

TOWN OF LEWIS

LEWIS COUNTY

LAND USE PLAN

DRAFT

NOVEMBER 1980

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TOWN OF LEWIS SURVEY

In the summer of 1980, the Lewis Planning Board distributed an attitude survey to the residents of the town. There were 86 surveys returned. Most of the respondents had lived in the town for more than five years, and owned their own home. The results of the survey are as follows:

	<u>Favor</u>	<u>Oppose</u>
A. The town should:		
a. sponsor youth recreation	<u>71</u>	<u>6</u>
b. build and maintain county highways	<u>49</u>	<u>31</u>
c. have own law enforcement officers	<u>32</u>	<u>44</u>
d. develop a town park	<u>41</u>	<u>38</u>
e. open some roads to snowmobiles	<u>40</u>	<u>39</u>
f. encourage further development along existing roads	<u>62</u>	<u>16</u>
g. encourage economic development in the hamlet of W. Leyden	<u>68</u>	<u>12</u>
h. review the town's zoning ordinance	<u>65</u>	<u>9</u>
B. Tax incentives should be given to:		
a. those actively involved in agriculture	<u>45</u>	<u>33</u>
b. the elderly	<u>74</u>	<u>9</u>
c. veterans	<u>50</u>	<u>30</u>
d. actively managed forest landowners	<u>41</u>	<u>36</u>
e. newly developing businesses	<u>60</u>	<u>21</u>
f. those improving the general appearance of property	<u>56</u>	<u>24</u>
C. Do you favor or oppose the following:		
Regulating -		
a. mobile home park development	<u>51</u>	<u>28</u>
b. building construction standards	<u>55</u>	<u>22</u>
c. dog control	<u>75</u>	<u>10</u>
d. subdivision on new development	<u>39</u>	<u>29</u>
e. seasonal use dwellings	<u>50</u>	<u>22</u>
f. junkyards	<u>46</u>	<u>36</u>
g. septic systems	<u>73</u>	<u>8</u>
h. land use planning	<u>57</u>	<u>18</u>
i. zoning	<u>55</u>	<u>22</u>
j. recreational land use for		
1. snowmobiles	<u>58</u>	<u>20</u>
2. dirt bikes	<u>51</u>	<u>27</u>
3. four-wheel drives	<u>43</u>	<u>33</u>
4. campers	<u>64</u>	<u>13</u>

GOALS AND OBJECTIVES

1. PRESERVE AGRICULTURE FOR ITS ECONOMIC AND SOCIAL VALUE

Dairy farming and logging operations support forty to fifty families in the town. This is important as a primary income for these families as well as providing supplemental incomes for others. This agricultural activity also insures low density development as well as preserving the rural nature of the towns. The town should encourage the continuation of the agricultural district. Taxation policies should be monitored to determine their effects on agriculture and forest lands.

2. ENCOURAGE LOCAL EMPLOYMENT OPPORTUNITIES

The town should encourage the expansion of the dairy and forest products industries as primary local employment sources. Other important employers are the school and the town highway department. The town should also encourage new commercial establishments.

3. MAINTAIN ADEQUATE AND SAFE TRANSPORTATION FACILITIES

Route 26 is in need of improvement. Shoulders need widening, line-of-sight improvements are needed, and some bridge work is needed.

4. MAINTAIN ADEQUATE COMMUNITY FACILITIES AND SERVICES

A solution to the current solid waste problem is needed. Town needs a library, and a recreational field with tennis courts. Town should encourage power production from water resources, and investigate the feasibility of converting Boyd Dam for power production. New hydro-sites should also be investigated. The town should explore new methods of supporting emergency services such as fire protection and ambulance service.

5. MAINTAIN A HIGH QUALITY ENVIRONMENT AND UNIQUE FEATURES.

Town must maintain the water quality in the hamlet by preventing high density development. Septic regulations should be considered. Town should insure proper forest management through sustained yield and multiple uses of the forest. Special and unique buildings and historical sites should be maintained and protected. Stream quality should be protected to ensure fishing opportunities. Means of controlling soil erosion should be explored. New development should be carried out with an awareness of the water level fluctuations of Fish Creek and Point Rock Creek.

6. ENCOURAGE ORDERLY AND EFFICIENT HUMAN SETTLEMENT PATTERNS

Town should encourage low density development along existing highways, and insure that the hamlet area does not become overly developed.

NATURAL FEATURES

SOILS

Understanding the soil of a given area is invaluable for creating a plan of development and management. Since soils influence natural vegetation, agriculture, the building of homes and septic systems, and so forth, we must essentially start "from the ground up" in our planning!

Soils are classified according to three properties: drainage, particle size, and permeability to air and water. In the Town of Lewis, much of the soil is moderately to well drained. It is composed of material deposited by glaciers and the disintegrated sandstone bedrock.

The slope of the land is an important factor in determining suitability for agriculture, septic tanks, and other uses. Land with a slope of 0-8% has a "high potential" for development; that is, this level land is easily plowed, facilitates transportation, and discourages erosion. Slopes of 8-15% represent areas with "moderate potential" for development. Land in this category may have limitations for septic systems, construction and agriculture. Areas with a slope greater than 15% are classified as "low potential" lands. They are generally not suitable for development because the soil erodes easily, plowing is made difficult by the steep grade, proper leaching may not occur, and so forth.

Suitability for Agriculture

Additional factors when analyzing soils for agricultural use are acidity and alkalinity, depth to bedrock, moisture content, and ability to supply minerals to plants. The soil is rated as "unsuitable," "suitable," or "prime" soil for agriculture.

