
Town of
REDFIELD
Plan

ADOPTED BY TOWN BOARD RESOLUTION MARCH 9, 2018

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Introduction

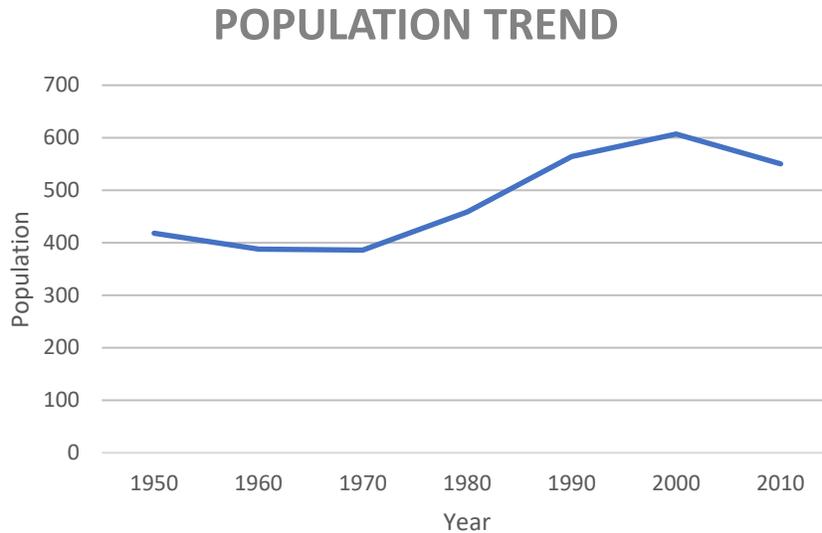
PURPOSE of the Plan

The purpose of the plan is to provide guidance for the physical development of the Town of Redfield for the future. It is based on and reflects the planning ideals laid out in the Planning Accord for Tug Hill and the Tug Hill Reserve Act. The plan is intended to provide a framework for land development and land subdivision controls. It will also help assure that the growth of the area will be in concert with plans for infrastructure and road development, and will not negatively impact natural resources and rural character. Finally, it is hoped that other governments (state, county, and other local governments) will find the plan useful in shaping their future development activities. It is the purpose of this plan to create a vision for the community's future that is a shared vision of the citizens of Town of Redfield.

PERIODIC REVIEW and Update of the Plan

It is recommended that this plan be reviewed and updated every five to eight years by the Town Board and others, as designated by the Town Board. A periodic review will refresh the Board's perspective on the longer range issues affecting Redfield, and help to reinforce the link between day-to-day development decisions and longer range town policies. In addition, a periodic update will keep the plan current with the ever-changing conditions of the town without the need for large-scale planning efforts.

Town of Redfield Demographics Profile



POPULATION characteristics

Redfield’s population has been rising consistently since 1970. However, between 2000 and 2010, the population fell by 57 people (-9.4%), a much greater proportional decrease than the county or state saw. Both the number and size of households decreased by greater proportions than usual for the region.

In the same time period, the median age of residents increased by 4.5 years. Despite the population decrease, housing units increase by 160, a substantial 30% increase uncharacteristic of the region.

	2000	2010	Change	Change in Oswego Cty.	Change in NYS
Population	607	550	-9.4%	-0.2%	+2.1%
Number of Households	230	220	-0.4%	+1.9%	+3.7%
Average Household Size	2.64	2.50	-5.3%	-3.1%	-1.5%
Median Age	39	43.5	+4.5 years	+3.5 years	+0.4 years
Housing Units	537	697	+29.8%	+1.5%	+5.6%

Source: U.S. Census Bureau (Full Census)

