

Joint Town-Village Turin Planning Board

LAND USE PLAN

January 1981

PROPERTY OF
TURIN HILL COMMUNITY

TURIN JOINT PLANNING AREA

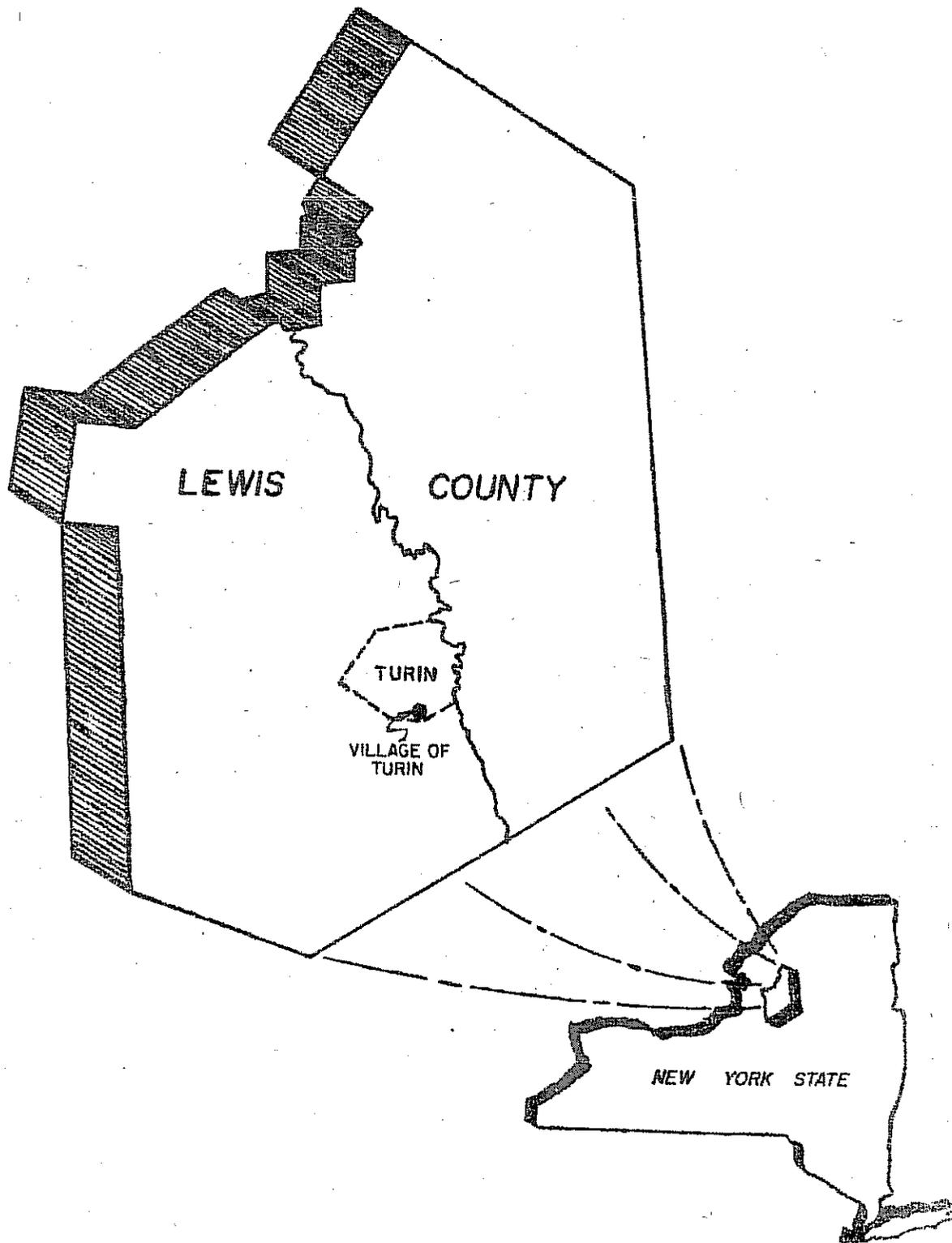


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Environmental Assessment of the Turin Land Use Plan

An action may have a significant effect on the environment if it leads to substantial change in the intensity of use of land or other natural resources according to Department of Environmental Conservation master regulations. Since the primary purpose of preparing a land use plan for a community is to guide the land use changes that are expected to occur, such a plan should have a significant effect on land use intensities and natural resources. However, it is expected that the plan will enhance rather than act as a detriment to the area's environment.

The plan is a policy guide recommending various types and intensities of land use throughout the town and village area. These recommendations are based on the best environmental data currently available. This data has been analyzed along with information regarding existing land use and community facilities to determine the most environmentally suitable places to guide higher development densities and intensive land use. The plan also clearly defines those areas of special environmental significance. These factors have then been considered in the light of community goals and objectives to determine the most economical and environmentally sound land use patterns for the future.

Areas for new growth are suggested in the plan and areas not suitable are also identified. The intent is to designate ample areas to satisfy expected growth and to recommend that major development be discouraged elsewhere. If this policy is followed, the best use of the area's land resources along with long-term consideration of environmental values should result.

INTRODUCTION

Since its inception in September of 1978, the members of the joint Town and Village of Turin Planning Board have been working to develop guidelines for future development in Turin. The Board consists of eight positions; five appointed by the Town Supervisor, and three appointed by the Mayor.

The Planning Board was formed when the Town and Village boards decided they would like to be involved in the activities of the Cooperative Tug Hill Planning Board which includes ten other towns in Lewis, Jefferson, Oswego and Oneida Counties. These towns have been working on planning for five years. With the help of the Tug Hill Commission and the Black River-St. Lawrence Regional Planning Board, Turin's Planning Board will be able to join this group in 1980.

The projects which the Turin Planning Board has worked on in the past year include the following:

- Background studies of the Town and Village including natural features, existing land use, transportation, population/socio-economic, and community facilities.
- A survey of the Town and Village residents on planning related issues.
- Keeping the public informed of current issues in planning.
- Working with the Black River-St. Lawrence Regional Planning Board and Tug Hill Commission on various technical assistance requests made by the Town and Village boards.
- Developing a basic sketch plan for the Town and Village of Turin and working on a land use policy guide for the development of the Town and Village.
- Developing goals and objectives for the Town and Village to work toward.

COMMUNITY SURVEY

In June of 1979, the Turin Planning Board conducted a community survey. The survey is printed below exactly as distributed. Actual results are printed after each question. The following instructions were attached to each form:

Turin Planning Board

Harold Benedict, Chairman
Miracyl Damon, Secretary
Robert Boshart
Francis Cavanaugh
Ramon Myers
Howard Leitner
David Twining

Please feel free for both members of a household to respond separately on the survey by dividing the answer blanks. Please direct all questions and comments to one of the planning board members listed above.

June 7, 1979

Dear Resident:

This survey is being conducted to learn more about your concerns and problems and to explore how some of these might be solved in our community.

The information you supply will help our board to make a sensible, useful plan for the future of our town. The plan will be the key for guiding change as you would like it to occur.

This survey is being distributed by members of Troop 62, Glenfield, NY, Boy Scouts of America. They will be returning within a week to pick up your completed questionnaire.

Your cooperation will be greatly appreciated. The Board needs your thoughts and ideas.

Thank you.

Sincerely,

Harold Benedict

Harold Benedict
Chairman
Town of Turin Planning Board

1. Do you live in the Village or the Town of Turin? (village - 27, town - 54)
- | | | | | | |
|------|----|-------|---|-------|----|
| 0-5 | 23 | 11-15 | 5 | 21-25 | 5 |
| 5-10 | 14 | 16-20 | 7 | 26+ | 32 |
2. How long have you lived there?
3. Acreage of land owned or rented: a. 36 less than 1 b. 18 1-10
c. 5 10-50 d. 31 50 or more
4. Which of the following best describes your occupation? (Check only one) (78-79)
- | | | | |
|---|-----------|------------------------------|-----------|
| a. Owner/Manager of Farm..... | <u>25</u> | g. Unemployed..... | <u>0</u> |
| b. Owner/Manager of Business..... | <u>5</u> | h. Housewife..... | <u>9</u> |
| c. Laborer, Excluding Farm Laborer..... | <u>10</u> | i. Farm Laborer..... | <u>4</u> |
| d. Skilled Laborer/Craftsman..... | <u>7</u> | j. Student..... | <u>0</u> |
| e. Government Employee..... | <u>2</u> | k. School Teacher..... | <u>8</u> |
| f. Doctor/Lawyer..... | <u>0</u> | l. Retired..... | <u>22</u> |
| | | m. Other, please specify: | |
| | | nurse - 2, store manager - 2 | |
| | | self-employed - 1 | |
5. How has your community changed in the past five years? _____

