a driver of community spirit and **an option for recreational fun**.

Strategies

?? Create **public parking areas** for vehicles, as well as horse trailers, for fishing access, hiking and historic trail access, and other recreation venues.

Package in-town and nearby options as single offerings to create a critical mass of activities for tourist attraction.

?? Create a **town recreation committee** led by a "Recreational Director", serving in a volunteer capacity, to coordinate and oversee town and related events. The committee's purpose would be to formulate ideas for future recreation options and strategize with the Allegany County Tourism Office, local businesses, and the townspeople to develop these ideas; with the result being an enhanced array of recreational choices.

?? Create the "Grove Triathlon" consisting of fishing, mountain biking, and trail hiking/running for **a summer event**; perhaps to be held on an annual basis. Develop a close working relationship between the Town of Grove and the local businesses to establish event calendars that support all parties.

VI. DEVELOPMENT

Goal

To be able to provide a better quality of life for the town's residents and taxpayers by encouraging new business growth, improved housing, and attaining technological fundamentals such as high speed internet and cell phone service while retaining the rural character and "hometown" feeling of the area.

Objectives

- ?? To entice **new businesses** to locate within the Town, as well as enabling the **expansion of businesses** currently located within the Town of Grove.
- ?? To promote the Town's friendly nature and small town atmosphere for the purpose of having either **more homes built, or current properties purchased or upgraded.**
- ?? To have **cell phone and high speed internet** services available town-wide.
- ?? To increase **tourism and recreation** in our town.

Strategies

- ?? Research **small business prospects** that would profit from locating within the Town of Grove; possibly within the Hamlet of Swain. Bed and breakfasts, small retail shops such as a convenience store or gift shops would be welcome additions to the community; as would a hotel or additional condominium units within the Hamlet of Swain. Zoning laws may need to be updated to ensure that development would retain the small town setting of the area.
- ?? Research possible grants and homebuyer incentive options that could be marketed to individuals who are interested in **relocating** to the Town of Grove. Reach out to surrounding urban areas for individuals interested in raising a family or retiring in the quiet and relaxed atmosphere that Grove has to offer. Gather information and publicize such on monies available for **upgrading and improving the appearance and energy efficiency** of the current residences in the Town.
- ?? Continue to work with Verizon or other telecommunications companies to make **cell and high speed internet service** available to the entire Town of

Grove. Appeal to local government representatives for assistance in making these fundamentals of today's society available to our residents, businesses, and visitors.

- ?? Work with Allegany County tourism personnel, as well as the State of New York and the local businesses to promote the town's scenic atmosphere and natural resources to **bring more visitors, seasonal residents, and sportspersons** to the area. Market hiking, fishing, skiing and snow sports, and biking through the use of the town's website and local and area print media. Other possible activities may include community events, a farmer's market, occasional concert events, triathlons, etc.



The Sierra Inn

VII. COMMUNITY PRIDE

Goal

The goal for Community Pride is to enhance the townspeople's personal pride in their town by rejuvenating the area's assets. Residents, taxpayers, and visitors alike will benefit from the attainment of these objectives.

Objectives

- ?? Acquirement of a **viable town hall building** which will serve the needs of the community. Options include renovation of the current building and property, moving the existing structure and renovating it on an alternate piece of property, or constructing a new structure on an alternate piece of property. If the final decision should be to go with the last option, then there would need to be a decision reached on what should happen to the current building once it is no longer being used as the Town Hall. (i.e. sell the bldg. and property)
- ?? Enhance^[AG2] **the rural character** of the town, while at the same time, preserving its aesthetic values and scenic views. Actions include preserving the small town atmosphere and adherence to zoning regulations pertaining to new and existing structures. Improving the overall visual appearance of the town will make it more desirable to potential businesses and residents.^[AG3]
- ?? **Improved awareness** of the town. Actions include recognition of the area through the media and the town website^[AG4].
- ?? General upgrading and overall improvements to the **town's public space**. Actions include installation of new street signs throughout the town, purchasing new "welcome" ^[AG5]banners for Main Street in Swain, and installation of sidewalks for safer foot traffic throughout the business/light district in the Hamlet of Swain.



Strategies

- ?? The upgrading or acquirement of a suitable **town hall building**: Continue to evaluate the cost and feasibility of either selling the current town hall building and replacing it with a new structure that meets all ADA, voting, town court, and all other regulations pertaining to public places or upgrading the current structure for future use. Federal and state grants may be options to monitor and apply for, as well as private individuals or businesses that may have an interest in purchasing the current property.
- ?? Enhancing **the rural character** of the town, while at the same time, preserving its aesthetic values and scenic views. Review the current zoning regulations to determine whether they need to be amended to more specifically address property maintenance and beautification guidelines and revise current code enforcement stipulations to include structured penalties for non-compliance.
- ?? Organization of a property owner association and implementation of an annual town cleanup day would both be beneficial in maintaining focus on the town's aesthetic value.
- ?? **Improved awareness** and overall enhancement of the town's image. Periodic publications in local media, and maintaining and updating the website for the Town of Grove would provide desired attention to the area. General information would then be readily available to potential residents and/or business owners.
- ?? General upgrading and overall improvements to **the town's public space**. Research and gather information on the feasibility of replacing the town's antiquated road signs with newer ones for increased visibility at night, as well as having a nicer, more uniform appearance. Grant monies may be an

option for covering the cost of the road sign project since it would improve response times for emergency vehicles.