In the Town of Lewis, most of the soil which is considered prime for agriculture lies in the flood plain of the Salmon River, the East Branch of Fish Creek, the East Branch of Mohawk River, and in strips oriented north to south across the town. Soil which is classified as suitable is concentrated in the western and central sections of Lewis. Much of the soil which is unsuitable for agriculture, located partially in the western part of the town and in small patches throughout the eastern part, has been limited by moisture content (e.g. peat and muck) or excessive slope (greater than 15%). It should be kept in mind that soil suitability, however, is just one of the factors used for determining whether or not the land is good for farming.

Suitability for Septic Systems

The soil in Lewis is primarily unsuited for septic systems. Although the upper layer of soil is well drained, calcium carbonate "hard pans" below the surface inhibit construction of leaching fields and proper drainage. A relatively high slope, combined with this factor, may make an area even less suitable for septic systems. The eastern portion of this town is most dramatically affected in this way.

The area which is suited for septic systems stretches from north to south in the center of Lewis, bordered by Route 26 to the east and the East Branch of Fish Creek to the west.

Several options which may serve to improve this area's suitability for septic systems include soil conditioning, a change in the site selection for the system, and expansion of the leaching fields. In the last case, soil suitability is relative to the size of the system and its cost; the large lots available in rural areas can usually accommodate an extensive system, but at a high cost.

This section on soils is based on a study done by the U.S. Department of Agriculture, Soil and Conservation Service. Complete results are published in Soil Survey, Lewis County, New York, U.S. Government Printing Office, March, 1960. While this study has produced useful information, it is important to remember that it is only one study, and is not "site specific." Only localized percolation tests can ultimately determine the suitability of a site. The maps which we use give a general over-view of the soils in Lewis.

HYDROLOGY

Streams

Streams and creeks are plentiful in the Town of Lewis. The area is fortunate enough to contain tributaries of four drainage basins: Oneida Lake, Salmon River, Mohawk River and the Black River. Most of the running water is very pure; it is used for drinking, recreation, as hydro-power (indirectly), or is appreciated for its aesthetic value.

Presently, stream classification in Lewis is oriented towards "best use" potential. Classification done by the Department of Environmental Conservation water quality people ranges from "AA" to "D". They measure odor and amount of thermal discharge. It is the differences in coliform, pH, dissolved oxygen, and toxic matter that account for the differing ratings. A stream with the rating of "AA" would have a high dissolved oxygen content, low toxic content, etc., and could be used for drinking water. A stream rated "D", representing the lowest standards, might be intermittent or unchecked, chemically, and its uses would be limited.

Streams are further classified as to whether or not they support trout. "C" streams, although they are suitable for most uses except as a supply of drinking water, may not contain trout. "C(T)" streams support trout; "C(TS)" designates

spawning streams, evidenced by trout fingerlings found there.

Further information about stream classification may be found in Codes, Rules and Regulations of the State of New York, Department of Environmental Conservation.

In the future, part of the water system in Lewis may be given a unique designation because of its recreational and geologic significance. The East Branch of Fish Creek is currently under a "5A" study by order of Congress, which may qualify it as part of the National Wild & Scenic River System.

The river could then be placed under state, local or federal management, or a combination of these. As of yet, this study is in the preliminary stages.

Wetlands and Floodplains

Lewis is dotted with approximately 5,100 acres of wetlands, covering just over 12% of the Town (green portion of map). These areas are lowlands such as swamps, marshes, bogs and flats which support aquatic and semi-aquatic vegetation. Wetlands provide numerous benefits to a region, namely, flood and storm control breeding, resting, and feeding grounds for wildlife, protection of subsurface water resources, provision for watersheds, recreation such as fishing, hunting and boating, and erosion control.

Most of the wetlands in Lewis are concentrated near Broad, Mud and Beaver Meadow Creeks, the East Fork of the Salmon River, Powlish Pond, and Point Rock Creek.

Floodplains are lands which may flood, on the average, once every hundred years. The Town of Lewis has five main floodplains: The East Branch of Fish Creek north and south of the reservoir, the Powlish Pond area, the East Branch of the Salmon River, Point Rock Creek south of Fey Mill and the East Branch of the

Mohawk River, north of Route 47. These areas are shown in dotted blue on the map.

Maps of floodplains are made by the U.S. Department of Housing and Urban Development, Federal Insurance Administration. Official maps are kept at the Town Clerk's office. General information about water resources in the Town of Lewis may be found in Resources of the Tug Hill Region, prepared by the State University, College of Environmental Science and Forestry, Syracuse, New York, February, 1974.

In general, wetlands and floodplains have a very low potential for development, due mainly to the possibility of flooding. However, care must still be taken to protect the areas which could be developed.

A recent threat to this natural resource is acid rain. Acid rain is precipitation containing high quantities of pollutants which are produced in the industrial midwest and blown eastward.

Possible impacts of acid precipitation have been documented by many sources and may be summarized as follows:

- acidification of surface waters and the subsequent detrimental effects on virtually all aquatic organisms,
- increased leaching of nutrients and toxic elements from terrestrial ecosystems,
- decreased plant productivity,
- increased soil acidity and subsequent reduction in buffering capability of the soil,
- damage to man-made structures from the weathering of concrete and increased corrosion of metal, and
- potential health effects on man.

The hydrology of Lewis could be dramatically changed by contamination of acid rain, run-off of wastes, obstruction of flood waters, and other interferences.

TREES: THEIR RELATIONSHIP TO THE SOIL

Harvesting trees is extremely important to the Town of Lewis. Landowners sell rights to the timber; loggers earn a living by cutting and hauling; local mills buy and sell lumber and pulp, and provide jobs. The trees are used not only for fuel and lumber, but for fence posts, wood pulp and miscellaneous products as well.

Trees predominating in the forests of Lewis are northern hardwoods, such as beech, birch and hard maple and a small amount of softwoods such as fir, hemlock and spruce. Naturally, it is important for the people of the town to know which species grow in their forests, and the status of the stands. One method of determining the trees in a region is to examine the soil. Soils differing in chemical make-up and consistency will support different trees. In the Town of Lewis, five soil series are represented (see accompanying map and chart). Each type corresponds to a certain set of trees. For example, hard maple and beech may be found in the "colosse" soil series, along Route 46.