6. How do you feel about the following for your community?

	<u>Strongly Favor</u>	<u>Favor</u>	<u>Neutral</u>	<u>Oppose</u>	<u>Strongly Oppose</u>
a. Planning Community Development.....	<u>22</u>	<u>36</u>	<u>27</u>	<u>6</u>	<u>3</u>
b. Recreational Development.....	<u>20</u>	<u>32</u>	<u>23</u>	<u>14</u>	<u>6</u>
c. Septic System - Sewage Regulations	<u>15</u>	<u>28</u>	<u>33</u>	<u>13</u>	<u>6</u>
d. Sharing of Highway & Emergency Equip. by Towns.....	<u>22</u>	<u>39</u>	<u>21</u>	<u>4</u>	<u>5</u>
e. Building Codes - Minimum Construction Standards.....	<u>12</u>	<u>27</u>	<u>20</u>	<u>23</u>	<u>7</u>
f. Zoning.....	<u>5</u>	<u>24</u>	<u>29</u>	<u>20</u>	<u>10</u>
g. Trailer Ordinance.	<u>17</u>	<u>29</u>	<u>29</u>	<u>21</u>	<u>3</u>

	<u>Strongly Favor</u>	<u>Favor</u>	<u>Neutral</u>	<u>Oppose</u>	<u>Strongly Oppose</u>
Seasonal Abandonment of Roads.....	19	31	21	9	5
Subdivision Regulations.....	2	18	39	13	3
More Housing.....	10	22	39	9	6
Continuation of Joint Town and Village Planning Bd.	15	44	19	8	1
Community Participation in the Planning Process...	19	51	13	1	0

I would like to see growth in the following areas:

	<u>Strongly Favor</u>	<u>Favor</u>	<u>Neutral</u>	<u>Oppose</u>	<u>Strongly Oppose</u>
a. Tourist Attractions	9	23	30	15	6
b. Second Homes/Camps	6	19	31	23	2
c. Trail Bike Trails	9	22	25	20	8
d. Farms	18	33	25	2	2
e. Small Industry	22	36	25	6	0
f. Snowmobile Trails	14	30	19	14	6
g. Hiking & Skiing Trails	19	35	17	8	2
h. Hunting & Fishing	22	33	23	6	1
i. State-Owned Land	4	7	21	25	20
j. Roads	17	22	24	12	3
k. Other: <u>Public Swimming</u>	3	0	0	0	0

What are the two biggest community problems directly facing you?

- a. _____ Why? _____
- b. _____ Why? _____

Are you concerned about:

	<u>Yes</u>	<u>No</u>	<u>No Comment</u>
a. Drinking Water Quality.....	47	26	11
b. Property Taxes.....	84	2	2
c. Road Maintenance.....	68	13	5
d. Uncontrolled Dogs.....	61	23	6
e. Stream Quality.....	47	23	15
f. Tourist Business.....	30	40	14
g. Fire & Police Service.....	52	26	6
h. Hunting & Fishing.....	35	32	16
i. Trail Bikes.....	26	36	19
j. Pollution Problems.....	51	25	8
k. Jobs.....	65	9	8
l. Medical Service.....	71	12	4
m. Minimum Lot Size.....	26	40	13
n. Snowmobiles.....	25	40	19
o. Other: <u>0</u>			

10. Are these areas worthy of special protection for the future:

	Yes	No	Don't Know
a. Streams.....	70	8	7
b. Wetlands.....	40	27	17
c. Good Farm Land.....	74	6	6
d. Forests.....	71	5	10
e. Gorges and Waterfalls.....	57	14	13
f. Other: <u>Wildlife</u>	2	0	0

11. A concern that has been expressed at some planning board public meetings is that citizens participate in planning for the future.

	Yes	No
a. Would you like more information about your planning board?	65	18
b. Would you be interested in attending public planning board meetings?	57	25
c. Do you think the town and village should plan together?	70	15
d. Should planning be used to keep Turin the way it is?	50	24

	Yes	No
12. Would you like Turin to stay the way it is?	53	22

	Yes	No
13. How do you feel about the following statements?		
a. Why bother to plan, the state's going to do it anyway.	25	47
b. There's no need to plan, the town and village of Turin will stay the same for the next twenty years.	13	55

14. What features does your community have that make it a good place to live?

15. Special comments: _____

ANALYSIS OF JOINT TURIN TOWN/VILLAGE PLANNING BOARD SURVEY

The following is an analysis of the results of the survey conducted by the Turin Planning Board. Thirty-nine percent of the residents of the Town and Village returned the survey. This sample was comprised of a 28% return in the village and a 42% return in the remainder of the town.

Overall, the residents of Turin are very favorable toward planning as these statistics show:

- 61% favor planning community development (27% were neutral)
- 62% favor continuation of joint Town and Village planning board (19% were neutral)
- 74% favor community participation in the planning process
- 67% would like more information about the planning board;
- 61% would be interested in attending a planning board meeting;
- 74% feel the Town and Village should plan together.
- 54% would like Turin to stay the way it is.
- 52% would like to use the planning process to keep Turin the way it is.

The conclusion to be drawn from this information is that the residents of Turin highly value the characteristics that make Turin an enjoyable place for them to live. They realize that in order for Turin to maintain these characteristics, a planning effort must be made.

MAJOR COMMUNITY PROBLEMS

The obstruction of the view of oncoming traffic at the four corners in Turin is a major concern expressed by the residents of the Town and Village. This problem, and concern for rising property taxes were the main points made in the section of the survey reserved for candid written comments. Residents also expressed their concern regarding road conditions in Turin and many commented on the lack of interest in local organizations and identity as a community.

ENVIRONMENT

Concern for protection of the environment runs high in Turin. More than 75% favor special protective measures for streams, forests, and good farmland. 61% favor special protection for gorges and waterfalls while 41% are concerned about protecting wetlands.

About 51% are concerned about problems with drinking water quality. 58% are concerned about stream quality and 42% are concerned about pollution problems in general. 44% would like to see septic system and sewage regulations with 35% remaining neutral on this issue.

RECREATION AND TOURISM

In the area of recreation and tourism, the results were as follows:

- 55% favor recreational development, with 25% neutral;
- 58% favor more hiking and skiing, with 17% neutral;
- 58% favor more efforts to improve hunting and fishing, with 24% neutral,
- 47% favor more snowmobile trails, with 21% neutral.

Recreation items which did not show well on the survey were:

- Growth of second homes and camps - 28% favor, 32% neutral;
- Trail bike trail development - 35% favor, 25% neutral;
- Tourist attraction - 35% favor, 30% neutral while 40% stated that they were not concerned about tourist business.

Only about 1/3 of those responding were concerned about the effect of trail bikes, hunting, fishing, and snowmobiles on the community.

DEVELOPMENT AND COMMUNITY FACILITIES

In regard to those issues concerning development:

44% favor trailer ordinances with 31% neutral and 41% favor building codes and minimum construction standards with 21% neutral. However, only 21% favor subdivision regulations with 45% neutral and 31% favor zoning with 29% neutral. 33% of those surveyed say more housing is needed with 43% neutral. Only 29% are concerned about minimum lot size.

Under community facilities and services: 53% favor seasonal road abandonment with 20% neutral. 70% are concerned about road maintenance while 41% favor more roads.

65% feel that sharing highway and emergency equipment by towns is a good idea, 20% were neutral. 55% are concerned about fire and police service but most comments regarding the fire department were favorable. 73% are concerned about medical service.

The biggest majority expressed on the survey were the 88% who say that they are concerned about property taxes.

The economic development section showed that 67% are concerned about jobs in the area with 63% favoring more small industry. 52% would like to see more farms with 27% neutral.

Two other issues were uncontrolled dogs with which 63% of the residents are concerned and the growth of state-owned land which only 12% favored and 47% opposed.

DIFFERENCE BETWEEN VILLAGE AND TOWN

The Turin Planning Board's survey has shown that on most issues, the residents of Turin agree, regardless of whether they live in the village or outside of it. A few matters on which there was some variance of opinion were as follows:

- Zoning: Village - 53% FAVOR
Outside - 21% FAVOR
- Septic System and Sewer Regulations:
Village - 66% FAVOR
Outside - 35% FAVOR
- Building Codes and Minimum Lot Size:
Village - 57% FAVOR
Outside - 35% FAVOR
- Trailer Ordinance:
Village - 99% (either favor or neutral)
Outside - 64% (either favor or neutral)

Need for More Housing

Village - 47% FAVOR

Outsdie - 27% FAVOR

LENGTH OF RESIDENCY

The length of time that a person has resided in Turin also has an effect on opinion.

Those who have lived in Turin less than 25 years favor by 60-65% preserving the quality of drinking water. Only 38% of those who have lived there more than 25 years are concerned with drinking water quality.

Those who have lived here less than 10 years are much more in favor of tourist business, with no one in that group being opposed. Thirty-three percent of those living here more than 25 years are opposed to more tourist business.

By a large margin, the survey indicates that the less time people have lived in Turin, the more concerned they are with pollution problems, trailer ordinances, and minimum lot size.

To the question of whether or not subdivision regulations are needed: the group of less than 10 years residence agreed with those of more than 25 years residence and were not too concerned. Those who have lived in Turin from 11-25 years are much more in favor of these regulations.

GOALS AND OBJECTIVES

The work that the Joint Town/Village Planning Board has done over the past year and a half has been aimed toward maintaining the rural life-style currently existing in Turin.

The following goals and objectives express what the Board feels must be accomplished to maintain this life-style.