- ?? Research and gather information on installing **sidewalks** throughout the business/lighting district in the Hamlet of Swain can be done to improve both the appearance of the area and the safety of the pedestrians while travelling between homes, rental properties and businesses. Grant monies for improving safety and transportation in small towns may be a way to cover the cost of the sidewalk project with actual labor to be done by the town highway department.

- ?? Replacement of missing “**welcome**” **banners** on some of Swain’s light poles will be priced to determine whether it would be more cost effective to purchase replacements for all of the current banners with a more inexpensive generic banner style than to purchase exact replicas of the current ones. Perhaps some type of fundraising effort could be undertaken to finance the banners or a committee could research the possibility of any beautification monies that may be available for small communities or recreational communities/locales.

VIII. HEALTH AND PUBLIC SAFETY

Goals

To enhance the safety and welfare of the residents and visitors within the Town of Grove as well as provide faster medical/rescue services within the town. To enhance our municipal court system and allow for better enforcement of the town codes, ordinances and laws.

Objectives

- ?? Need updated and usable **justice court facilities** (i.e. - new town hall)
- ?? Install **sidewalks** within the Hamlet of Swain.
- ?? Each dwelling with the Town of Grove to display **fire number and 911 numbers** for each property in the Town of Grove.
- ?? **Clean up** of debris from properties
- ?? Ambulance and fire **protection**
- ?? Develop a **mercy flight landing zone** on Swain Resort property
- ?? **Cell phone** service
- ?? Update **street signs**
- ?? Replace **signs** at Town of Grove borders
- ?? Creation and organization of a **community watch program**

Strategies

- ?? The **justice court facilities** will be located within the new town hall once that issue is settled. The facilities need to have phone, facsimile, restrooms and security.



Grove Town Hall

- ?? Check into highway right of ways to see if there is room for **sidewalks** to be installed along Main Street and Mill Street. Do a study of same as to cost, design, details, time, etc.
- ?? Research to see which dwellings do not display or accurately display its **fire number**. Follow up with a letter from the Town Board asking that numbers be affixed conspicuously to the dwelling. Research as to cost of **911 number signs**, where to purchase, and where to place in front of a property. These numbers are to be provided on vacant parcels as well. Installation to possibly be provided by Town of Grove Highway Department.
- ?? Put into effect a one day per year that for a nominal fee the **Town will come and pick up** certain items targeted for disposal. Look into cost of such plan and its feasibility.
- ?? Perform a study to see if the Town warrants a branch of either Canaseraga or Nunda **rescue/fire services** located in the Town of Grove.
- ?? Discussion to take place with the property owner as to installation of a windsock and/or landing light for **mercy flight** helicopters.
- ?? **Find a provider to install a local tower**. The Town of Grove is situated in a small area that has service three miles to the north and three miles to the south of its location.

- ?? Research information as to **replacement of orange wooden signs** with metal, reflective signs that allow fire, rescue and law enforcement to see without difficulty.
- ?? Research information as to **replacement of or installation of signs** on each access road into the Town of Grove regardless if on a seasonal use or year round highway or road.
- ?? Results from survey show that approximately 43% of the residents would be interested in this type of program while 17% did not express an opinion. **Check with the residents for volunteers** to begin the organization of and maintenance of this type of program.

IX. IMPLEMENTATION PLAN

GOAL	SECTION	OBJECTIVE	TIME FRAME
Small Business Development	Economic Development	Research prospects and funding; work with other government agencies to encourage growth	Ongoing - continuous
Town Hall location	Community Pride	Move existing structure or Purchase new parcel/construct new building	Short term
Street Signs	Community Pride Health and Public Safety	Purchase of and installation of new, high visibility signs	Short term
Historic Walking Trail	Natural, Cultural, Historical and Scenic Resources	Map out the trail, obtain funding for signage along trail, promote trail	Short term
Cell phone service High speed internet	Infrastructure, Development, Health and Public Safety	Continue with research into service providers and funding	Short to Mid term
Sidewalks	Health and Public Safety Community Pride	Research installation and funding	Mid term
Water	Infrastructure	Research prospects for funding and installation	Long term
Sewer	Infrastructure	Research prospects for funding and installation	Long term
Cable	Community Pride Infrastructure	Research funding and create plan to entice cable company to run cable into the town	Long term

The main goal of this committee is to implement the Town of Grove/Hamlet of Swain Comprehensive Plan. This implementation process will begin by approaching the Town Board and asking that the Planning Board be reinstated. It will then become the responsibility of the Planning Board to periodically review and update the Comprehensive Plan and to facilitate the goals set forth in the plan. It is our intention for the Comprehensive Plan to be utilized in the day to day operations of the Town of Grove/Hamlet of Swain. It is our hope that town officials, business owners, residents and leaders work together to promote the growth of our area.