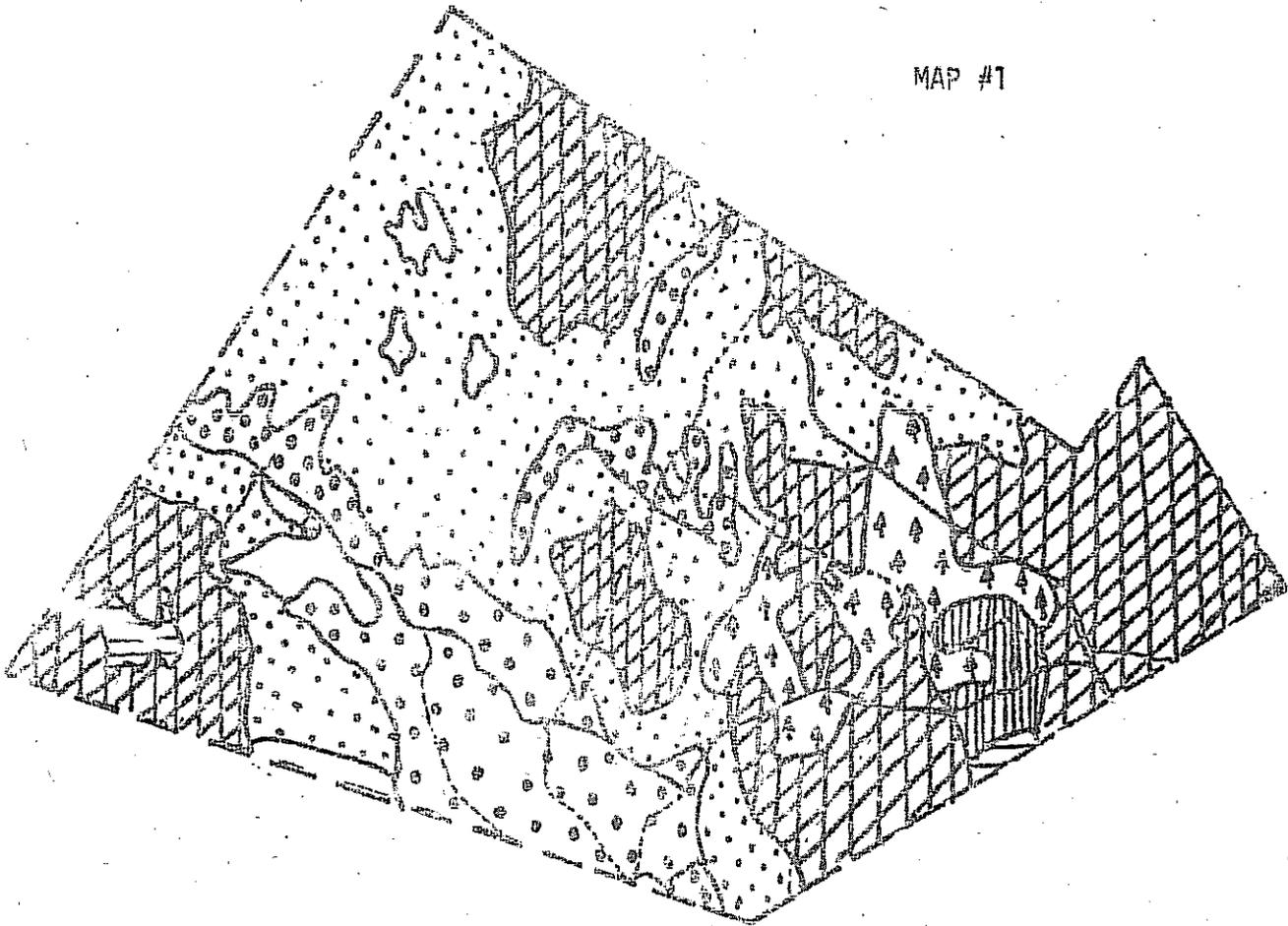
This method gives an extremely general idea of species distribution and is, therefore, not ideal. However, at present, specific information is not available for most of the forest areas in Lewis.

LAND USE AND NATURAL RESOURCE INVENTORY

There are over 41,000 acres of land in the Town of Lewis. Two-thirds of this land is forest and brushland. About one-sixth of the land is currently being used as cropland and pasture. A small portion of the area is occupied by forest plantations, a residential area, public areas and sand and gravel pits.

SOIL SERIES DISTRIBUTION

MAP #1



KEY:

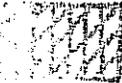
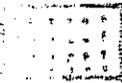
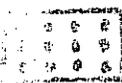
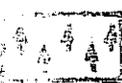
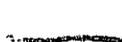
-  = EMPEYVILLE - WORTH
-  = WORTH - EMPEYVILLE - WESTBURY
-  = COLOSSE
-  = WESTBURY - EMPEYVILLE
-  = HINCKLEY
-  = WORTH - EMPEYVILLE
-  = IMPROVED ROADS
-  = UNIMPROVED ROADS

TABLE 1

SOIL SERIES AND CORRESPONDING NATIVE TREES

Colosse Series:

Hard Maple
Beech
Black Cherry
(Hemlock - (occasionally))
(White Pine - (occasionally))

Empeyville Series:

Hard Maple
Beech
Black Cherry
Yellow Birch
White Pine
Spruce
Balsam Fir
Hemlock

Westbury Series:

Red Maple
Elm
Red Spruce
Balsam
Willow
Alder

Worth Series:

Sugar Maple
Beech
White Pine
Hemlock

Hinckley Series:

Hard Maple
Beech
Black Cherry
White Ash
(Grey Birch - in abandoned fields)
(Pin Cherry - in abandoned fields)
(White Cedar - in abandoned fields)

Land set aside for agriculture in Lewis is, for the most part, being used for that purpose. Less than 8% of the pasture and cropland is termed "inactive," e.g. being left to return to brushland and forest.