- I. Maintain safe and healthy living conditions.
 - A) Protect water resources through establishing minimum standards for septic systems.
 - B) Monitor pollution of surface and groundwater on a town-wide basis.
 - C) Examine feasibility of unsafe building law.
- II. Provide adequate community facilities and services.
 - A) Regulate new development to insure against overburdening community facilities.
 - B) Maintain current information on funding sources for Town and Villages.
 - C) Study possible relocation for town meeting room and library.
 - D) Study ways to improve quality of Village water supply.
- III. Maintain adequate and safe transportation facilities.
 - A) Study ways to improve parking and visibility at Village four corners (intersection of Main Street and Route 26).
 - B) Examine feasibility of five-year plan for Town highway improvement.
- IV. Preserve existing land use patterns.
 - A) Encourage development compatible with existing land use.
 - B) Encourage preservation of forest, agricultural, and recreational resources.
- V. Enhance the economic viability of the Town and Village.
 - A) Encourage industrial and commercial development where compatible with existing land use.
 - B) Encourage recreational opportunities in the Town.

Goals and Objectives

Page Two

- VI. Encourage public participation in local decision-making process.
 - A) Provide information through local media (newspaper & radio) to encourage participation.
 - B) Provide for regular communication between Town and Village boards and their extension.
 - C) Study ways to further educate and inform local citizenry about issues which affect Town and Village.

BACKGROUND STUDIES

Several background studies have been conducted to act as a basis for planning in Turin. These studies provide much of the information about the Town and Village necessary to make informed decisions about the future of the community.

These studies have been thoroughly reviewed and analyzed by the joint Planning Board. As new data becomes available, it will be necessary to update some of the material presented in this report. These studies, however, provide the best data about the Town and Village currently available.

These studies are as follows:

Natural Features - addressing topography, hydrology, soils and development potentials.

Existing Land Use - addressing existing man-made structures, public lands, and agricultural districts.

Circulation Analysis - addressing the state, town, and village roads.

Population and Socio-Economics - bringing together the census data and population trends of the area.

Community Facilities - addressing the Town and Village properties.

These background studies are supported by a series of large maps available for public viewing. For a list, see Table 11.

NATURAL FEATURES

Introduction

Natural features are an important part of the environment which must be considered in the land use planning process. Natural features include the land's topography, soils, and hydrology. Information about the existing natural characteristics of the land will assist in making decisions about how the development of the land can be guided. This process of guiding development is to ensure that the type and intensity of development is suited to the existing characteristics of the land.

Measures have been developed which are used to determine the development potential of the land. Development potential is based on such things as steepness of slopes, frequency of flooding, soil wetness and permeability, and other factors. The development potential will, therefore, be an important indicator showing which areas are most economical, safe, healthy, and environmentally sound to develop.

Topography

The topography of the land may be a critical factor in the assessment of development potential. Where slopes are too steep, it may not be possible to construct safe roads, and septic systems may not be feasible without excessive modifications. During the periods of severe weather conditions which characterize the region, public services such as school busing and fire protection may be inhibited in areas with steep road grades. Therefore, for reasons of safety and economy, the development potential of level lands, depending on other factors, will be much higher.

The steepness of slope has been divided into three categories so that the effect of slope on the development potential of the land can be readily identified. The "high potential" category includes slopes of less than 8%. These are lands with little septic system limitations and suitable for most types of construction and for farm uses. The "moderate potential" category includes slopes between 8 and 15%. These are lands with some septic system limitations and having some limitation in terms of construction and farm uses. The "low potential" category includes slopes of greater than 15%. These present major obstacles to roads, septic systems, farm uses, and construction activities.

Most of the steeper slopes run parallel to the Black River in strips. The ground rises from the Black River in two large "steps", each immediately west of Routes 12 and 26. These "steps" are bordered by some extremely steep slopes, particularly in the northwestern part of the town.

Information on slopes is available in the publication Soil Survey, Lewis County, New York, U.S. Department of Agriculture, Soil Conservation Service, U.S. Government Printing Office, 1960.

Hydrology

The water features of the Town of Turin will also provide some constraints to development which will have an influence on the development potential of the land.

The Town of Turin is entirely in the Black River Drainage Basin. This includes about 100 miles of streams in Turin. New York streams have been classified according to their best and most reasonable use.

The following are the classifications used for Turin's streams:

<u>Class</u>	<u>Best Use</u>
AA	sources for drinking and food processing, requires only chlorination
C	fishing
C (t)	fishing (trout habitat)
D	agricultural and industrial uses, suitable for fish survival

Each class carries with it a set of water quality standards which may not be violated.

Most of the larger streams of Turin which extend into the western part of the Town are class D. Most of the smaller streams confined to the eastern part of the Town are class C(t). Mill Creek and the Black River, the two main water courses, are classified as suitable for fishing and all other uses, except as a source of drinking water, water used for food processing purposes, or for primary contact recreation.

All streams classified as C or higher will require some special protection from development that will adversely affect water quality.

The Village owns two reservoirs on Lee Gulf Road which are classified as AA. The Village has purchased approximately 200 acres of land between Lee Gulf Road and the State reforestation lands. These lands are the headwaters of the reservoirs and were purchased to protect the quality of the water.

There are two flood plains in the Town. These are areas which may have a flood on the average of once each 100 years. Care must be taken to ensure that any construction in the flood plain is regulated to minimize or prevent flood damage and contamination or obstruction of flood waters. The most extensive flood plain is along the banks of the Black River. The other is located along Mill Creek as it passes through the Village of Turin.

Wetlands should also be protected from unrestricted development. Wetlands protection is based upon their value for flood protection, wildlife habitat, open space and water resources, and due to the ever increasing scarcity of such lands. There are 205 acres of wetlands in the Town of Turin, some which are large enough to fall under the regulatory control of the New York State Department of Environmental Conservation.

There are also many bodies of water in the Town which are unsuitable for development. This includes 52 ponds covering about 70 acres of land.

These hydrological factors can give some indication of development potential. Flood plains, wetlands, and bodies of water are all generally considered to be of extremely poor development potential.

Information on Turin's water resources is available in the publication Resources of the Tug Hill Region, prepared by the State University College of Environmental Science and Forestry, Syracuse, New York, February, 1974. Maps of the flood plains are available from the U.S. Department of Housing and Urban Development, Federal Insurance Administration. Stream classifications and wetlands designation has been done by the N.Y.S. Department of Environmental Conservation.

Soils

There are over eighty types of soils in the Town of Turin. Each of these soils is unique in terms of drainage, permeability, particle size, depth-to-bedrock, acidity, and other such factors. These characteristics combine to give each soil type a different capability of supporting development.

There are two aspects of soil capabilities of importance in the Town of Turin. These are the soil's ability to support septic systems, and their ability to support general uses.

The soils analysis for the Town shows that most of the area has severe limitations in terms of septic system suitabilities. There are large areas between Routes 26 and 12, however, which pose only moderate limitations. There are several areas east of Route 12 where the soil shows high development potential where it is not subject to the flooding of the Black River.

Throughout much of the Town, special techniques may be necessary to have a properly functioning septic tank system. These techniques may include changes in site selection for the system, larger drainage fields, and soil conditioning. In some cases, alternative systems may be necessary. In areas with severe septic system hazards, on-site soil tests for soil capabilities could identify problems if they do exist, and serve to indicate the techniques necessary to correct problems.

General use capabilities are based on the suitability for building construction. Criteria are established based on seasonal high water table, flood hazard, depth to bedrock, and surface rockiness. There are several areas with good suitability. These are 1) the top of Gomer Hill, 2) the Village and the closely surrounding area, 3) along Route 26, particularly in the vicinity of Houseville, 4) along the northern part of East Road and along Houseville Road, and 5) some rather inaccessible areas between Route 12 and the Black River. In general, most of the Town east of Route 26, with the exceptions of wetlands, flood plains, and steep slopes, is at least moderately suitable for general development. The land west of Route 26, however, is only moderately or poorly suited for general development with the exception of the Gomer Hill area.

The soil survey for the Town of Turin was conducted by the U.S. Department of Agriculture, Soil and Conservation Service. The study has been published in Soil Survey, Lewis County, New York, U.S. Government Printing Office, March, 1960. Interpretations are compiled by Cornell University, Department of Agronomy and the U.S. Department of Agriculture, Soil Conservation Service. These were published in March, 1972.

Development Potential Classifications (See Map 1)

The natural features of the Town of Turin provides a basis for determining the most suitable sites for development. There are three factors to consider in this process. These are slopes, septic system suitability, and hydrology. Lands with no slope or moderate slope, free of flood plains and wetlands, and having soils suitable for septic systems have a "high development potential" classification. Lands with all the above characteristics, but having severe septic system constraints have a "moderate development potential" classification. Areas with steep slopes, flood plains, or wetlands have a "poor development potential" classification.

High Potential - These are areas which should have no problem with development, or only minor, easily controlled problems. These are the areas where future development will be encouraged by local government.

Moderate Potential - These are areas which will have more serious development problems due to very poor septic system suitability. General construction should be feasible because slopes are not excessive and there are no major hydrological problems such as flood plains or wetlands. Septic system problems are common throughout the Tug Hill area for various reasons. The major problems in Turin are due to slow permeability, seasonal wetness, and high water tables. Although, these present some formidable obstacles to development, in many cases the development can succeed with some major modifications.