X. APPENDICES

- A. Project Participants
- B. Chronology of the Project
- C. Additional Maps
- D. Demographics Information
- E. Historical Addendum
- F. [Survey Results from 2007](#)
- G. [Allegany County Comprehensive Plan](#)
- H. [HUD Consolidated Plan](#)
- I. **Allegany County Agricultural District #1**
- J. [Allegany County Transit Plan](#)
- K. [Allegany County Tourism Marketing Plan](#)

Appendix A

The following people and organizations assisted in the development of this plan. At this time, we would like to thank all of these people for their help in creating the first Comprehensive Plan for the Town of Grove. If anyone is not listed we are thankful to you as well, it was unintentional that you were left off the list. Thank you all.

Tom Adair

Larry Munger

Jim Blowers

Drew Robinson

Bonnie Browne

Eric Steams

Tim Browne

Mike Swarthout

Jim Crawford

Shelly Swarthout

Teresa Crawford

Amy Tingley

Kenny DeRitter

Jim Tingley

Kier Dirlam

Don Versprille

Terry Gardner

Marilyn Weidman

Anne Gorton

Rob Welch

Jon Gorton

Janel Welch

Kathy Henry

Pam Yakubek

Shelli Hooker

Steve Hooker

Special thanks to the Sierra Inn, Swain Ski Resort and the Town of Grove for providing meeting space throughout this process.

Mike Johnson

Pete Johnson

Sue Morris

AppendixB

Grove Comprehensive Planning Committee Chronology of Plan

2006

November 29, 2006 First meeting of interest residents. Main concern - Town Hall. Ideas formulated for GCPC agenda

2007

January 3, 2007 Presentation by Mayor of Angelica, Pete Johnson and Kier Dirlam re: Angelica Comprehensive Plan. Goals/objectives developed. Subcommittees and chairperson suggested.

January 17, 2007 Town of Grove passed Resolution No. 1-07 allowing for the development of a Comprehensive Master Plan as well as authorizing appointments for the Comprehensive Plan Committee.

February 7, 2007 Appointment of chairperson and officers. Formation of subcommittees and appointment of chairpersons for each committee. Goals were established for each committee.

March 7, 2007 Subcommittee reports presented. Draft brochures reviewed for distribution to residents.

March 28, 2007 Continued work on survey and brochure.

April 4, 2007 Subcommittee reports presented. Survey questionnaire completed and presented to committee members.

May 2007 Surveys were put together with brochures for mailing to residents. Response date for questionnaires set for May 31, 2007.

June 6, 2007 Public participation meeting. No executive session held.

July 11, 2007 Subcommittee reports presented. Survey results being tallied. Town Hall topic discussed at length. Presentation made for a replacement town hall option

August 1, 2007 Subcommittee reports presented. More information presented on town hall options. Time extended for an additional town hall option. Special presentation made with survey results from database tabulation.

September 5, 2007 Subcommittee reports presented. Additional presentation made for town hall replacement.

October 3, 2007 Announcement made by Chair that contact has been made with Kier Dirlam for assistance with keeping Plan on track.

November 7, 2007 On October 17, 2007, Town Board approved the retaining of Kier Dirlam to assist the GCPC with their goal of finalizing the plan. Committee members were refocused as to their common goal.

2008

February 2008 Committee members discussed ideas that each formulated over holiday break.

March 5, 2008 Subcommittee reports presented. Concentration placed on items necessary to comprehensive plan. Action Plan Sheets were suggested. Introduction of new website created by Kier Dirlam.

April 2, 2008 Subcommittee reports presented. Determination made to base data collection on New York State outline for comprehensive plans.

May 7, 2008 Subcommittee reports presented. Kier Dirlam presented various land use maps for review and possible inclusion into comprehensive plan. Discussion on information gathered for Natural Resources and Recreation sections of plan

June 4, 2008	Subcommittees combined into one for effective planning. Discussion continued regarding Natural Resources and Recreation section.
July 9, 2008	Walking trail idea discussed as well as quality of life issues. Infrastructure and Housing targeted for next meeting.
July 16, 2008	Verbal GCPC update presented to Town Board by Mike Johnsen, Town Supervisor.
August 4, 2008	Discussion of information gathered for Infrastructure, Services and Housing. Projection for future residential growth should be obtained. Health/Public Safety and Highways targeted for next meeting.
August 20, 2008	Update presented to Town Board by GCPC Chair.
September 10, 2008	Discussion of compiling summary of zoning/laws for plan with electronic copy available online. Content for Health/Public Safety and Highways formulated and organized.
September 17, 2008	Update presented to Town Board by GCPC Chair.
October 1, 2008	Outline format used to gather data will serve as guide on compilation of information into plan. Content of each section discussed. Also discussed word processing details about plan production and layout. Sections were distributed among committee members to begin initial write up of plan.
October 16, 2008	Review began of sections typed up by members. Suggestions made for changes. Corrections to be reviewed at next meeting.
October 29, 2008	Progress continued on drafting, reviewing and revising each section of plan
November 18, 2008	Progress continued with editing of drafted sections.

2009

January 7, 2009	Discussion took place regarding inserts to be added to written plan
February 4, 2009	Photos were reviewed for insertion into the Plan as well as further edit discussions took place.
February 24, 2009	Kier Dirlam presented to committee first rough draft of compiled sections integrated into one document. Discussions took place and revisions and edits to be done prior to next meeting.