Information provided by the land use and natural resources map must be used only as a guideline, as it was obtained in 1968. Cornell University conducted an inventory for the State of New York and used aerial photos for data. Since that time, the material has been updated through the use of windshield surveys, but some of the information may be out of date or inaccurate.

Nevertheless, this map is very useful in displaying areas of Lewis which could be further developed or managed. If needed, agricultural land could be expanded to the west and southwest to the extent that climate, soils and topography permit. The number of forest plantations could be increased throughout the western and southern portions of the town. Decisions could be made regarding the large tract of forest which currently buffers the wetlands at Powlish Pond and the land to the north of this region.

Development in the Town of Lewis could be discouraged where natural conditions pose problems for septic systems, foundations, construction of roads, and so forth. Planners may wish to discourage new structures built on infrequently used town roads so as to reduce costs of road maintenance and plowing.

The streams and wetlands of Lewis are an unquestionable asset. Maintaining the high quality of both surface and ground water might be a top priority for those who are planning the use of the natural resources in Lewis.

TABLE 2

LAND USE & NATURAL RESOURCES

	<u>Acreage</u>	<u>Percent of Town Land</u>
Forest, Forest Brushland	27,753	66.6%
Agriculture	6,978	16.7%
Wetlands	5,100	12.2%
Forest Plantation	918	2.2%
Inactive Agriculture	597	1.4%
Other:		
Residential Area	318	.9%
Gravel, Sand Pits		
Public Lands		
	<hr/> 41,664	<hr/> 100%

EXISTING LAND USE

The "existing land use" refers to the way the land is currently being developed and used by man. This is an important planning consideration because of the great effects existing development patterns have on the future development trends of the town. The existing land use study includes an analysis of the types and concentrations of development and the extent of public and special land use areas. This analysis will aid the process of identifying the nature of future development and where it is most likely to occur.

General Situation

The Town of Lewis is crossed on its extreme east end by State Route 26 running north-south. The major node of concentrated development is on the southern end of this road, this being the hamlet of West Leyden. The other major road, County Road 46 runs from the hamlet along the southern portion of the town in an east-west direction. It is along these two roads that most of the town's development has occurred.

Development

Most of the town's housing is scattered along the town's road system in a rather even distribution, with the exception of the hamlet area which contains one-third of the town's housing stock. Most of the abandoned houses are in the north-central part of town.

The western half of the town is relatively undeveloped with the exception of the County Road 46 area. Along this stretch of road are most of the town's camps and several lumber mills.

Mobile homes are scattered throughout the area with no concentrations. There is only one in the West Leyden hamlet area.

Nearly all the commercial activity lies in the hamlet area with only a couple establishments in the more western part of town. These commercial establishments are primarily for local customers. There are six saw mills in the town, one located in the hamlet.

Special Lands

About 8% of the town is public or quasi-public lands. This is mostly New York State wild forest and reforestation lands. The City of Rome also holds a significant parcel of land in the south-central part of town, which is the site of the city reservoir. The remainder of the parcels are very small.

The Town of Lewis is also covered by two agricultural districts. District #3, which extends from the northern end of the Town of Turin to the southern end of the Town of Lewis, covers about two-thirds of the eastern end of the town. District #2, which is primarily in the Town of Leyden, has a very small parcel in the Golden Road area, which extends into the Town of Lewis.

Sources

Information on current development has been derived from a "windshield survey" conducted in 1977 and updated in 1980.

Information on special lands has been obtained from the Lewis County Department of Real Property Taxation.

TABLE 3

Existing Land Use

Homes	- 196
Mobile Homes	- 32
Camps	- 66
Abandoned Homes	- 8

In Hamlet Area

Tavern
 Gas Station
 Fire Station
 Post Office
 Apartments
 Trading Post
 School and Bus Garage
 2 Grocers
 Hotel/Tavern
 Saw Mill
 Auto Repair
 Insurance
 Town Barn
 Diner
 Accountant

TABLE 4

Special Lands

<u>Owner</u>	<u>Acres</u>
N.Y. Reforested	1804.0
N.Y. Wild Forest	894.0
City of Rome Reservoir	753.8
Town of Lewis	10.5
Adirondack Central School	5.5
Fireman's Field	3.7
W. Leyden Cemetery	3.1
Church of the Nativity	3.7
Catholic Church	2.0
Reformed Church	1.8
Total	3482.2

CIRCULATION ANALYSIS

Town road systems are major planning considerations. Maintenance of the road system is one of the major expenditures of local government. It is important to consider the ways in which road maintenance can be minimized. It is also important to consider the ways that the road system can be used as a tool for creating more efficient land use patterns.

Road maintenance can be minimized by encouraging development to concentrate in areas that are easily accessible, where roads are already in good condition, and where additional services such as snow plowing are already done. If new development is concentrated where the road system is already adequate, the taxpayer will not be burdened with improving or re-opening new road stretches in less accessible areas of the town. Opening up less accessible areas of the town for more intensive development not only increases demands for more road maintenance, but may also create greater demands for police and fire protection, school bussing, and other services.

Roads should be viewed as the "skeleton" of the town upon which all other services are attached. This skeleton must be well planned based upon concentrating new demands for services so as to minimize the tax burden of supplying these services.

The requirements of a traffic circulation system are based upon the traffic generating characteristics of land use within a community and the needs of through traffic. The pattern of the road system should, therefore, function to accommodate both of these elements.