EMPLOYMENT/INCOME

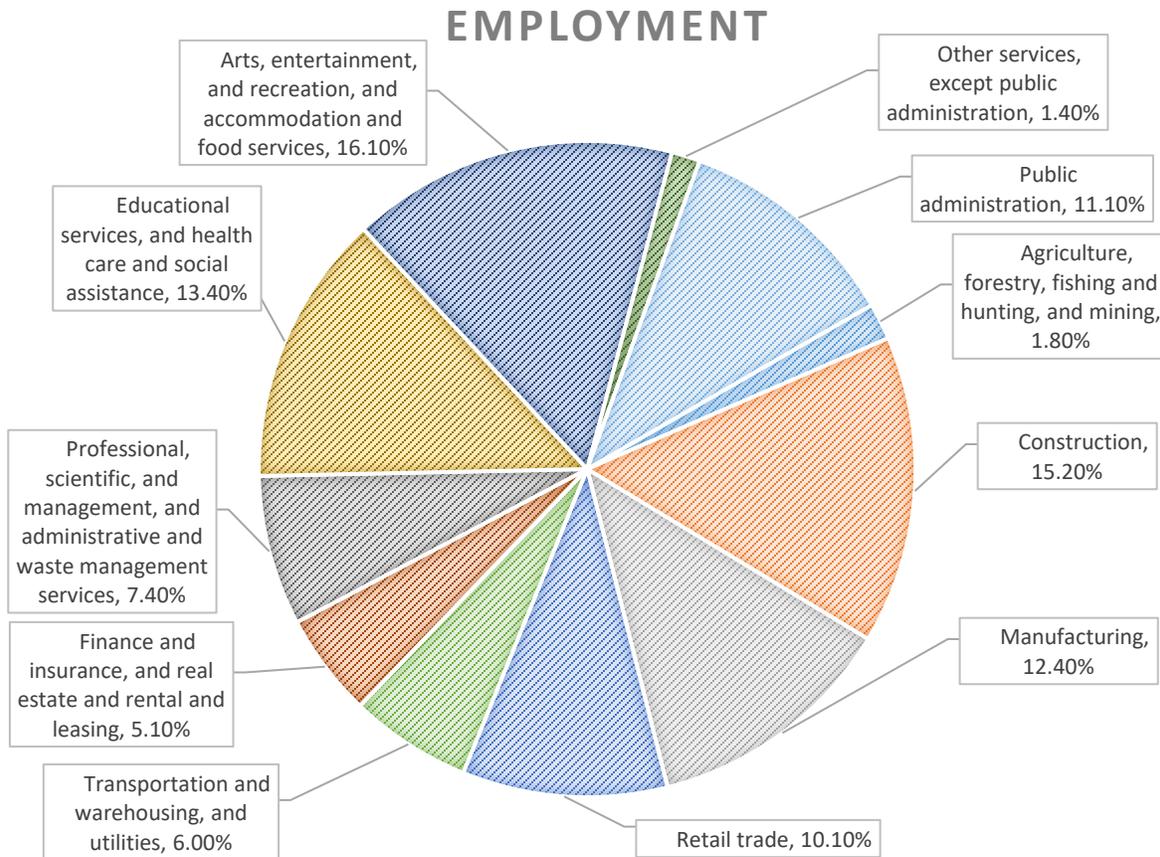
characteristics

Redfield’s median income was under half its median housing value in 2015, meaning the affordability of homes may not be optimal. 19.1% of the population is below the poverty line, a rather high proportion.

2015 Median Household Income	\$49,625
2015 % of Population Below Poverty Line	19.1%
2015 Median Housing Value	\$116,500
2015 Mean Travel Time to Work	40.6 min.

Source: U.S. Census Bureau (American Community Survey)

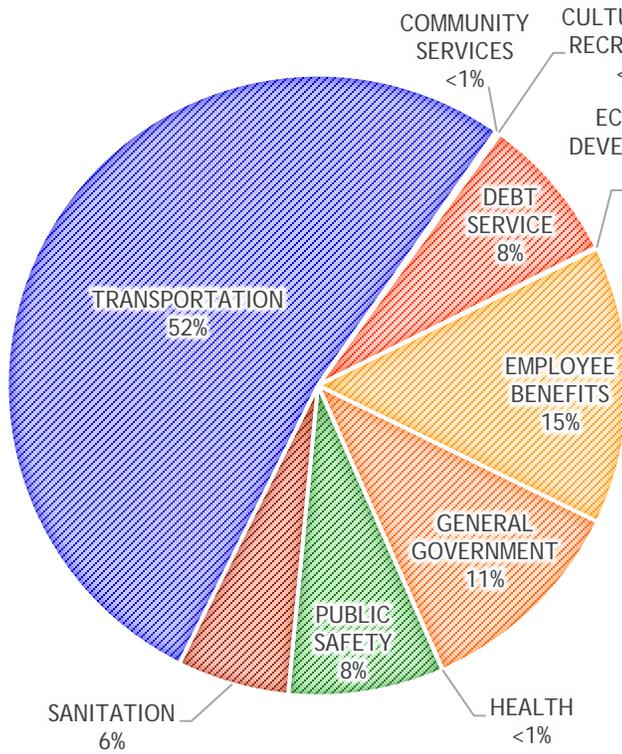
The average travel time to work in 2015 was estimated to be about 41 minutes. About 55.7% of residents worked outside Oswego County (Redfield borders both Lewis and Oneida Counties). Residents of Redfield were employed in a variety of fields, the largest being arts/recreational/accomodation/food services (16.1%) and construction (15.2%).