AppendixC

Maps

Town of Grove in New York State

Transportation Map

Topography Map

Flood Plains

Aerial Photograph

Property Classes per Assessor

Land Cover

Recreation Areas

Recreation Plan

School Districts

Ambulance Districts

Hospital Facility Proximity Map

AppendixD - DEMOGRAPHIC DATA

Another measure of population can be determined by the number and type of households.

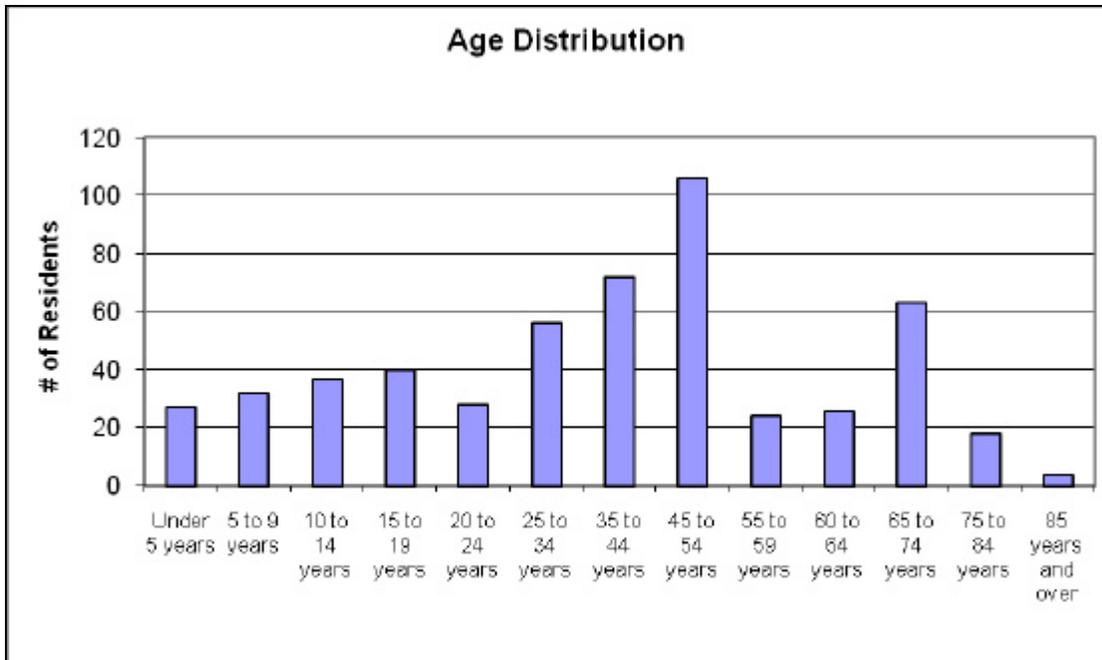
Household by Type – per 2000 census		
Subject	Number	Percent
Total Households	213	100
Family Households	148	69.5
With own children under 18 years	57	26.8
Married Couple Family	129	60.6
With own children under 18 years	46	21.6
Female Householder, no husband present	14	6.6
With own children under 18 years	7	3.3
Non-family Households	65	30.5
Householder living alone	54	25.4
Householder 65 years and over	29	13.6
Average Household Size	2.50	
Average Family Size	3.01	

The rural nature of the Town also leads to being one of the least populated areas in New York State and the fifth least populated town in Allegany County.

Population Density – per 2000 census		
	Total Population	Population Density/Sq. Mi.
Allegany County	49,927	49
Town of Grove	533	14

