



COMMUNITY PROFILE

OLEAN, NEW YORK AREA

City of Olean
Villages of Allegany and Portville
Towns of Allegany, Hinsdale, Olean and Portville

Cattaraugus County, New York
Elevation 1,450 ft.

LOCATION

Olean is located in the southeast corner of Cattaraugus County, in the southwestern portion of New York State.

Nearby Major Cities	Direction	Highway Mileage
Buffalo, NY	N	75
Jamestown, NY	W	60
Binghamton, NY	E	160
Erie, PA	SW	90
Pittsburgh, PA	S	220

POPULATION

Census Year	Cattaraugus County	City of Olean	Suburban Area
2006	81,534	15,347	17,324
2000	83,955	15,347	17,324
1990	84,234	16,946	19,838
1980	85,697	18,207	19,793
1970	81,666	19,169	15,858
1960	80,187	21,868	14,172

Trade service population within a 50 mile radius = 180,000
Market Population within a 500 mile radius = 700,000

GOVERNMENT

City of Olean

6.3 sq. miles, Mayor and Common Council, Municipal Water and Sewer, Master Plan, Zoned, Job incentive.

Villages of Allegany and Portville

1/2 sq. mile, Major-Council (State Law), Municipal Water and Sewer, Planned and Zoned.

Towns of Allegany, Portville and Hinsdale

Allegany (72.3 sq. miles), Portville (36.5 sq. miles), and Hinsdale (37.9 sq. miles) have Supervisor-Town Board (state law), Police Patrol, Volunteer Fire, Individual, Water and Sewer, Some zone, Limited Plan

COMMUNITY SERVICES

Medical and Health

- 1 Hospital/186 bed capacity
- 64 Physicians and surgeons
- 19 Dentists
- 3 Medical groups- Olean Medical, University Primary Care, Pediatric Associates
- 3 Nursing Homes-Absolut Care, Pines Healthcare & Rehabilitation Center

Senior Citizens Services

- 3 Senior Citizen Centers
- 1 Proprietary Home (Eden Gardens)
- 1 Retirement Home (Valley View)

Media

Newspaper: Olean Times Herald- daily paper with circulation of 18,000. Other regional weeklies include: Empire Penny Saver and Money Saver.

Radio: WHDL-AM, WOEN-AM, WSBU-FM, WPIG-FM, WMXO-FM.

TV: Cable: Time Warner Cable- 50 Stations plus 10 premium services

Public Services

Police: City of Olean -37 man force, plus local and county sheriffs departments. New York State Police/Olean based station.

Fire: City of Olean -40 man force, 2 fire stations, plus 6 volunteer fire departments within the immediate vicinity.

Financial Institutions

- 5 Commercial Banks
- 4 Credit Unions

EDUCATION

City of Olean

Public: 4 elementary (K-5), 1 Middle School (6-8)
1 High School

Parochial: 1 Elementary, 1 High School

Central Systems: Allegany-Limestone (K-12);
Portville (K-12);
Hinsdale (K-12)

Vocational/Technical

BOCES offers a range of vocational and technical training for high school students and adults.

Colleges/Universities

Olean Business Institute-AOS - Accounting, Business Management, Legal Assistant, Executive/Medical Secretary, Information Processing. (Enrollment: 150)

Jamestown Community College-Cattaraugus Campus at Olean -Associates in Arts, Science, Applied Science, JCC Continuing Education includes -- management dev., prof. certifications and licensing, computers, & vocational skills. Customized training programs for business & industry are available. (Enrollment: 900)

St. Bonaventure University-BS Ed., BA, BA J/MC, BS, BBA, MA, MS, MS Ed, MAT, MBA
Degrees: Liberal Arts and Sciences, Business
(Enrollment: 2,200-undergraduate)

University of Pittsburgh at Bradford -AS, BA, BS
Degrees: Liberal Arts and Sciences, Business and Technical. (Enrollment: 1,456)

EMPLOYMENT

<u>Manufacturing:</u> 5,900	<u>Non-Manufacturing:</u> 28,100
Durable: 4,600	Government: 9,000
Non-Durable: 1,300	Retail & Wholesale: 7,600
	Service: 8,900
	Other: 2,600

Total Work Force: 39,733

Average Annual Unemployment 5.5 - 7.6%

Prevailing Wage Rates

Professional/Managerial/Technical: \$8.23 - 57.43

Machine Trades: \$7.66 - 25.72

Marketing & Sales: \$6.11 - 26.88

Services: \$5.79 - 24.76

Clerical: \$7.23 - 15.47

HOUSING

Quality housing is available at the most affordable prices in a variety of architectural styles.

Single Family Homes:	\$40,000 to \$200,000
Rental Rates:	\$300 to \$600
New Construction Cost	\$65 to \$80 per sq. ft.
Typical Urban Lot 100' X 150':	\$9,000 to \$15,000
Typical Construction:	basement, frame

TAXES

Local

Property Taxes

Average Sale Price of Single Family

Home in the Olean Area: \$62,500

Total Taxes Paid (County / City / School)

Based on This Average would be \$2,167

Retail Sales Tax

4% (Eff. 3/1/00)*

State 0% County 2.5% Municipal 1.5%

*NYS 4% Sales Tax on Clothing items under \$110 is exempted.