Source: U.S. Census Bureau (American Community Survey)

Note: Data from the American Community Survey is subject to a variable margin of error, and is not exact.

EXPENDITURES



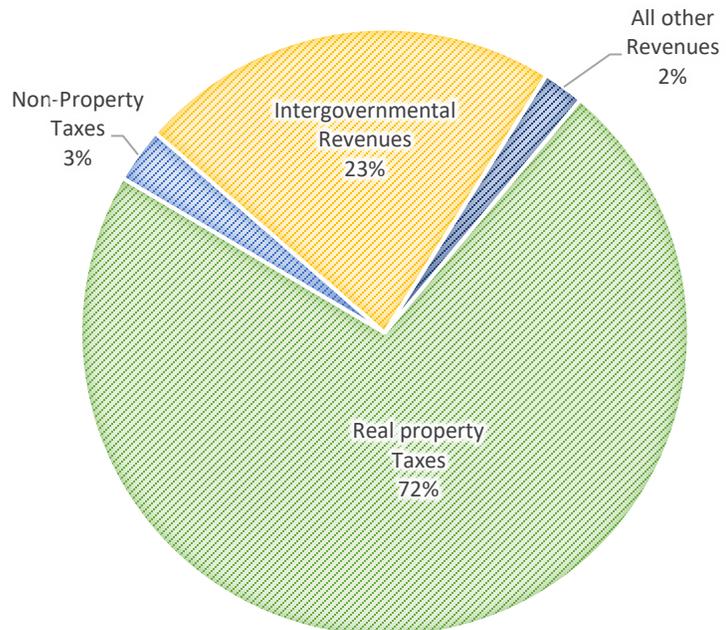
Expenditures (\$)	Redfield
Community Services	500
Culture and Recreation	1596
Debt Service	65886
Economic Developments	562
Employee Benefits	124209
General Government	95838
Health	130
Public Safety	69281
Sanitation	49905
Transportation	448389
Utilities	0
Total by Town	856296

REVENUES

TOWN BUDGET characteristics

In 2015, Redfield's total revenue (\$902,867) exceeded total expenditures by \$46,571. Most revenues came from property taxes, accounting for \$653,554. Intergovernmental revenues (\$203,220) and non-property taxes (\$26,363) also contributed.

The greatest expenditures were Transportation (\$448,389), Employee Benefits (\$124,209) and General Government (\$95,838), together accounting for 78% of total expenditures.



ROAD MILEAGE

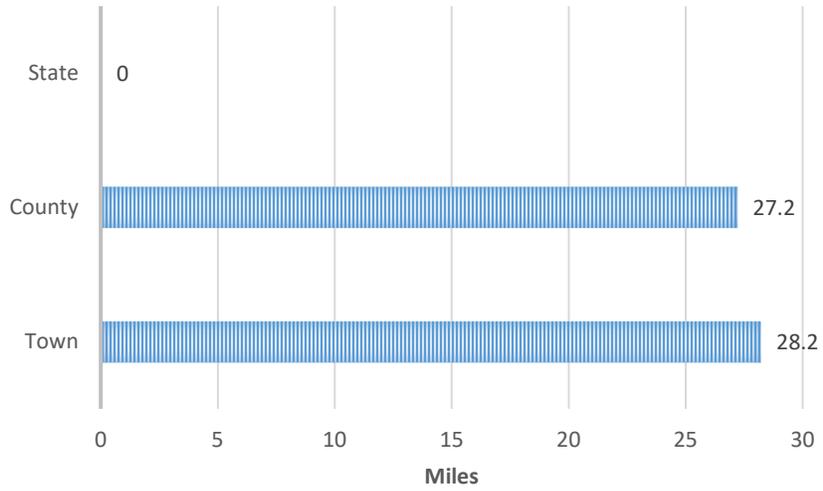
LAND USE

characteristics

As of 2017, 51% of Redfield's roads are owned by the Town, 49% by Oswego County, and none by New York State. Redfield has a total of 55.4 miles of roadway.