The road pattern should work as a system. A well-functioning road system will permit traffic to move easily and safely from community to community, between various sections of the community and provide access

to abutting properties. Each road should be designed to accommodate the expected traffic volume and to carry out certain functions. As a basis for design standards, roads can be classified into three functional groups- major roads, collector roads, and local roads.

Major Roads

The primary function of major roads is to carry relatively large volumes of traffic from one community to another. A secondary function of major roads is to collect traffic from collector roads and distribute it between various sections of the community. Major roads also provide some degree of access to abutting property. Generally, roads of this type are state and county roads.

Major roads require sufficient width to permit free movement of traffic with minimum conflicts at relatively high speeds. Access to individual properties should be controlled to prevent interference with moving traffic through such devices as adequate set backs, the provisions of off-street parking facilities and proper design.

Major Roads in Lewis County are:

State Route 26 - providing through routes to Constableville in the north, and Ava and the Rome area to the south.

State Route 294 - providing access to Boonville.

County Road 46 - providing access west to Osceola and the Tug Hill forest area.

Collector Roads

The primary purpose of collector roads is to carry local traffic to and from major roads and to provide internal circulation between various sections of the community. A secondary purpose is to provide direct access

to abutting properties. Collector roads are generally county and town roads. They should have sufficient width to provide two lanes of moving traffic.

The main collector roads are: County Road 47 - collecting traffic from the High Market and northern Lewis areas.

County Road 54 - collecting traffic between West Leyden and Boonville.

Mud Lake Road - collecting traffic from the central Lewis area.

Local Roads

The primary purpose of local roads is to provide direct access to abutting properties. They also provide internal movement within residential neighborhoods and other areas within the community. Local roads are generally town roads. They should be designed to discourage high speed traffic.

All remaining roads in Lewis are used primarily to provide access to abutting properties and are therefore classified as local roads.

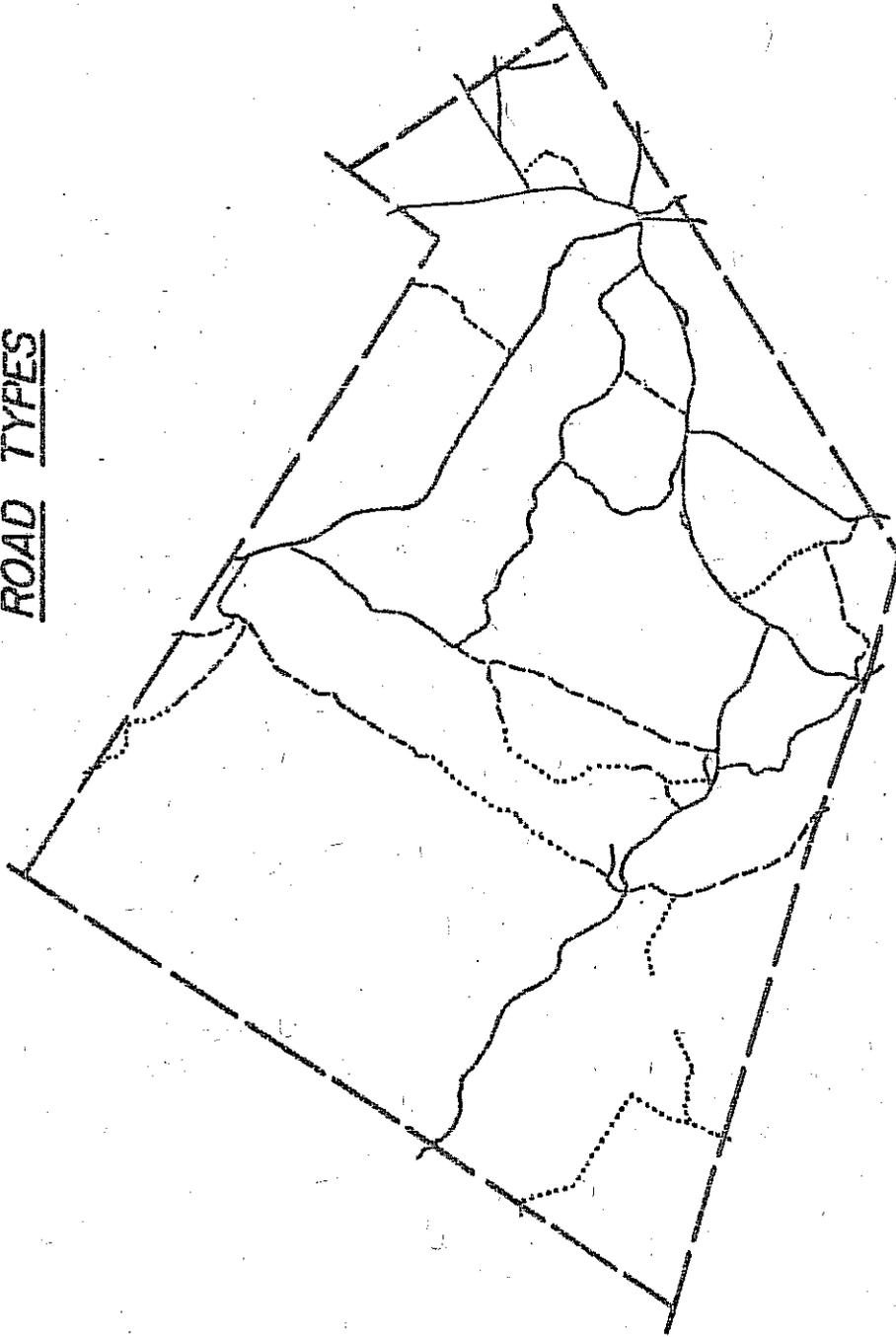
Jurisdictions

<u>OWNER</u>	<u>MILAGE</u>	<u>PERCENT OF TOTAL</u>
State	3.97	6.5%
County	19.43	32.0%
Town	37.38	61.5%
Total	60.78	100.0%

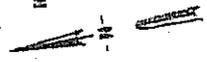
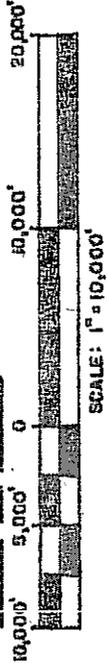
Sources

Information on roads has been obtained from U.S. Geological Survey Maps. Information on road conditions and characteristics is available from the New York State Department of Transportation. A breakdown of the jurisdictional responsibilities for roads is in the Annual Report - Lewis County Highway Department.