Poor Potential - These areas are designated poor potential for two reasons. They present formidable problems for development, or development may cause environmental problems for the community. There are excessively steep slopes and poor septic system conditions. This area also contains wetlands and flood plains. Development in these areas can create several environmental problems such as landslides, stream siltation or pollution, downstream flooding, and other problems. For these reasons, development should be non-structural only.

Development would require great expense to overcome such problems. Without extensive and costly modifications, there will be problems such as basement flooding, foundation cracking, frost heave, and other such structural hazards.

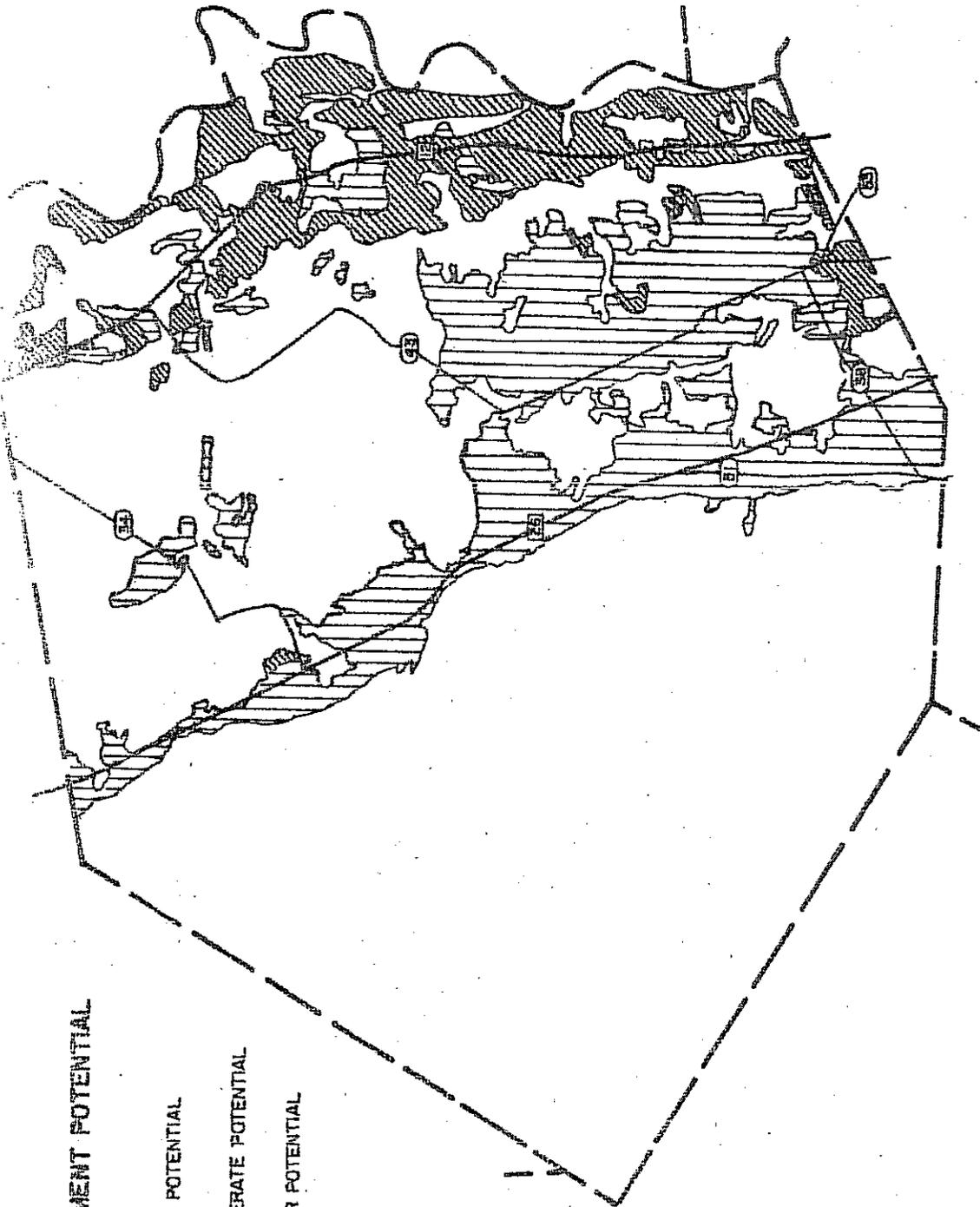
These classifications have been based solely upon natural features. When used along with other aspects of the environment such as community facilities, current land uses, socio-economic factors, transportation patterns, and Turin goals and objectives, they can be important considerations in the land use planning process.

TABLE I
Development Potential Classifications

Classification	Slopes	Septic Suitability	Hydrology
high potential	0-15%	good or fair	no floodplains or wetlands
moderate potential	0-15%	poor	no floodplains or wetlands
poor potential	15+%	poor	floodplains and wetlands

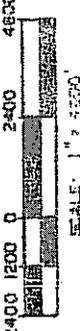
DEVELOPMENT POTENTIAL

-  HIGH POTENTIAL
-  MODERATE POTENTIAL
-  POOR POTENTIAL

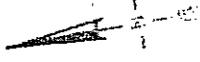


MAP I

TOWN OF TURIN
COUNTY OF LEWIS
NEW YORK



2400 1200 0 2400 4800
SCALE: 1" = 4800'



PREPARED BY TERRACORP
STATE COMMISSIONER OF ENVIRONMENTAL CONSERVATION

EXISTING LAND USE

Introduction

This report describes how the land of the Town and Village of Turin is currently being used. The existing land use study includes an analysis of the types and concentrations of development and the extent of public lands and agricultural districts. This information will aid the process of identifying the nature of future development and where it is most likely to occur.

General Situation

Most of the Town's physical development has taken place in and around the Village of Turin, with the only other node of concentrated development being the hamlet of Houseville. This hamlet is situated in the north-western part of the Town on Route 26. Most other development is uniformly scattered throughout the Town, primarily east of Route 26.

Land Uses

Most of the land area of the Town of Turin has been in agricultural production. Agricultural lands, including both crop and pasture lands, constitutes about sixty percent of the lands of the Town. These are generally located east of Route 26. There are some areas, covering about fifteen percent of the Town, which are inactive agricultural lands or brushlands. These are generally located west of Route 26.

About twenty percent of the land is covered by natural forest or forest plantations. These lands are mostly west of Route 26. Wetlands and wet woods cover about three percent of Turin and outdoor recreational lands cover about two percent. All other uses of the land, which includes residences, commercial establishments, churches, cemeteries, quarries, and other uses, constitutes about one percent of the land. These are generally situated along Route 12 and 26.

Development

Most of the development in Turin has been in the Village and along the two main transportation routes (Route 12 and 26). Both Routes 12 and 26 have been subject to residential and commercial "strip" development, which is the primary type of development in the Town.

Most of the structures in Turin are residential dwellings. About 60% of the Town and Village housing stock is located along Routes 12 and 26, and County Road 38 within the Village limits. Mobile homes constitute about thirteen percent of residential units. There are only four units currently within the Village limits and the rest are distributed throughout the Town in isolated locations. There are very few abandoned dwellings in the Town.

Nearly all of the Town's commercial structures are in and around the Village. These tend to be concentrated at the Village crossroads and along County Road 51 near the ski facilities. Most of the commercial establishments are oriented toward supporting the ski facilities and include several restaurants, hotels and motels, ski lodges, bars, and gas stations. The only other commercial establishments are located in Houseville or are scattered along Route 12.

There are several public service facilities in the Town. There is one church in Houseville and two in the Village. There is a fire station, town barn, post office, town offices, and one public school in and around the Village of Turin.

There are six cemeteries and four gravel pits scattered throughout the Town.

There are five areas of outdoor recreation use. These are Whetstone Gulf State Park in the northwestern part of the Town, the Snow Ridge ski facilities north of the Village, the golf course northeast of the Village, and a drive-in theater near Burdick's Crossing, and the Gomer Hill ski trails.

Public Lands and Agricultural Districts

There are several parcels of special lands. These include state owned lands, a village parcel, and an agricultural district.

The State of New York owns several parcels of land in the southwestern part of the Town, the bulk of the holdings being between Gomer Hill Road and Carpenter Road. These are State reforestation areas and have extensive use limitations. The State also owns a parcel in the northwestern part of the Town. This is part of the Whetstone Gulf State Park.

Most of the Town and Village of Turin are in two agricultural districts. These lands are reserved for unhindered agricultural use. Land development and controls or limitations on agricultural uses are discouraged or prevented. The areas excluded from the agricultural district are largely in the southwestern portion of the Town. Nearly the entire Village of Turin is included with the exception of narrow strips of land along Route 26, County Road 38, and the east side of County Road 51.

The Village of Turin owns a small parcel of land on Lee Gulf Road which is the site of the Village reservoirs.

Sources

Information on land use has been obtained from the Land Use and Natural Resource (LUNR) Inventory conducted by Cornell University for the State of New York in 1968. This inventory was compiled from aerial photographs and was very comprehensive when conducted. The information is slowly becoming outdated and is somewhat decreasing in usefulness. Therefore, windshield surveys of the Town have been conducted periodically since 1977, and as part of a continuing process, have been able to keep Turin's development picture up to date. Information on public lands and agricultural districts has been obtained from the Lewis County Department of Real Property Taxation.