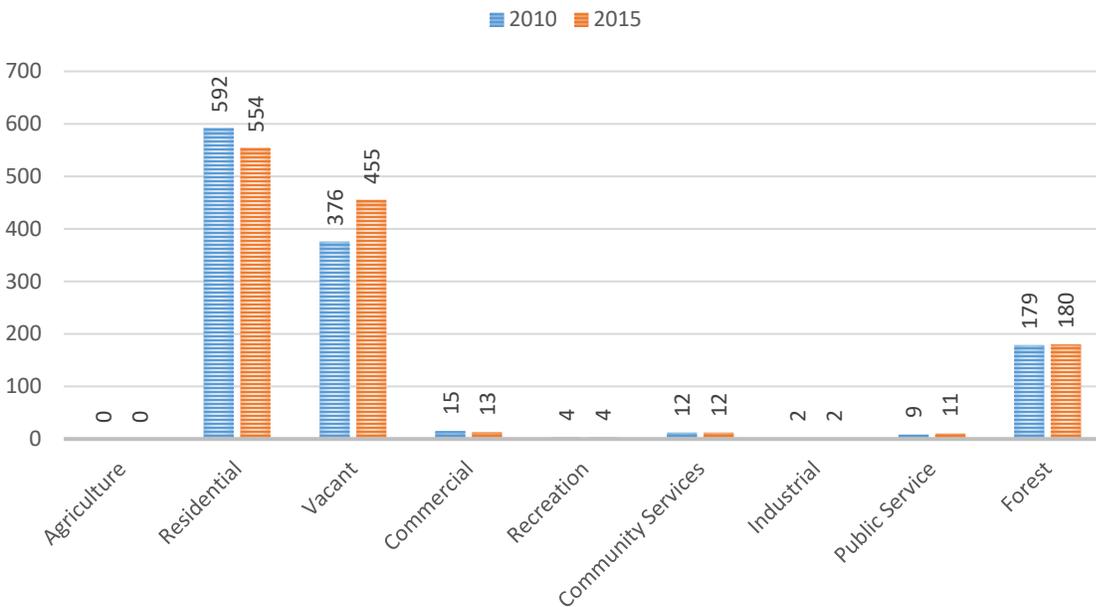
Redfield's properties are mostly residential (45.0%), vacant (37.0%), or forest (14.6%). During the five years from 2010 and 2015, there was an increase of 79 vacant (+21%) two public service and one forest property.

At the same time Redfield lost 38 residential (-6%) and two commercial properties. This is odd considering the previous 30% gain in housing units previously observed between 2000 and 2010. Bear in mind that this data only captures the number of tax parcels in Redfield, not the acreage.



Source: NYS Dept. of Transportation, 2017

TAX PARCELS BY PROPERTY CLASS



Source: NYS Office of Real Property Tax Svcs.

Town of Redfield Community Resources Profile

Redfield is uniquely located in the northeastern corner of Oswego County, it is the only town that touches all three of the other Tug Hill region counties: Jefferson, Lewis, and Oneida. Redfield is bordered by the town of Worth to the north, Montague and Osceola to the east, Florence and Williamstown to the south, and Orwell and Boylston to the west. The hamlet of Redfield is situated around the Salmon River Reservoir in the southern end of the town. As stated in the previous section, there are no State routes in Redfield. The primary roadway is County Rt. 17 that crosses the reservoir as it turns into the Salmon River. The busiest segment is between Harvester Mill Road and the southern town boundary, with an average daily traffic of 611 vehicles in 2015. The town contains portions of Oswego County Agricultural District #11.