ROAD TYPES



TOWN OF LEWIS

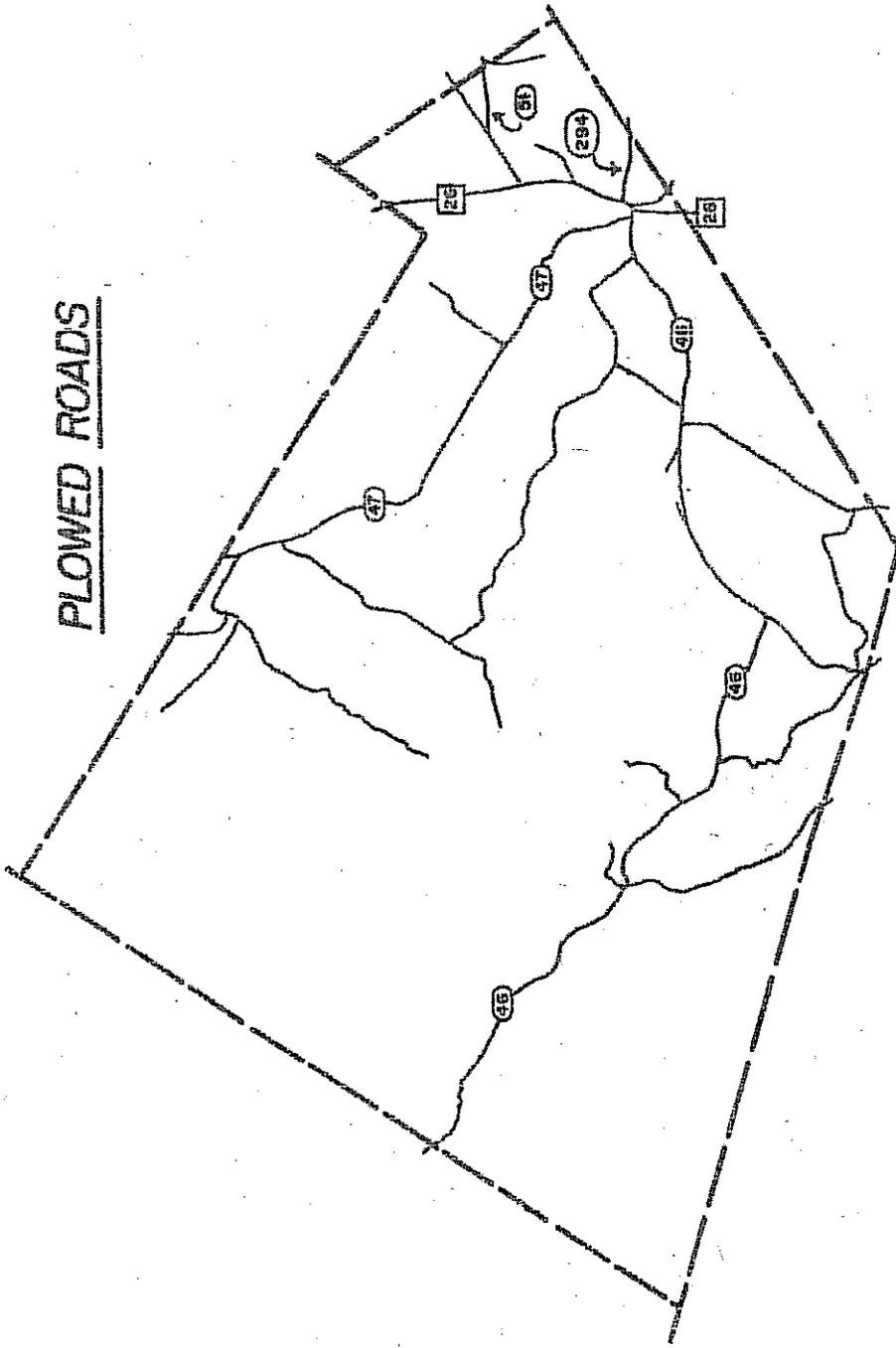


LEGEND:

- PAVED ———
- GRAVEL - - - - -
- DIRT

MAP #2

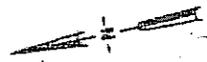
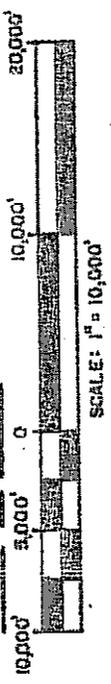
PLOWED ROADS



LEGEND

- STATE ROADS 
- COUNTY ROADS 

TOWN OF LEWIS



MAP #3

POPULATION AND SOCIO-ECONOMICS

Population

The study of population is important for long-range community planning. Population trends and the composition of the population base is important for determining future growth, and the need for community services, facilities, capital needs, and when these improvements will become necessary.

Population Projections

Population projections have been forecast by the New York State Economic Development Board and the Black River-St. Lawrence Regional Planning Board. These figures are based upon an analysis of past trends of the town's share of the county population. These have been altered where appropriate to take into consideration shifts in development patterns and land capacity.