TABLE 2

Land Use

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of Town Total</u>
Agricultural	12,450	59
Inactive Agricultural and Brushland	3,184	15
Forest	4,479	21
Wetlands & Wetwoods	679	3
Outdoor Recreation *	233	1
Other	210	1
TOTALS	21,235	100

* Does not include snowmobile and Cross-country ski trails.

TABLE 3

Development Types

RESIDENTIAL DEVELOPMENT

<u>Structure Type</u>	<u># in Town & Village</u>	<u># in Village Only</u>
conventional units	260	94
mobile homes	38	4
campers	23	0
apartment complexes	3	3
abandoned	9	3

COMMERCIAL DEVELOPMENT (As of August 1980)

Restaurants:

1. Down The Road (Food & Drink)
2. Brick Block Inn
3. Candlelight
4. Turin Inn
5. Village Cafe' (Food only)

Recreational Facilities

1. Snow Ridge (Skiing, Ski Equipment, Restaurant)
2. Turin Highlands (Golf Course, Pro Shop, Restaurant)
3. Valleybrook Drive-In Theater
4. Cy Seymour's Antique Museum

Lodging:

1. Motel of Snow Ridge
2. Pioneer Lodge
3. Turin Arms
4. Freihof
5. Towpath Lodge
6. McGees
7. Murdocks
8. Burrs
9. Snowflake

Insurance Sales:

1. Ingersoll
2. Benedict

Beauty Shops:

1. Terry's
2. Images

Contractors:

1. Phase Four
2. Tug Hill Builders
3. Bob Cochran
4. Freihof Wood Specialties
5. Northeast Painting

Gas Stations:

1. Village Cafe'
2. Bill's Auto
3. Lane's

Other:

1. Turin Arms Mobile Home Sales
2. Nordic Gnome Ski shop
3. Kristen International Manufacturing and Outlet Store (Ski Clothing)
4. 1882 Country Barn (General Store & Antiques)
5. Spanns Machine Shop
6. James Lee - Agricultural Products
7. B & R Used cars
8. Lewis County Industries (manufacturing)

Community Facilities:

- | <u>Type</u> |
|---|
| 1. Churches (3) |
| 2. schools |
| 3. fire station |
| 4. town barn |
| 5. post office |
| 6. town offices |
| 7. Association for retarded children |
| 8. village park |
| 9. numerous snowmobile and cross-county ski trails |
| 10. Whetstone Gulf State Park (partially within town) |

General Uses

<u>Type</u>	<u>No.</u>
cemeteries	6
gravel pits	4

Source: 1968 LUNR
1979 Windshield Survey
1980 Update by Planning Board

TABLE 4

Public Lands

<u>Owner</u>	<u>Acres</u>	<u>Percent of Town</u>
State	1079.6	5
Village	201.9	.9
Town	4	-
So. Lewis School District	40.3	-
Turin Cemetery	5.6	-

Source: Lewis County Department of Real Property Taxation.

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 snowplowing 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 general functional groups - major roads, collector roads and local roads.

Major Roads

The primary function of major roads is to carry relatively large volume 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 setbacks, the provision of off-street parking facilities and proper design.

There are two major roads in Turin -- State Highways 12 and 26. The basic circulation pattern in the Village and Town is structured by these two highways.

Route 12 is the principle access to Lewis County and provides the major link between Turin and the Thruway System at Utica to the south and Watertown to the north.

The other major State route through Turin is Route 26, extending from Boonville north to Lowville. Route 26 provides direct access to the Village, Snow Ridge and Houseville. Route 12 roughly bisects the Village and Town and forms the spine of the internal circulation pattern which converges on the intersection of Route 26 with Main Street in the Village.

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.

County Route 38 (Main Street) and County Route 53 (Turin Road) are the principle east-west access roads between Route 12 and 26. Turin Road provides an adequate and scenic entrance from Route 12.

Main Street, extending from the four corners to West Road, serves as a link in providing access to Tug Hill. County Road 43 (East Road and Lee Road) provides east-west access from Route 12 through the middle portions of the Town to the Village and Route 26. The other east-west connection between Route 12 and Route 26 is County Route 34 (Glenfield Road - East Road) which extends across the northern portion of the Town from Houseville to the Glenfield area.

West Road and East Road also serve as collector roads. East Road functions primarily to gather and distribute traffic within the eastern sector of the Town. West Road provides direct access to Snow Ridge to the north and to West Turin to the south.

The only remaining road which serves as a collector road is Route 36 (Burdick's Crossing). This road is the only link between Route 39 in the Town of Greig and Route 12 in the Town of Turin. It also indirectly serves the middle portions of Turin. Because of steep grades on Milk House Road, there is no practical way to extend Burdick's Crossing to the interior of Turin.

Access into Turin from Burdick's Crossing can only be gained by going to Lee Road or south to Turin Road.

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 Turin are used primarily to provide access to abutting properties and are therefore classified as local roads.

Jurisdiction

Most of the roads in Turin are owned and maintained by the Town. This includes 31.32 miles of roads, or fifty-nine percent of the Town's total. The county and state own and maintain roughly the same proportion of roads, the county maintaining 11.32 miles and the state 10.42 miles. Each of these make up about twenty percent of the roads.

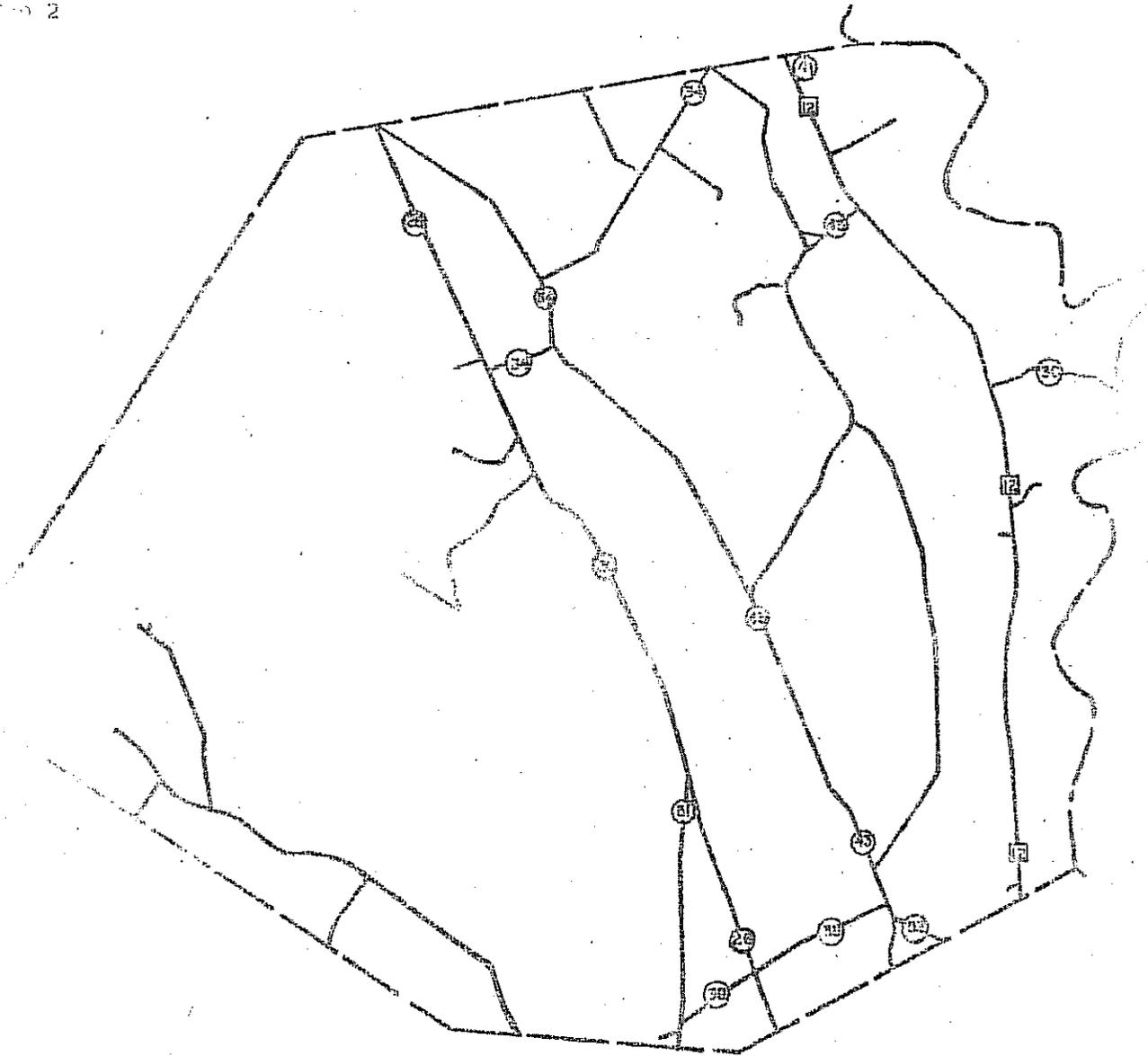
Traffic Volume

Traffic volumes have been estimated for the two state roads in Turin. It has been calculated that in 1977 there was an average of 2,600 daily trips between Lyons Falls and Glenfield on Route 12. This represents a slight decrease over the 1972 estimate which was 2,750. It also has been calculated that in 1977 there was an average of 1,150 daily trips south of the Village of Turin on Route 26 and 1,100 north of the Village. This represents a substantial increase over the 1972 figures, which was 760 daily trips south of the Village and 980 north of the Village.