The Town of Redfield has a website: www.townofredfield.com

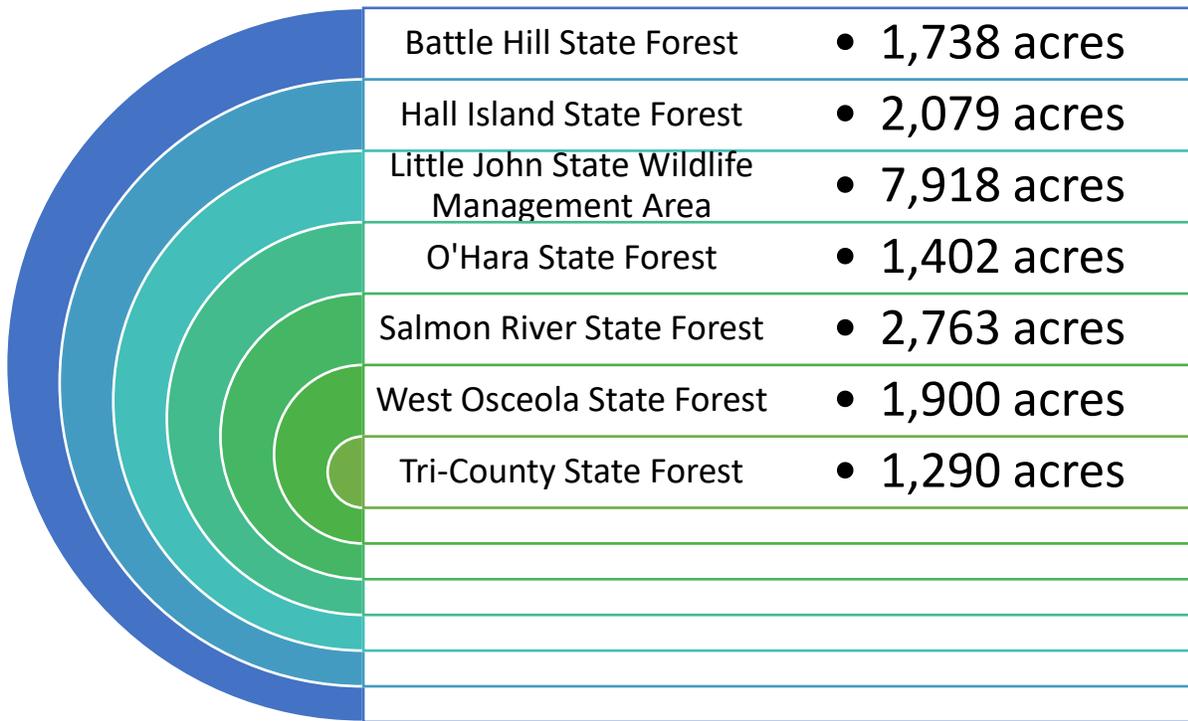
COMMUNITY BUILDINGS

Town of Redfield Office	About 2,300 sq. ft. 4830 County Route 17, Redfield, New York 13437
Redfield Town Barn	About 7,500 sq. ft. 1 Balcom Dr, Redfield, NY 13437
Post Office	7 School Rd, Redfield, NY 13437



The primary municipal building is the Town of Redfield Office, a small building facing west down the reservoir, located on the island that County Rt. 17 uses to cross the reservoir. The Town Barn (about 2,300 sq. ft.) on Balcom Drive is not far north off County Rt. 17. There is a post office at the corner of School Road and County Rt. 17.

PUBLIC LANDS



Redfield contains portions of Battle Hill State Forest (Cnty. Rt. 17), Little John State Wildlife Management Area (Cnty. Rt. 17), O’Hara State Forest (O’Hara Road), Salmon River State Forest (Cnty. Rt. 17), West Osceola State Forest (Redfield Road) and the Tri-County State Forest (Cassio Road). Battle Hill S.F. is entirely within Redfield and includes parts of the Mad River and Salmon River North Branch. It is also a snowmobiling location. Hall Island S.F. hugs the south side of the Salmon River Reservoir and offers trails



Salmon River Reservoir

for hiking in the summer and skiing in the winter. Little John W.M.A. is the largest of the areas, the majority of it is in the northern end of Redfield and mostly wooded. To the south O’Hara S.F. has skiing, snowmobiling and hiking trails. Nearly the entirety of Salmon River S.F. is in Redfield on the north side of the reservoir.

Note that not the entire acreage of each park is within Redfield (unless otherwise noted).

Goals for the Future

1.0 Retain the quality of our area's surface and groundwater. These waters are essential to providing individual and municipal water supplies. They are essential to many industries of our area. They are important to the retention of fishing opportunities and wildlife habitat.

- 1.1 Discourage adverse development near major wetlands and concentrations of wetlands.
- 1.2 Discourage adverse development near major stream corridors.
- 1.3 Discourage adverse development near significant springs, wellhead areas of water supply systems, and aquifers.
- 1.4 Continue to identify and map major wetlands, concentrations of wetlands, major stream corridors, significant springs, water supply well head areas, and aquifers.
- 1.5 Raise awareness of the importance of Tug Hill waters.

2.0 Retain major forested areas most important to forest industry, hunting, fishing, and other types of recreation. Major blocks of forest land on Tug Hill are not only important for retaining the area's economy and recreation opportunities, they are also important in providing wildlife habitat and the very character of the area. In addition, Tug Hill's vast reaches of forest are key to maintaining the purity of its waters and to controlling rates of runoff.

- 2.0 Continue to identify major forested areas.
- 2.1 Discourage subdivision and development that would take major forested lands out of productive use for forest industry, hunting, fishing and other types of recreation.
- 2.2 Discourage unreasonable restrictions on forestry activities that adversely affect businesses.
- 2.3 Encourage forestry-related businesses as a means of maintaining a healthy economy, and as a means of retaining large parcels of forestland.
- 2.4 Encourage educational programs that show the importance of forested lands to the area's environment, economy and recreational opportunities.
- 2.5 Promote sound forestry practices for all commercial and private harvesting through the establishment of minimum forest management standards.