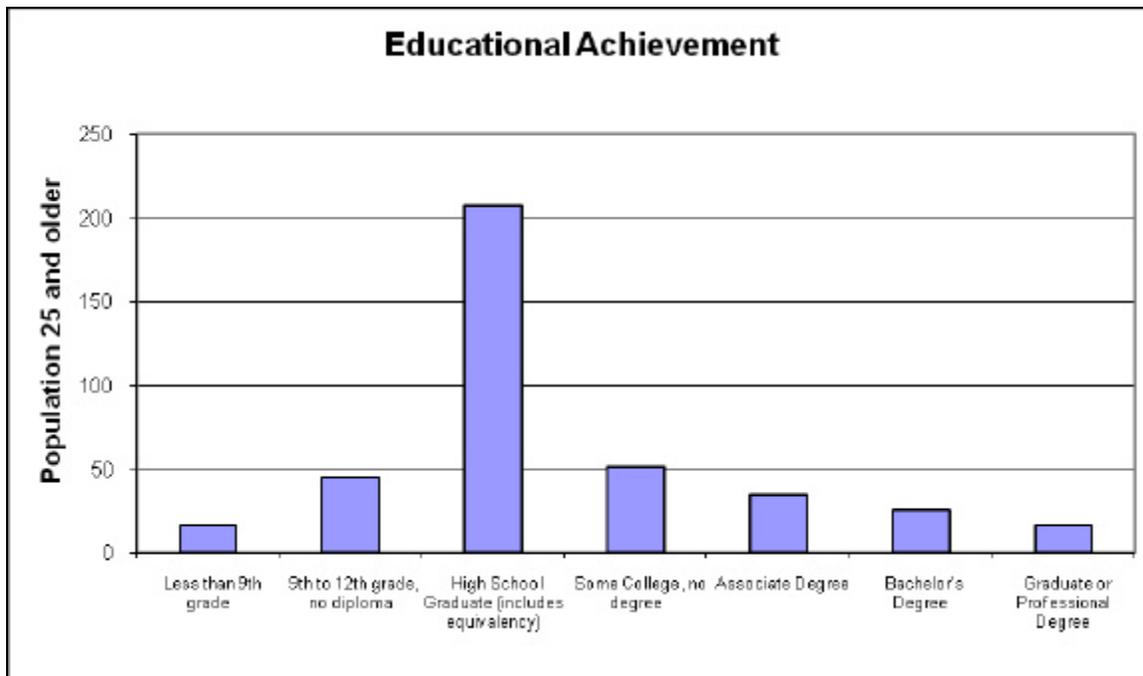
Sex and Age

Sex and Age Data – per 2000 census		
	Number	Percent
Male	270	50.7
Female	263	49.3
Under 5 years	27	5.1
5 to 9 years	32	6.0
10 to 14 years	37	6.9
15 to 19 years	40	7.5
20 to 24 years	28	5.3
25 to 34 years	56	10.5
35 to 44 years	72	13.5
45 to 54 years	106	19.9
55 to 59 years	24	4.5
60 to 64 years	26	4.9
65 to 74 years	63	11.8
75 to 84 years	18	3.4
85 years and over	4	0.8
Median Age	42.1	



Educational Attainment

Educational Attainment – per 2000 census		
	Number	Percent
Population 25 years and older	394	100.0
Less than 9 th grade	16	4.1
9 th to 12 th grade, no diploma	45	11.4
High School Graduate (includes equivalency)	207	52.5
Some College, no degree	51	12.9
Associate Degree	34	8.6
Bachelor's Degree	25	6.3
Graduate or Professional Degree	16	4.1



Commuting to Work

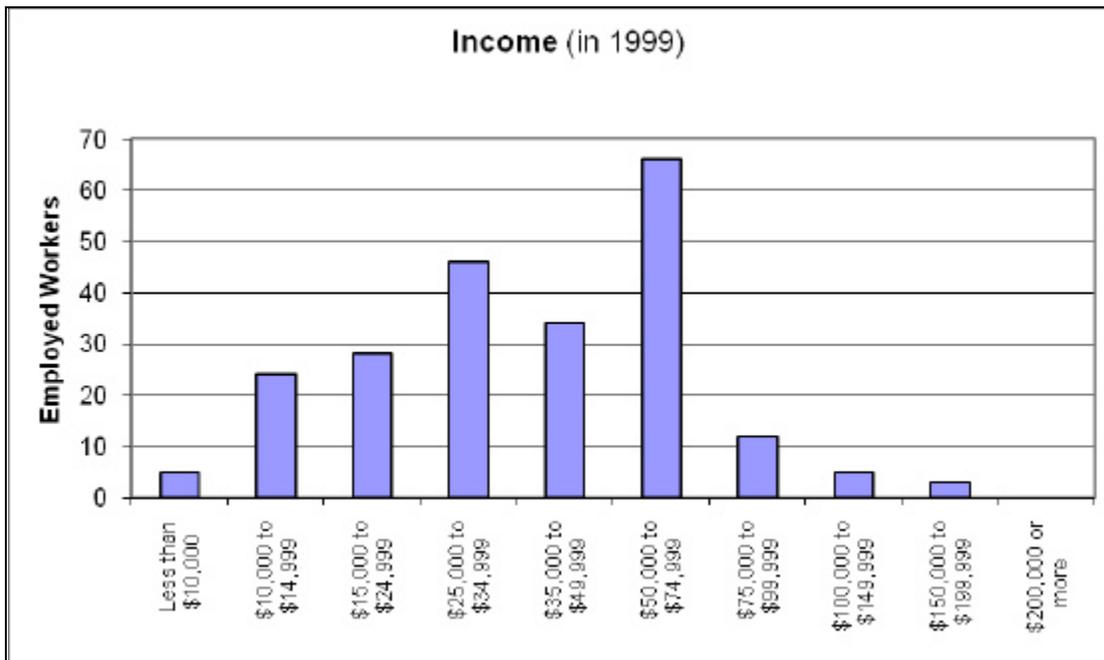
Commuting Data – per 2000 census		
	Number	Percent
Workers 16 years and older	240	100.0
Car, truck or van – drove alone	182	75.8
Car, truck or van – carpooled	32	13.3
Public transportation	0	0.0
Walked	12	5.0
Other means	3	1.3
Worked at home	11	4.6
Median travel time to work (minute)	33.2	

Occupation

Occupation – per 2000 census		
	Number	Percent
Management, Professional	70	27.9
Service occupations	41	16.3
Sales and office occupations	38	15.1
Farming, and forestry occupations	5	2.0
Construction, maintenance occupations	45	17.9
Production, transportation occupations	52	20.7

Income

Income in 1999 – per 2000 census		
	Number	Percent
Households	223	100
Less than \$10,000	5	2.2
\$10,000 to \$14,999	24	10.8
\$15,000 to \$24,999	28	12.6
\$25,000 to \$34,999	46	20.6
\$35,000 to \$49,999	34	15.2
\$50,000 to \$74,999	66	29.6
\$75,000 to \$99,999	12	5.4
\$100,000 to \$149,999	5	2.2
\$150,000 to \$199,999	3	1.3
\$200,000 or more	0	0
Median Household	\$38,750	