The traffic volume data indicates a slight de-emphasis on Route 12 and greater importance being placed on Route 26 as a major traffic artery in the region.

Sources

Information on roads has been obtained from U.S. Geological Survey maps. Information on road conditions is available from the New York State Department of Transportation (NYSDOT). A breakdown of the jurisdictional responsibilities for roads is in the publication, Local Highways System Inventory - 1972, Town and County Road Mileage and information on state road traffic volumes is available in 1972 Traffic Volume Report. Both of these publications are produced by NYSDOT.



LEGEND

- STATE ROADS □
- COUNTY ROADS ○

PLOWED ROADS

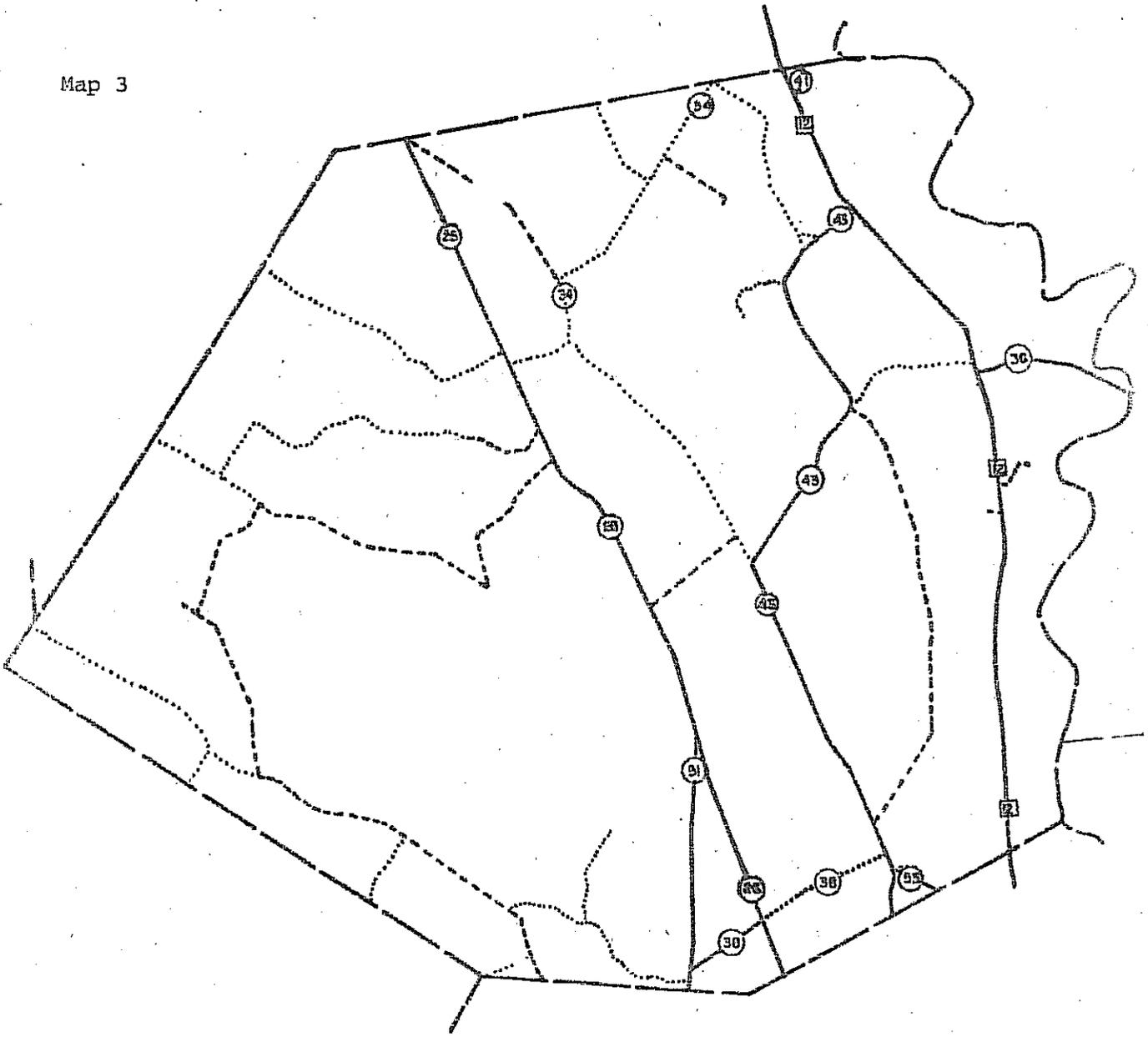
TOWN OF TURIN
 COUNTY OF LEWIS
 NEW YORK

2400 1200 0 2400 4800'

SCALE: 1" = 4800'

PREPARED BY: TEMPORARY
 STATE COMMISSION ON TUG HILL
 G.M.H.

Map 3



LEGEND

- STATE ROADS □
- COUNTY ROADS ○
- GOOD CONDITION ———
- FAIR CONDITION - - - - -
- POOR CONDITION ·····

ROAD CONDITIONS

TOWN OF TURIN
COUNTY OF LEWIS
NEW YORK

2400 1200 0' 2400' 4800'

SCALE: 1" = 4800'

PREPARED BY: TEMPORARY
STATE COMMISSION ON TUG HILL
GAH

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 capability.

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 impact 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 and Village of Turin has experienced a decline in population since the 1920's. This decline has been rather gradual and the population through the 1970's has appeared to increase again. Although an accurate census count has not been taken since 1970, and the next count will not be available until the early 1980's, it is believed that the population will show a net increase through the decade. It is expected that another 72 residents will probably inhabit the Town within the next twenty-five years.

Age

Over one-third the inhabitants are under 18, and about one-tenth are over 65. This leaves about 55% of the population in the primary wage earning category.

Occupations

The largest single occupational category is "farmers, farm managers, farm laborers, and farm foremen". This large segment of the population (40%) reflects a large agricultural basis for the economy. A large number of employees (17%) are in the "sales, clerical, and kindred workers" class with another large segment (16%) in the "craftsmen, foremen and operatives, except transport" class. It is presumed that most of these latter two classes of workers are employed outside the Town. Commuter data indicates that most (91%) of the Town's residents are employed in Lewis County (with a small percent working in Jefferson and Oneida Counties). Therefore, most of these people probably are employed in neighboring towns in Lewis County.

Income

The incomes of families tend to be grouped around the low and middle incomes in 1970 dollars with very small numbers of families in the upper middle class categories. Average and median incomes were \$3 - 4,000 below the statewide average.

Education

The Town is composed primarily of people with elementary and high school educations. There are few individuals (11%) which have gone on to higher education.

Summary

The Town of Turin is characterized as a stable agricultural-recreational community. Most of the residents either derive their income from agriculture or from seeking employment outside the Town, most likely in the larger commercial centers of Lowville and Lyons Falls.

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

All statistics on socio-economics 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. "Estimates of Minor Civil Division Populations: 1975-2005" produced in 1979.

Table 5 - Population Data

Population Projections

<u>Past Populations</u>	<u>Future Projections</u>
1800 - 440	1980 - 580
1850 - 1,826	1985 - 904
1900 - 1,157	1990 - 923
1920 - 1,016	1995 - 938
1930 - 897	2000 - 947
1940 - 659	2005 - 952
1950 - 856	
1960 - 878	
1970 - 805	
1975 - 848	

Table 6 - Age

Median Age - 28.0

% of population under 18 - 35.8%

% of population over 65 - 9.7%

Population by Age and Sex

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	31	26
5-15	98	94
16-24	38	57
25-34	47	48
35-44	43	51
45-54	53	45
55-64	36	30
65 +	30	40
Total	384	391
Grand Total		775

Table 7 - Occupation

Count of Employed Population 16 Years Old and Over By Occupation

	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	28	9
Sales, Clerical and Kindred Workers	53	17
Craftsmen, Foremen and Operatives, Except Transport	51	16
Transport Equipment Operatives	20	6
Laborers, Except Farm	9	3
Farmers, Farm Managers, Farm Laborers and Farm Foremen	127	40
Service Workers Including Private Household Workers	<u>32</u>	<u>10</u>
Total	320	100

Table 8 - Income

Count of Families by Family Income

	<u>Number</u>	<u>Percent</u>
\$ 0- 2999	36	16
\$ 3000- 4999	38	16
\$ 5000- 6999	37	16
\$ 7000- 9999	58	25
\$10000-14999	51	22
\$15000-24999	6	3
\$25000 & over	<u>5</u>	<u>2</u>
Total Families	231	100
Average Family Income	\$7667	
Median Family Income	\$7375	

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	100	61	161	33
1-4 Yrs. H.S.	123	153	276	56
1-3 Yrs. College	10	23	33	7
4 + Yrs. College	<u>5</u>	<u>17</u>	<u>22</u>	<u>4</u>
Total	238	254	492	100

COMMUNITY FACILITIES

Introduction

Community facilities are those lands, structures, and physical infrastructures in which the public has ownership and/or some type of investment.