3.0 Retain the area's most important wildlife habitat and unique areas to conserve hunting, fishing, and recreational opportunities, and to help retain the character and biological richness of our area. Important wildlife habitat areas and unique areas such as our gulfs are a significant part of the character of our heritage, and can provide important recreational opportunities. They also are of great importance to our economy because of the economic contributions hunting and fishing make to the area, and the economic benefit that comes from the viewing of wildlife and scenery by snowmobilers, skiers, hikers, motorists, and others.

3.1 Discourage adverse development in important wildlife and plant habitat areas, and in and near gulfs.

3.2 Support town-by-town identification of important wildlife habitat and unique areas. Encourage further research to identify such areas.

3.3 Encourage educational programs regarding the importance and benefit of habitat and unique areas for use in schools and with civic and adult groups.

4.0 Retain area's existing farms and best farm soils for farm production. Local action alone cannot retain our farms. This depends on the individual actions of our farmers, the natural economy and state and national farm policy. Locally, we can take actions that help keep good farm land from inappropriate development and help farm diversification.

4.1 Support identification of important farm lands, and updates of existing farm land inventories.

4.2 Update land use controls that would limit farm lands being taken out of production.

4.3 Support voluntary actions taken by individual farmers to keep their farms in production, through tools such as ag districts, and ag land assessments.

4.4 Support programs to help strengthen dairy farming and to help farmers that wish to diversify their operations.

4.5 Encourage educational programs that demonstrate to school students and adults the importance of farming to our area.

4.6 Discourage development which would tend to disrupt agricultural practices.

4.7 Encourage only those land uses which lend support to the agricultural industry.

5.0 Retain private and public hunting and fishing opportunities, and other outdoor recreational activities, in our area.

- 5.1 Support voluntary actions, of private landowners to improve hunting, fishing and other recreational access to public lands designated for these uses, such as the sale of access easements, or involvement in fish and wildlife cooperator programs.
- 5.2 Discourage actions that would lead to the subdivision of lands important to hunting, fishing and other recreation where that subdivision would remove lands from such use.
- 5.3 Identify areas important to recreation. These might include designated public motorized and nonmotorized recreation trails, public roads opened for recreational trail use, and parking areas.
- 5.4 Encourage educational programs that demonstrate the importance of hunting, fishing and recreation to our way of life and our area's economy. Also encourage educational programs and appropriate law enforcement to protect private property rights and to provide safe hunting, fishing and other recreational opportunities.
- 5.5 Direct the development of active recreation facilities and programs to areas near population concentrations where services can be provided more economically.
- 5.6 Encourage the proper design and management of passive recreation activities in the more remote areas in order to conserve the water and forest resources and to minimize change to the area's character.

6.0 Retain historic sites and structures that are important to the character of our area.

- 6.1 Identify historic sites and structures.
- 6.2 Discourage development that would diminish the quality of historic sites and structures through town planning and land use controls.

7.0 Control the costs of public road maintenance.

- 7.1 Discourage new public roads into or across remote areas not now served by public roads, especially in the core forest of our area, in areas that would lead to the breakup of lands important to forest management, wildlife, farming, hunting, fishing and other recreation.
- 7.2 Identify portions of roads that might be appropriate for some form of abandonment, minimum maintenance designation, or seasonal use designation.
- 7.3 Support state legislation that would limit town responsibilities for maintenance on designated remote roads.
- 7.4 Discourage development of year-round residences along seasonal roads.

8.0 Help keep villages and hamlets good places to live.

- 8.1 Plan for village and hamlet improvement projects, and apply for grants to assist in such work.
- 8.2 Direct development, through regulation and other means, into and around already existing hamlets and communities away from those portions of the region where significant physical and economic limitations to growth exist.

Town of Redfield Development Laws

The Town of Redfield adopted The Town of Redfield Zoning Law in 2018. The Town of Redfield Subdivision Law was adopted in 2003 and amended in 2011.

The town of Redfield has also adopted the following laws: a law providing for the administration and enforcement of the New York State Fire Prevention and Building Code (1984, amended 1985), “Town of Redfield Unsafe Structures Law” (1987), “Specifications for Residential Highway Construction” (1970), “Standards for New Roads – Town of Redfield” (2003) and “Recreational Camping Vehicle Law of the Town of Redfield, New York” (2014).