There is an important point to be considered before accepting these figures at face value. When considering population divisions as small as towns, it should be noted that even small changes in the town's economic picture can have large impacts on town population. A new commercial development or industrial site in or within commuting distance of the town can result in a new subdivision or apartment complex, or simply in several new scattered residences. Such an occurrence can have significant growth impacts above and beyond the forecast. Likewise, the moving or closing of a large employment center can have the opposite impact - resulting in an absolute decline in population. Such events are impossible to predict and therefore, cannot be accurately incorporated into the projections.

The projections are intended to indicate population changes barring major shifts in the economic structure of the region. It should be noted

that these projections were based on the 1970 census and the census to be conducted in 1980 will either contradict or confirm the assumptions made by the Economic Development Board and the Regional Planning Board. This information will probably be available in 1981.

Population Analysis

The Town of Lewis has lost population between 1920 and 1940, but has experienced a great increase after 1940. This increase has slackened off through the 50s and 60s. It is estimated that there has been a 5% growth rate through the 70s. This rate is expected to drop through the 80s and 90s. It is expected that an additional 30 residents will inhabit the town by 2005.

Age

About one-third the inhabitants are under 16, and about 7% are over 65. This leaves about 60% of the population in the primary wage earning category.

Occupations

The largest single occupational category is "craftsmen, foremen, and operative, except transport" which includes 45% of the labor force. About 20% of the labor force are categorized as "professional, technical, managers and administrators." Only about 12% are directly employed in farm work. Commuter data indicates that about one-half the work related trips are to areas outside the county. Most of these are probably to Oneida County in the Boonville Area.

Income

The incomes of families tend to be grouped around the middle incomes

In 1970 dollars, with no incomes reported over \$25,000.

Education

The town is composed primarily of people with elementary and secondary educations. There are a few individuals (about 15%) which have gone on to higher education.

Summary

The Town of Lewis is characterized as a stable agricultural community. Most of the residents derive their incomes from agriculture, forest resources, or from seeking employment outside the town, most likely in the Boonville and Utica-Rome area.

Population is expected to increase slightly in the next twenty-five years. Unless unexpected new employment opportunities arise in the town or surrounding areas, a continuing trend of stability can be forecast.

Sources

Socio-Economic statistics are from the 1970 Census of Population, conducted by the U.S. Department of Commerce - Bureau of the Census.

Population projections are from the Black River-St. Lawrence Regional Planning Board, "Estimate of Minor Civil Division Population: 1975-2005".

TABLE 5
POPULATION DATA

<u>Past Trends</u>	<u>Future Projections</u>
1920 - 753	1980 - 682
1925 - 726	1985 - 692
1930 - 677	1990 - 700
1940 - 413	1995 - 707
1950 - 584	2000 - 711
1960 - 587	2005 - 713
1970 - 649	
1975 - 668	

TABLE 6
POPULATION BY AGE AND SEX

<u>Age</u>	<u>Male</u>	<u>Female</u>	<u>Percent</u>
0-4	30	33	11
5-15	68	56	21
16-24	63	33	16
25-34	32	27	10
35-44	46	39	14
45-54	22	26	9
55-64	39	29	12
65+	18	23	7
Total	318	266	100
Grant Total	584		

TABLE 7

OCCUPATION

<u>Count of Employed Population 16 years old and over by Occupation</u>	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	41	20
Sales, Clerical and Kindred Workers	13	6
Craftsmen, Forement and Operatives, Except Transport	90	45
Transport Equipment Operatives	14	7
Laborers, Except farm	0	0
Farmers, Farm Managers, Farm Laborers and Farm Foremen	24	12
Service Workers including Private Household Workers	20	10
Total	202	100

TABLE 8
FAMILY INCOME

	<u>Number</u>	<u>Percent</u>
\$ 0 - 2999	14	9
3000 - 4999	23	15
5000 - 6999	25	16
7000 - 9999	29	19
10000 - 14999	58	38
15000 - 24999	4	3
25000 & over	0	0
Total Families	153	100
Average Family Income	8294	

TABLE 9

EDUCATION

Population 25 Years Old and Over by
Years of School completed and Sex

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
0-8 Years	40	33	73	24
1-4 Yrs H.S.	104	80	184	61
1-3 Yrs College	7	16	23	8
4 + Yrs College	6	15	21	7

TABLE 10

TOWN OF LEWIS LAND USE POLICY

LAND USE CATEGORY	ENCOURAGED ACTIVITIES	DISCOURAGED ACTIVITIES
Resource Management	Public recreation, mining, forestry, agriculture, rural residential dwellings along existing maintained roads, and seasonal camps.	All off-road development requiring municipal support services.
Agriculture	Agriculture, forestry, rural residential dwellings along existing maintained roads and commercial or industrial development compatible with agriculture.	Commercial and industrial activities which interfere with agriculture or are incompatible with rural residential character.
Hamlet	Any development <u>not requiring</u> municipal water and sewer construction.	Development leading to the need for water and sewer construction.

TOWN OF LEWIS LAND USE POLICY

The Town of Lewis has three distinct land use types which require separate treatment when considering land use policy. (See Map 4.) These areas have been called Resource Management, Agriculture, and Hamlet. The following is a description of each area and the land use policy recommendation for it.

Resource Management - These lands are the heavily forested lands of the western half of the Town. Also included are many forested and wetland areas scattered throughout the eastern part of the Town.

These lands are largely inaccessible beyond the immediate road frontage of the Osceola Road (State Route 46), Kotary Road, and parts of Goodhines and Swancott Mill Roads. Existing development is limited to rural dwellings, seasonal camps and hunting clubs, and some lumber mills.

Recommendation: It is recommended that development in these areas be limited to the road frontage which is currently being maintained by the Town. The intent is to discourage the opening up of new areas of the Town to residential, commercial, or industrial land uses which will strain the existing capacity of local government to supply school bussing, police and fire protection, road maintenance, and snow plowing. The Town, however, wishes to encourage road front development on existing maintained roads, and encourage land use activities (such as hunting clubs, mining, and logging operations) which will add to the tax base and/or employment opportunities of the Town, as long as this will not burden existing service delivery.