Year Structure Built

Year Constructed – per 2000 census		
	Number	Percent
1999 to March 2000	26	5.9
1995 to 1998	47	10.6
1990 to 1994	19	4.3
1980 to 1989	60	13.5
1970 to 1979	100	22.5
1960 to 1969	66	14.9
1940 to 1959	25	5.6
1939 or earlier	101	22.7

Rooms

Rooms – per 2000 census		
	Number	Percent
1 room	40	9.0
2 rooms	13	2.9
3 rooms	36	8.1
4 rooms	109	24.5
5 rooms	76	17.1
6 rooms	74	16.7
7 rooms	48	10.8
8 rooms	31	7.0
9 or more rooms	17	3.8
Median rooms	4.8	

House Heating Fuel

Heating Fuel – per 2000 census		
	Number	Percent
Utility Gas	0	0
Bottled, tank or LP gas	89	39.7
Electricity	18	8.0
Coal	4	1.8
Wood	44	19.6
Fuel Oil, Kerosene	69	30.8

Appendix E – HISTORICAL ADDENDUM

Additional Town of Grove History

Counties were established in New York State in 1683, with the present Allegany County as part of Albany County. Albany County was an enormous county, including the northern part of New York State as well as all of the present State of Vermont and extending westward to the Pacific Ocean. This county was reduced in size on July 3, 1766 and then the rest of the counties came into play. Allegany County broke off from Genesee County in 1806. From 1812 to 1816, Cattaraugus County was incorporated into Allegany County. Some of the county records of Cattaraugus County were kept in Belmont.

The first annual meeting for Church Tract (what is now the Town of Grove) was held on April 3, 1827. Below is a chart showing the original Town officers vs. the 2008 officers.

Town Officers in 1827 – V– 2008:

1827	2008
Supervisor Isaac Vanostrand	Town Supervisor Mike Johnsen
Commissioners of Highways Dexter Carpenter, Enos Baldwin & John Boughton	Highway Superintendent Jesse Griffith
Town Clerk John Boughton	Town Clerk Sue Morris
Collector Abner Comstock	Tax Collector Sue Morris
Assessors Henry Droot, Curtis Coe & John Wheeler	Sole Assessor Richard Morris
Constables Ira Hopper & Abner Comstock	No Police Officers
No Town Board Councilmen	Town Board Councilmen Jim Blowers, Kenny DeRitter, Kurt Hofsass
	Town Justice Dave Trickler

In 1852, the village was named Swainsville after Mr. Samuel Swain who was one of the very first settlers. Mr. Swain, admiring the tall timber, bought from a man named Stephens a large tract of land two miles wide and four miles long reaching from the town line on the east to Brewers Corners on the west and north to the White Settlement Church. He started a lumber business soon after arrival. The lumber was taken to Dansville with teams of horses and shipped by canal boat to Rochester and other points. After The New York "Lake Erie and Western Railroad" was built, Samuel employed many men and did business on a very large scale. He also started a mercantile business, was Town Supervisor and a much respected man.

Mr. Adison Seager owned a sawmill on the big creek east of the Shawmut Culvert. He held many offices and was very prominent in political affairs. A tavern, known as the Old Headache, stood just outside the hamlet. Later on in years, there was a Geibel Hotel that was torn down by the Swains Wrecking Company. A Harry Shaw also owned and operated a sawmill, which stood on the bank of the New York "Lake Erie and Western Railroad". He was Supervisor of the Town and well respected. There was once a broom handle factory located on Mill Street and a cradle finger factory as well. Dan Johnson and his sons were lumbermen and manufactured more lumber than any one family in the United States. James Thomas was a blacksmith by trade.

After the railroad came, business boomed. A large depot and dwelling house combined was erected. A large water tank, located a few feet east of the crossing, furnished water to all the trains. The engines burned wood at that time, so west of the crossing, a large shed 400' long and 50' wide was built to keep the wood dry. A large barn with stables and sheds attached was also located there. In back of the barn was a large wood yard that would hold thousands of cords of wood. Geo and Will Pitcher owned a buzz saw to cut the wood and then hauled it to the shed and cut it into pieces for the company. Every train would then back up to the shed and load wood for their engines. The "Pittsburg Shawmut and Northern Railroad" was built in 1880 and it crossed the valley on trestles 30 feet high.

The Allegany Central Railroad began in May 1881 and founded its nickname, the "Shawmut", after a PA mining town which was linked with the "Pittsburg and Northern" Railroad. The "Olean Railroad", the "Friendship Railroad" and the "Shawmut" then consolidated with the "Allegany Central Railroad" to form the "Shawmut Line" in November of 1881. The line then ran from Swain to Angelica, between Perkinsville and Belfast. From this point, it linked with the "DL&W" and "Pennsy Lines". The two major depots were Canaseraga, preserved by the Lacy family, and Stony Brook, located in Dansville, NY. The Shawmut fell on to hard times in 1936 and was discontinued in March of 1947.