LAND USE & ZONING laws

The Town of Redfield Zoning establishes four districts:

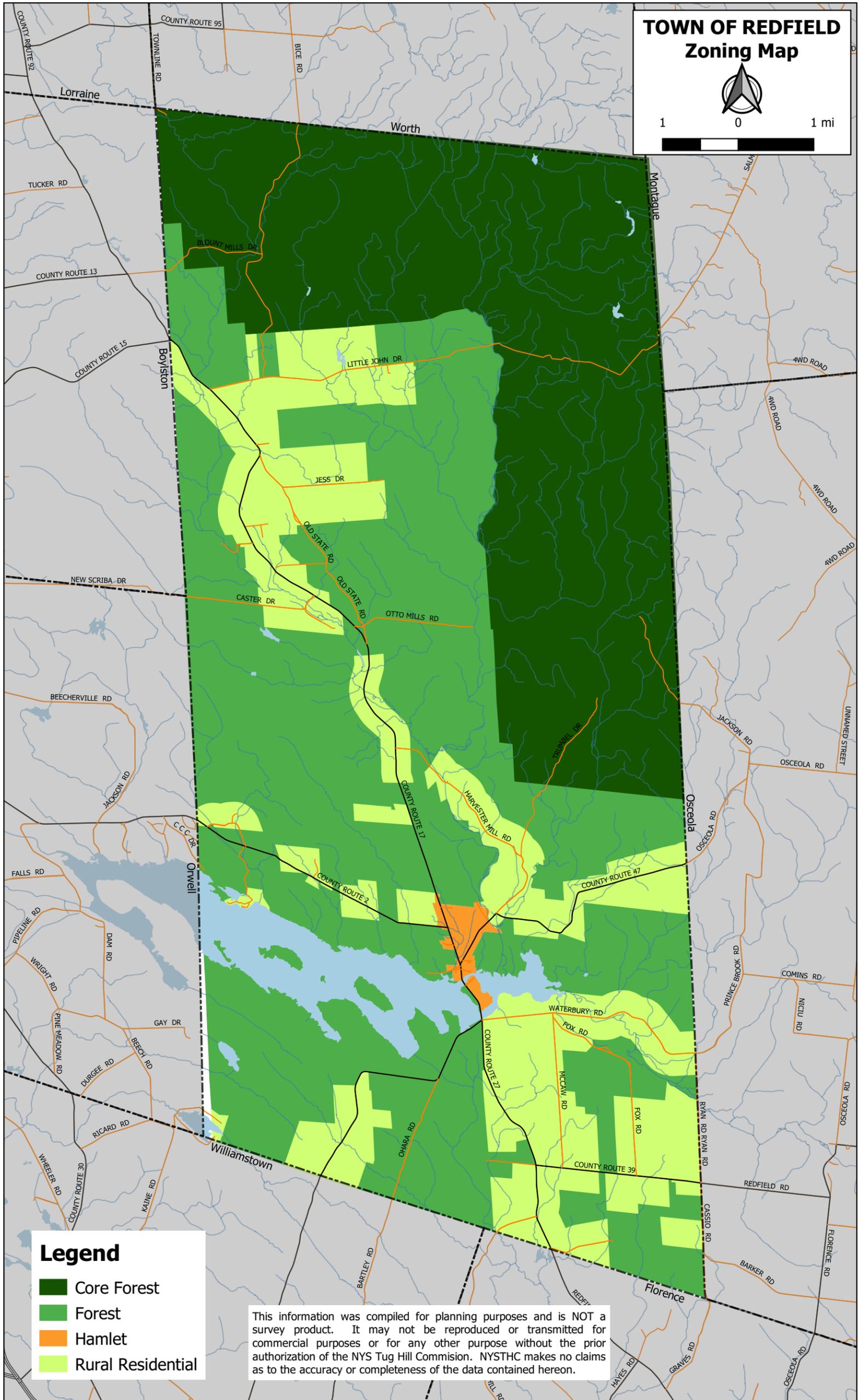
- **Hamlet** – Developed to some extent and includes low or medium density residential uses with some commercial and industrial uses. The intention for this zone is to keep uses compatible while maintaining and protecting existing resources.
- **Rural Residential** – Sparsely settled, but generally accessible by highway. Some forest and agricultural use may be present. Growth is expected, but not intended to interfere with forest and agricultural uses.
- **Forest Resource** – Predominantly covered by dense vegetation and contains many wet areas and stream courses. Relatively inaccessible by automobile and contains few permanent residences and some seasonal residences. It is intended to maintain the character of this land with dense vegetation, the resulting animal life, and pure water resources for creeks and streams.
- **Core Forest** – Part of the large, contiguous, central portion of Tug Hill characterized by forest cover, few public roads, headwater areas of major streams, and concentrations of wetlands. They contain no permanent residences and some seasonal residences. It is intended to maintain the character of this land with dense vegetation, the resulting animal life, and pure water resources for creeks and streams.