Agriculture - These lands are the active agricultural areas in the eastern part of Town, and those inactive agricultural areas or brushlands which have a high potential for agricultural development. These lands are all easily accessible by road. Existing development includes rural residential dwellings, some seasonal camps, and some isolated lumber mill and commercial operations.

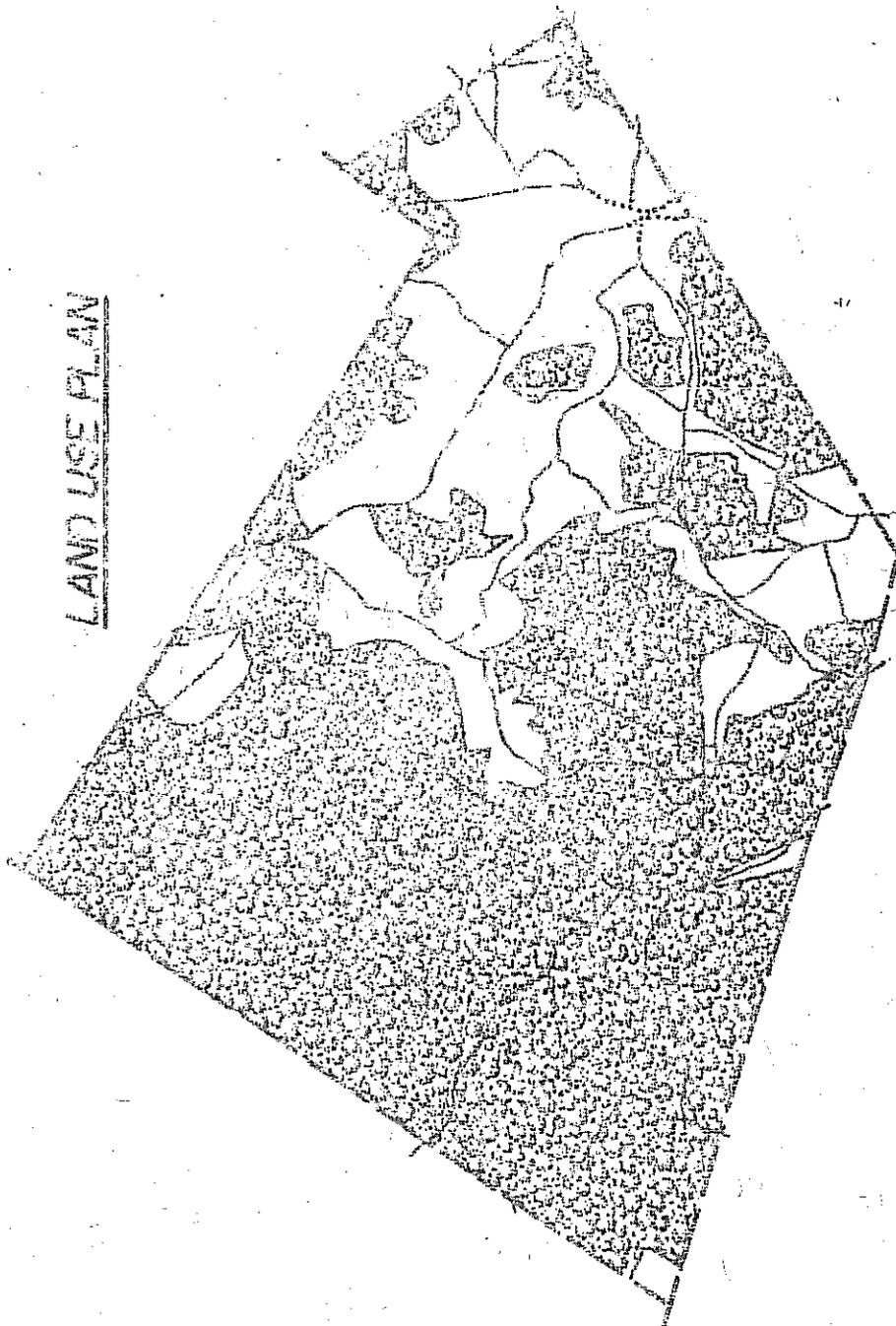
Recommendation: It is recommended that these areas be strongly encouraged for agricultural uses. It is also recommended that residential, commercial, and industrial development which is compatible with agricultural activities be encouraged along existing maintained roads. The objective is to provide areas for developmental expansion which will not interfere with the important agricultural economy of the Town.

Hamlet - These are the lands in the West Leyden area. They include all high density development along State Routes 26 and 294, County Roads 47 and 46, and the Ammon Road in the hamlet.

This area is characterized by high density residential and commercial development and some community facilities such as a school, fire station, post office, and churches. There are no municipal water supply or sewerage systems. Development densities are reaching the threshold where municipal water and sewerage will be essential to maintain adequate health standards.

Recommendation: It is recommended that new development be discouraged in the hamlet area if it will further contribute to the burden of the area in providing for a clean water supply and sewage disposal needs. The objective is to disperse development throughout the Town in areas outside the designated hamlet area. This will help to forestall or prevent the need for making expensive improvements in the hamlet area relating to water supply and sewage disposal.

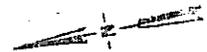
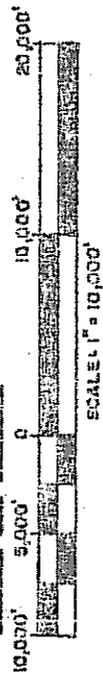
LAND USE PLAN



LEGEND:

- RESOURCE MANAGEMENT 
- HABITAT 
- AGRICULTURE 

TOWN OF LEWIS



MAP #4