State

State Income Tax:

Personal: \$325 minimum, 0% - 6.85%

Corporate: 8% - 9%

Unemployment Compensation:

Average Employer's Tax: Olean - \$1.75%

Cattaraugus County - \$2.21%

Worker's Compensation Rate:

Rate Based on Job Classification -

Ex.: Clerical: \$.35/\$100

Machine Shop: \$4.29/\$100

Wood Furniture Mfg.: \$8.23/\$100

TRANSPORTATION

Bus Service:

Coach USA Lines

Fullerton Trailway

Imperial Coach Lines

Shortline

Rail Freight:

Norfolk Southern runs east/west through the region

Buffalo & Pittsburgh runs north/south

New York & Lake Erie Shortline runs in the Gowanda/South Dayton area.

Trucking:

20 certified carrier, plus 4 terminals

Air:

Olean Municipal Airport is 11.5 miles from Olean with a 2,137' elevation. The Airport has a beacon light and a 4,699' x 100' runway. Private and industrial aircraft only.

Local private and commuter air service is also available through Jamestown, NY and Bradford, PA airports.

International commercial air service and port service is available in Buffalo, NY.

Highways:

Interstate Route I-86 runs east/west along the southern portion of NYS and continues on into New Jersey.

US Highway 219 runs north to Buffalo, NY and south to Washington, DC and Florida.

Highway 16, 219 which also runs north/south, intersects with Interstate 86 at Exit 26 (Olean, NY).

UTILITIES

Water: Municipal Water Supply Source, Olean Filtration Plant, 1332 River Street, Olean. Excess capacity: Municipal Wells - 5 million ga. per day. Static 50-105 PSI

Sewer/Waste: One Treatment Plant South 19th Street, Olean Excess capacity: 3.5-4 million gal. per day, design flow is 7 million

*Electric: National Grid Co. 800-892-2345

*Gas: New York State Electric & Gas (NYSEG) 800/572-1111
National Fuel Gas 800-365-3234

*Telephone: AT&T 800/222-0300
Time Warner 800/735-9516
DFT 800/724-1057
Verizon 716/890-7100

Western Union: TOPS, 2401 West State Street, Olean
KMart, 2801 W. State, Olean, 800/325-6000

Fuel Oil: Griffith Oil, Olean, 877/927-6488
Hinsdale Oil, Cuba, 716/373-5201
Rinker Oil, Cuba, 716/968-3330
Sandburg Oil Co., Inc. Olean, 716/372-4444

*EZ discounts are available to businesses located in the Empire Zone.

INDUSTRIAL PARKS

Cattaraugus Empire Zone

includes the City of Olean, Salamanca; Towns of Allegany, Ashford, Great Valley, Humphrey, Ischua, Little Valley, Olean, Portville; Villages of Allegany, Cattaraugus & South Dayton
Total Acreage: 989.397 acres

Cattaraugus EZ Industrial Park - North

Town of Ashford, NY
Total Acreage: 21.5 acres, private
Contact: Cattaraugus Empire Zone Corporation

Constitution Commerce Park

Constitution Avenue, Olean, NY
Total Acreage: 156.2
Located within the Cattaraugus Empire Zone. Public and privately owned parcels; sale and/or lease option. Within 1 mile of Interstate 86.
Contact: Cattaraugus Empire Zone Corporation

Blue Bird Industrial Park

Franklin St., Olean NY
Total Acreage: 23
Contact: Park Centre Development

Olean Industrial Park

Comber Street, Olean, NY
Total Acreage: 80
Contact: Cattaraugus County Industrial Development Agency

ECONOMIC DEVELOPMENT

Greater Olean Area Chamber of Commerce
120 North Union Street
Olean NY 14760
Website: www.oleanny.com
Email: jsayegh@oleanny.com

Cattaraugus Empire Zone Corporation
120 North Union Street
Olean NY 14760
Website: www.cattempirezone.org
Email: jsayegh@oleanny.com

City of Olean - Department of Community Development
Municipal Building
Olean, NY 14760
Website: www.cityofolean.com

Cattaraugus County Industrial Development Agency
P.O. Box 1749, 3 East Washington Street
Ellicottville, NY 14731
Email: ccida@eznet.net

Cattaraugus County Department of Economic Development, Planning and Tourism
303 Court Street
Little Valley, NY 14755
Website: www.cattco.org
Email: tmlivak@cattco.org

Southern Tier West
4039 Route 219
Salamanca, NY 14779-1493
Website: www.southerntierwest.org
Email: drychnowski@southerntierwest.org

Websites for more information:

Greater Olean Area Chamber of Commerce:
www.oleanny.com

Cattaraugus Empire Zone Corporation:
www.cattempirezone.org

City of Olean:
www.cityofolean.com