Knowledge of the extent, location, and types of community facilities are important planning considerations. This is because they will tend to attract new development if they are adequate, or more than adequate. They may tend to inhibit new development if they are inadequate. Therefore, the rate of expansion of community facilities along with their current adequacy can have an affect on the growth rate of the community. When expanding facilities, it is important to consider the affects of such expansion.

The location of community facilities is important because development will tend to locate corresponding to the facilities which support it. For instance, some types of development may wish to be closer to a facility such as a fire station. A multi-family housing unit may require a municipal water supply. Residential development may be influenced by the proximity of parks and playgrounds. For this reason, the placement of new facilities should be carefully considered.

The types of community facilities available are also important. Certain types and concentrations of land uses are dependent on the availability of certain community facilities. Amenities such as parks and playgrounds may attract greater residential growth. Water and sewer facilities may attract heavier concentrations of all types of development.

Community facilities are provided by all levels of government, by quasi-public agencies, and by private enterprise. Those that concern us here are primarily public and quasi-public facilities.

Community Facilities and Properties Inventory

Schools

The Town of Turin is covered by two school districts. A portion of the north-western part of the town is in the Lowville Central School District, its school is located in Lowville. This district also covers the towns of Lowville, Martinsburg, Montague, and parts of Pinckney and Harrisburg.

The major part of Turin is in the South Lewis Central School District, its Junior-Senior High School being located in the Town of Turin. The elementary schools are located in Port Leyden, Glenfield, Lyons Falls, and Constableville. This district also covers the towns of Greig, Lyonsdale, West Turin, and parts of Leyden, Watson, and Martinsburg.

Fire Protection

The fire station is located on Route 26 near the Village four corners. This unit serves the entire Town with the exception of the north-eastern portion, which is served by the Glenfield-Graig Fire Department. The fire equipment, located in Turin, includes 2 tankers, 2 pumpers, a utility truck, and an ambulance.

The National Board of Fire Underwriters have rated the town 9, which is the lowest category of fire protection. This rating is based on water supply fire department, fire alarm system, police department, fire prevention, building codes, and structural conditions.

Town Equipment Storage

The town barn is located in the Village. It contains a bulldozer, grader, loader, snowblower, sand truck, two plows, and three dump trucks. The Town also has an additional storage barn on Lee Road for small town equipment and a storage building behind the town barn.

Parks

The Village owns two pieces of property at the four corners. These are parks, one containing a basketball court and also a baseball diamond at the Town Fire Hall.

Village Water Facilities

The Village has a water supply system with 4" and 6" piping running along Main Street and Route 26 in the Village. This supply also serves the golf course club house and pro shop, the houses between the club house and the Village Whiskey Lane to the first farm, and the South Lewis High School. Also served are three houses on County Road 53 and several houses on the west side of the Village near Snow Ridge. The school water is metered while the other users pay a flat fee which is higher for areas outside the Village.

The water supply comes from two reservoirs on Lee Gulf Road, one at 1495 feet elevation of 1,000,000 gallon capacity and one at 1475 feet elevation of 1,100,000 gallon capacity. The reservoir at 1495 was built in 1905. A new reservoir at 1475 was built in 1969 in anticipation of additional demand which has not occurred. Both are currently in use but the old reservoir is the primary source. There is also a chlorination facility at the foot of Lee Gulf Road.

Community Building and Library

The Town and Village currently use a former elementary school in the Village as a community meeting place and public library. This facility is owned by the Association for Retarded Children and is loaned to the community.

The library is a member of the North Country Library System and has about 3,800 books, 1,500 serials, and 590 nonbook material in stock.

Sanitation

Solid waste is handled by Young & Wilcox Sanitation of Lowville and is disposed of outside the town. Pickups in the town are handled by individual options while residents of the village are taxed for the service.

Other Services and Facilities

The town also has a post office located in the village. The telephone system is operated by the Continental Telephone Company of Upstate New York. The electric system is operated by the Niagara Mohawk Power Corporation. There is no gas service. Police protection is provided by the state police and the county sheriff's patrol. There are no town or village police personnel.

Summary

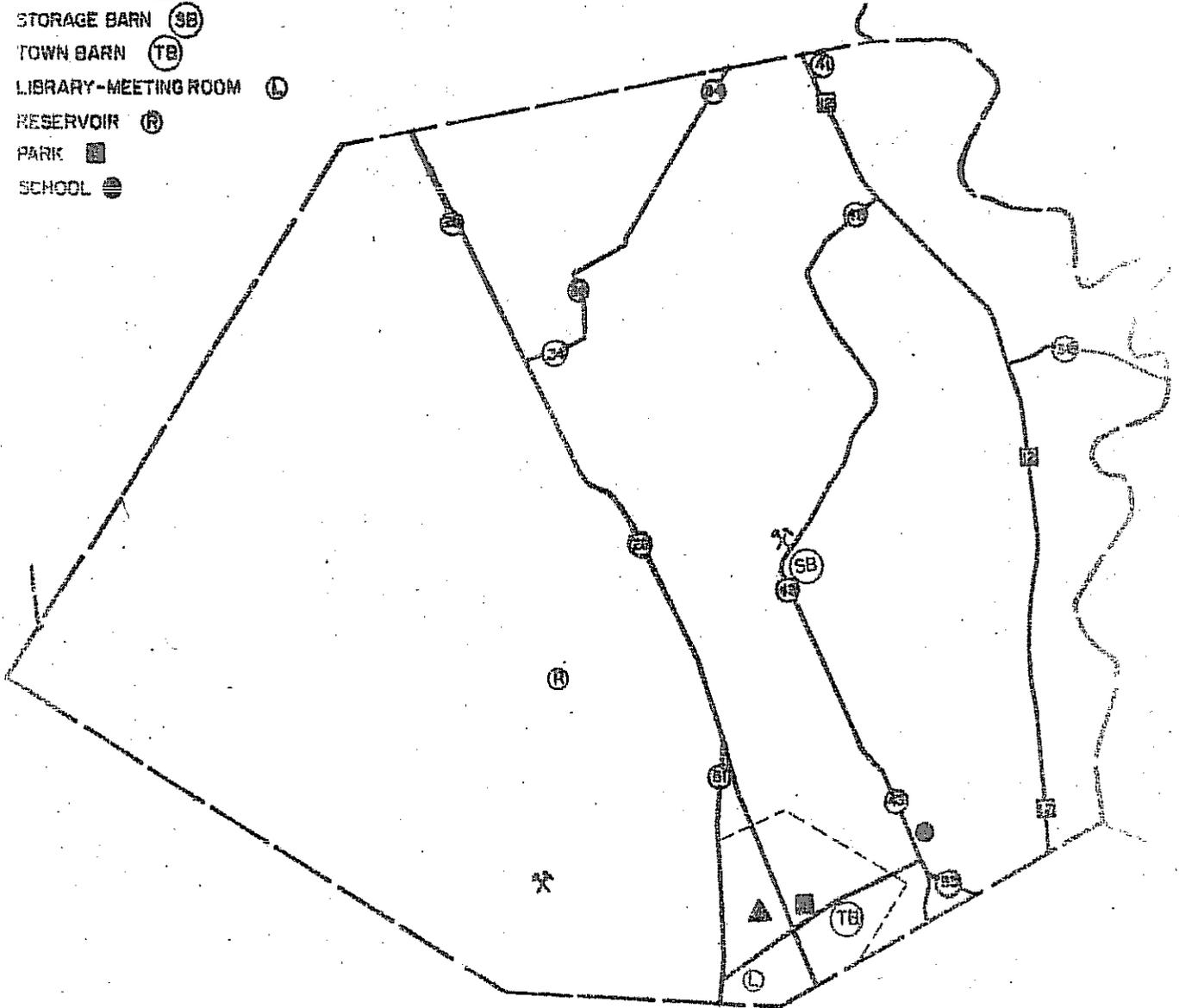
There are few services and facilities that are the responsibility of the town and village governments. The size of the community does not allow the economics of scale necessary for such activities. Therefore, many services and facilities must be made available through state and county government, and neighboring towns, villages, and cities.

COMMUNITY FACILITIES

KEY:

- GRAVEL PIT 
- FIRE STATION 
- STORAGE BARN 
- TOWN BARN 
- LIBRARY-MEETING ROOM 
- RESERVOIR 
- PARK 
- SCHOOL 

MAP 4



LEGEND

- STATE ROADS 
- COUNTY ROADS 
- VILLAGE LIMITS 

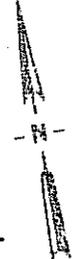
TOWN OF TURIN
 COUNTY OF LEWIS
 NEW YORK

2400 1800 0 2400 4800'



SCALE: 1" = 4800'

PREPARED BY: TEMPORARY
 STATE COMMISSION ON TUG MILL
 GAH



LAND USE POLICY

The Town of Turin has four distinct land use areas which require separate treatment when considering land use policy. (See Map 5) These areas have been called Forest, Agriculture, Community Center, and Primary Development.