In 1886 at the ripe old age of 50, Mr. Fredrick Decker, known as the "Ossian Giant", was put to rest in the Town of Swain. He was born in Geneseo in 1836 and was 1 of 10 children. At 19 years he stood about 7 feet tall and weighed 300 plus pounds. He came to our area as a lumberman and became known for his strength in lifting wagons out of ditches. Decker "Bud" or the "Ossian Baby," was the only person from this area to appear with the P.T. Barnum shows. After his death, his coffin was carried by sled from Canaseraga to Swain Hill Cemetery, where he is buried to this day. There were 8 pallbearers and for one week the grave was watched to prevent the body from being taken.

The building of the Church was quite an important event in the Town of Swain. Up to that time, meetings were held in the school house. It was quite an undertaking because in order to secure the site on which to build, large barns and stables had to be bought. On March 13, 1889 there was a meeting to discuss just that. Rev. Snow was pastor of the Methodist-Protestant Church at Barkertown and Swain, as well as chairman of the meeting. Five trustees were elected and a building committee was appointed. The site and buildings were bought for \$400. Nearly all the work was donated. Charles Wirt donated the standing lumber. The building committee cut and hauled the lumber to the mill. Harry Shaw sawed it with the help of the committee. Winfield Scott and others did the masonry work. William Seager Sr. and Jr. put in a year's work for free. Isaac Hampton gave a large load of dressed lumber. James Thomas and his wife were among the old stand-bys and could be depended on when the funds were low. On March 13, 1890, the church was dedicated by Reverends Snow and Kenney. It was dedicated to NO denomination, but was built and paid for by the Methodist-Protestant people. Later an Evangelist Church was built as well.

In the early 1900's, a 260 acre elk estate was established on the Ridge Road in the Town of Grove and owned by Basil Spring and his nephew Paul Spring. Basil was a native of Belvedere, Allegany County. He was a prominent real estate operator and builder in Detroit before he retired to the Town of Grove. He built a stone home with a high wire fence around it. His experimental farm carried a program of breeding semi-wild animals and birds. The elk came from North Dakota and the deer from New Hampshire. After he and his wife lost their young son, the program was discontinued. The farm was then sold to the Spring Corporation, which consisted of contractors, Manning-Hanning Esquires from Batavia. Then in 1979, they in turn sold the farm to Jim and Mary Bleier. Since then, the property has been resold.

In 1947, what began as Swain Ski Slopes, was later called Swain Ski Center. It was the brainchild of David Dunlop Robinson. Bina (Winifred), David's wife, was an avid skier. After Dave's military discharge, they decided to buy a mountain

with the idea of developing a ski area in western New York. Looking all over New York for a suitable property took a lot of time. But while taking a ride in the Spring of 1947, on a warm sunny Saturday, they stopped in front of "Fred Blakley's Hardware Store" now known as "Maude's Country Store" in the Town of Grove, Swain, NY. They bought 40 acres from Erma Gleason and John Brewer for \$800; one hundred dollars down and the balance at 6% interest. Over the years, the ski area turned into a multi-million dollar business. In 1975, it was sold to Robin Smith who operated the ski area until it was acquired by Phil Saunders & Partners in 1998.

The following are glimpses of history from the "olden days".

Lumber Mill—Only Industry In Swains

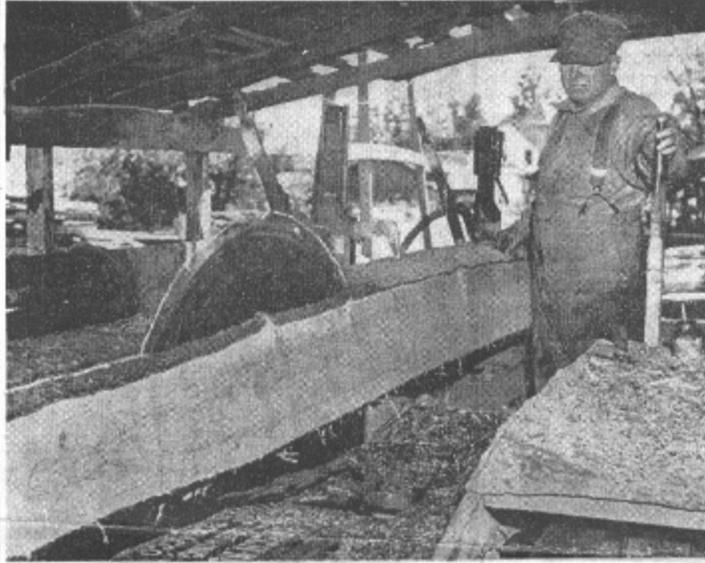
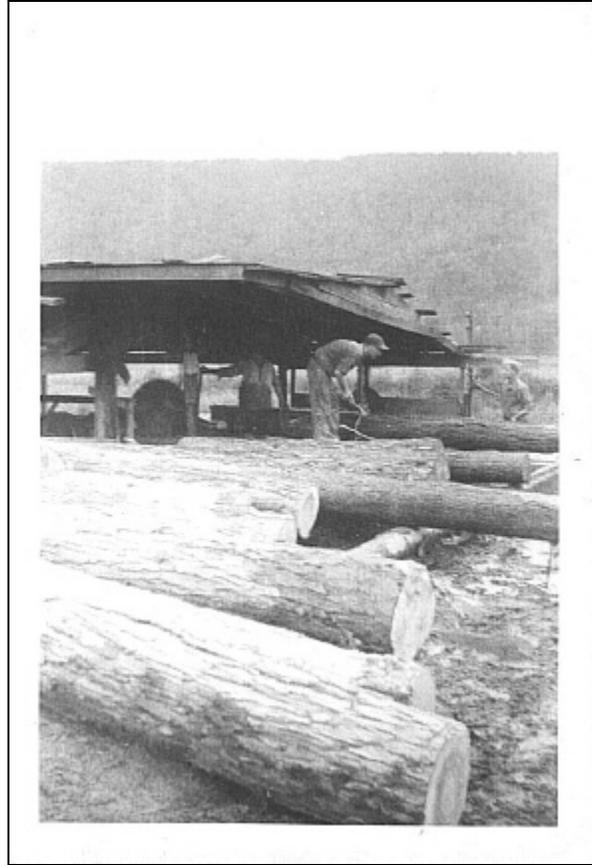


PHOTO BY
E. J. O'NEILL
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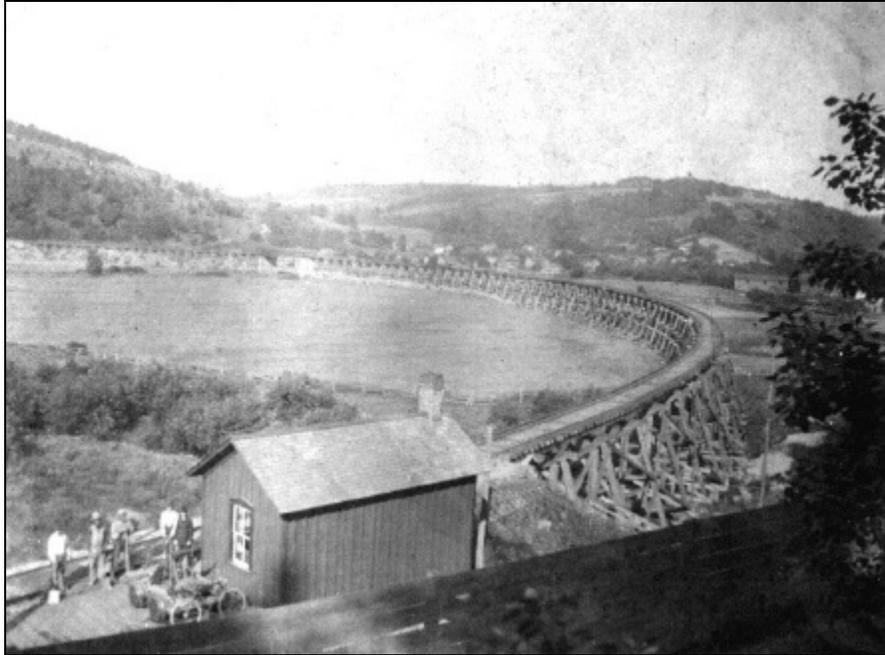
In full operation for its share in the nation's war effort is the Blakley Brothers' saw mill at Swains in Allegany County. It keeps 15 men at work and has been in operation about 10 years. Its owners are Fred and Ben Blakley. Ben is shown in top picture while operating the big saw. In lower picture is Wister Fox, Ben's son-in-law, who was employed at the mill when this picture was taken but enlisted today in the U. S. Army Air Corps for more direct contact with the nation's enemies. (Evening Tribune News Pictures)



Sawmill in Swains



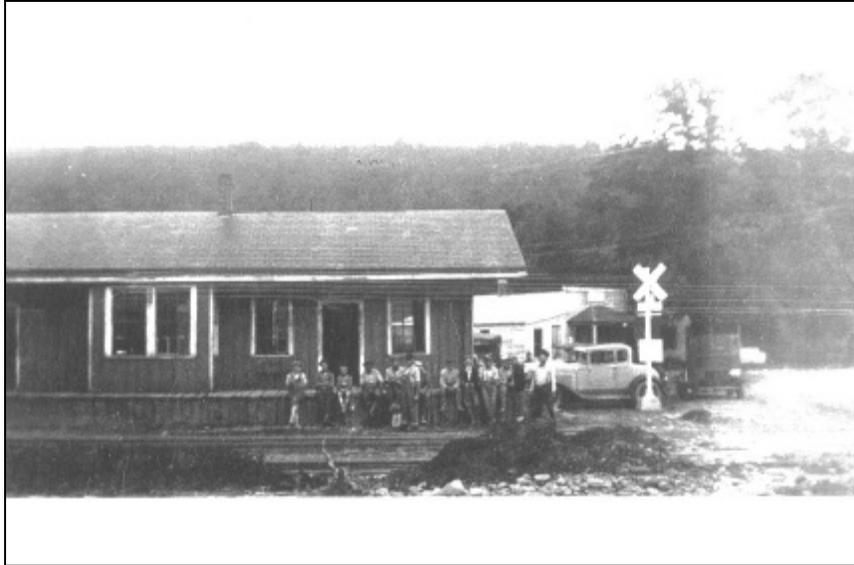
Fred Blakley's Snow Fence Factory in Swains



Shawmut Depot and Curve



Filling in the Swain Curve



Swains Depot



The Ossian Giant (on right)



School House - 1908 (present day church)



Grove Town Trucks on Main St. in Swains



Blakley's General Store



Fred Blakley's Warehouse (left) and Store (center), hotel (right)



The Swains Depot - Flood of 1936