Forest - These lands are the heavily forested areas west of Route 26. The area is largely undeveloped although there are a few scattered vacation homes. The area is inaccessible to motor vehicles in the winter. The forest is significant because it is the watershed of most of the town's streams and the village reservoir. The forest also acts as a valuable recreation area, providing opportunities for hiking, hunting, fishing, cross-country skiing, snowmobiling, and other types of open space recreation activities.

Recommendation: It is recommended that further permanent development for year-long use be carefully considered. Any such development should be analyzed for its fiscal impacts on local government. This is to insure that the additional burdens placed on government services such as snowplowing, road maintenance, fire and police protection, school bussing, mail delivery and water supply are offset by increased revenues. It is also recommended that development be analyzed for its impacts on the Turin town and village water supply and quality. It is further recommended that future development in this area be consistent with a policy of preserving and enhancing the existing character of the Turin upland for its open space recreation value. The objective is to encourage fiscally sound development patterns in this area which will be compatible with the current use of this area as the town and village watershed and a valuable open space recreation area.

Agriculture - These lands are the concentrations of agricultural lands between Route 26 and Route 12, along the banks of the Black River, and in the Gomer Hill Road area.

These areas contain scattered residential development consisting primarily of farm dwellings and structures, and some rural commuter dwellings. The area is significant because of its rural agricultural lifestyle. The agricultural activity of the Town is important not only for its economic impact, but for the environment it offers the residents of these areas. Low density housing, large open spaces, clean air and water, opportunities for outdoor recreation, privacy, and an atmosphere of freedom and independence are associated with this type of lifestyle. This agricultural resource is in some ways a refuge from the urbanization which tends to be moving throughout the Black River Valley.

Recommendation: It is recommended that development in this agricultural area be limited to that which is essential for agriculture and to development that has a character compatible with the rural environment. The objective is to protect the rural lifestyle and environment for which Turin is now noted.

Community Center - These lands include all of the Village of Turin and those areas adjacent which are capable of supporting a more intensive level of development.

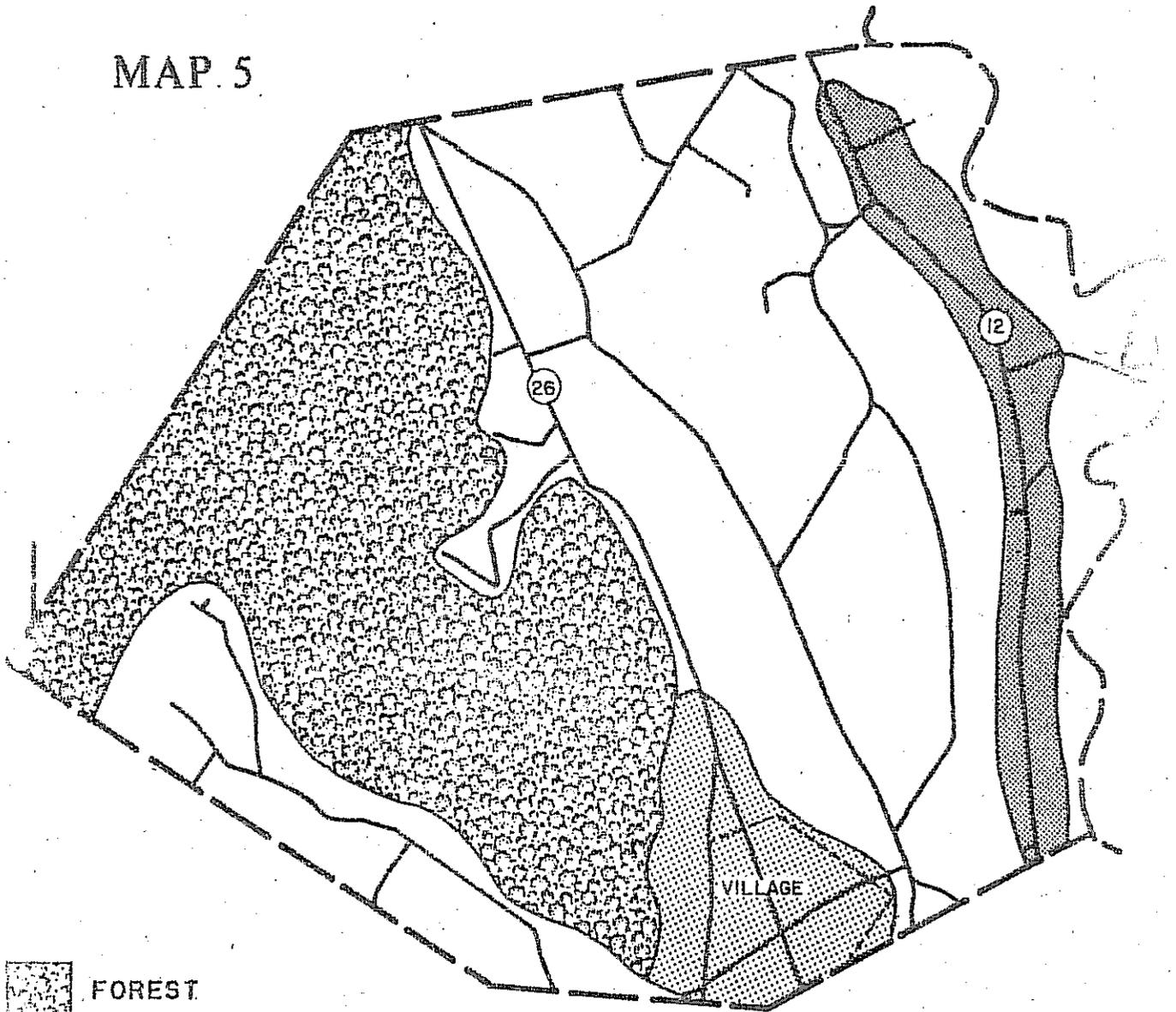
This area is characterized as being primarily a residential area, with some commercial structures and very limited industrial activities. It also acts as the nucleus of the Town. It is a community center where most of the community's public facilities and commercial enterprises are located. Attracting people to this cross road are meeting places, restaurants, small shops, single family homes, a library, a fire hall, a museum, a community park, in combination with a large public school east of the Village and large ski area west of the Village. It remains, however, relatively uncongested and of low density, surrounded by farmland and forest.

Recommendation: It is recommended that this community center encourage development of those industrial, commercial, and residential activities which will not significantly alter the rural hamlet atmosphere. The objective is to provide for some further expansion of industrial, commercial, and residential land uses, but only to the extent that they do not significantly contribute to increased traffic congestion, air and water pollution, excessive noise and odor, more crowded living conditions, excessive demands on community facilities, or in other ways alter the general rural atmosphere of the Village area.

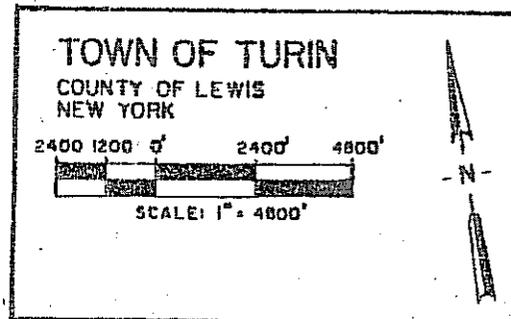
Primary Development - These lands are clustered along Route 12. Current development in this area consists of a combination of farm dwellings and structures, dwellings for rural commuters, and limited commercial facilities. The land use is now largely agricultural. This area is the most accessible in the Town, being along State Route 12. The physical characteristics of the land, in terms of soils, slopes, and hydrological considerations, make it the most suitable for intensive development.

Recommendation: It is recommended that this area be used for any type of commercial, industrial, and residential land uses which may desire to locate in the Town of Turin. The objective is to designate suitable lands for the Town's future economic development, while at the same time protecting the essentially rural nature of the Town. Development here will not seriously affect the rural character of Turin's uplands. This area along Route 12 has been determined to be most suitable for accepting more intensive levels of development, when the need for it develops.

MAP 5



-  FOREST
-  AGRICULTURE
-  COMMUNITY CENTER
-  PRIMARY DEVELOPMENT



Land Use Plan Map

Table 10

LAND USE POLICY CATEGORIES

Town and Village of Turin

Category	Encouraged Activities	Discouraged Activities
Forest	Fiscally sound development consistant with open space recreation	Fiscally unsound development inconsistant with open space recreation.
Agriculture	Scattered residential uses, agriculture, public recreation, forestry.	Industrial and commercial development
Community Center	Residential, commercial, and industrial uses compatible with the village environment; agricultural uses; and commercial recreation.	Industrial, commercial, and residential development incompatible with village environment.
Primary Development	Agriculture, all types industrial, commercial, and residential development	None

TABLE 11
Inventory of Available Maps
(1" = 2000')

1. Locations of buildings (based on Planning Board windshield survey)
2. Land Use and Natural Resource Inventory (based on 1968 aerial photographs)
3. Hydrology (wetlands, flood plains, stream classifications)
4. Slopes
5. Soils capabilities for agriculture
6. Soils capabilities for septic systems
7. Soils capabilities for general construction
8. Public Lands and Agricultural Districts
9. Road conditions
10. Flowed roads
11. Base map

These maps are available upon request from the Turin Joint Town & Village Planning Board.