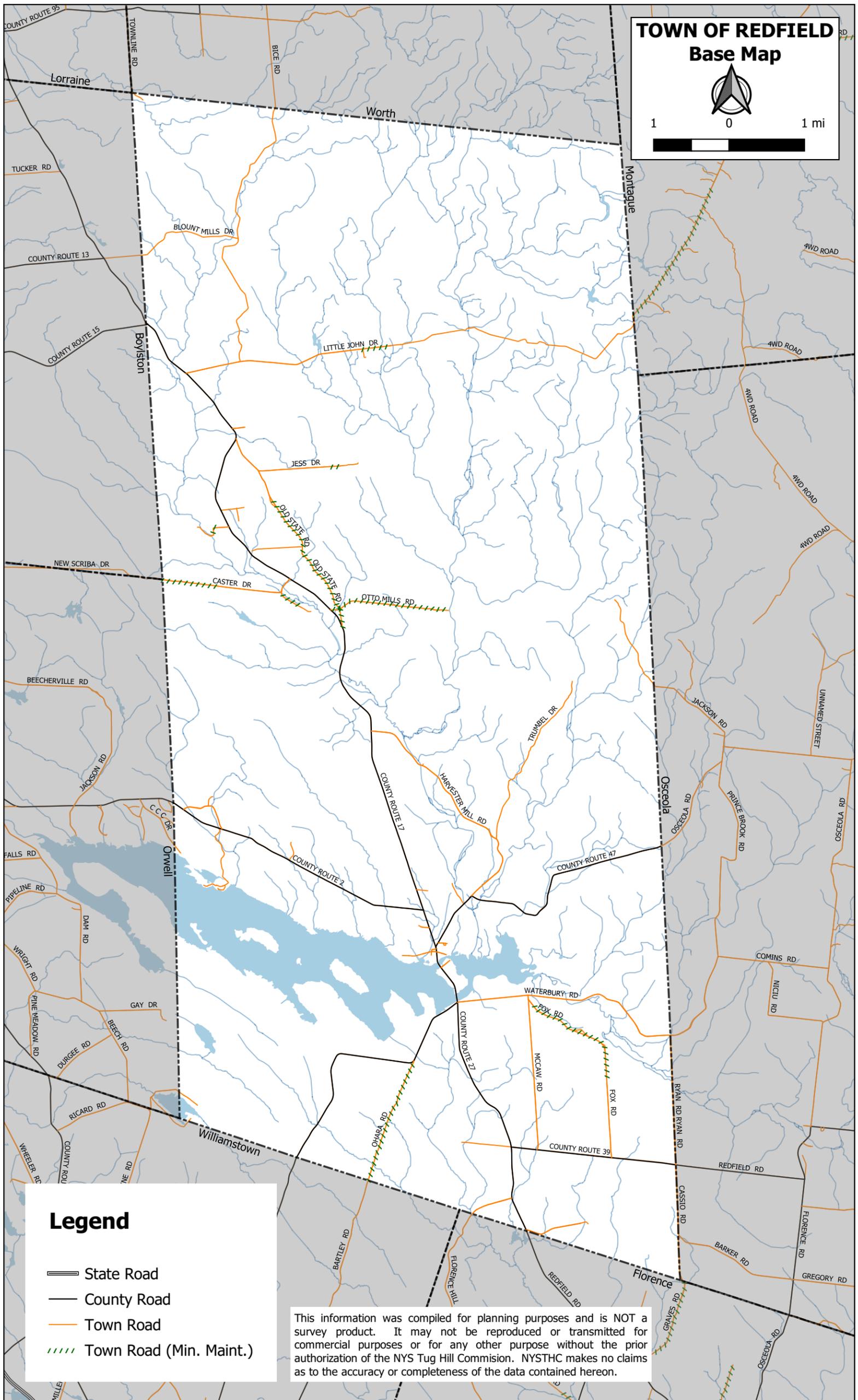
The law defines general regulations for all districts (and district-specific regulations), such as uses permitted, lot sizes, height, setbacks from roads, and waste disposal standards. The law outlines processes and procedures and provides rules for amending the law and applying for permits.

Agricultural parcels in Redfield are additionally subject to New York State laws such as Article 25AA.

SUBDIVISION laws

The Town of Redfield Subdivision Law regulates the process for creating subdivisions. It provides general design standards and road standards. The Town of Redfield’s authority to maintain development standards and outline development procedures is protected by this law.





**TOWN OF REDFIELD
Base Map**



1 0 1 mi



Legend

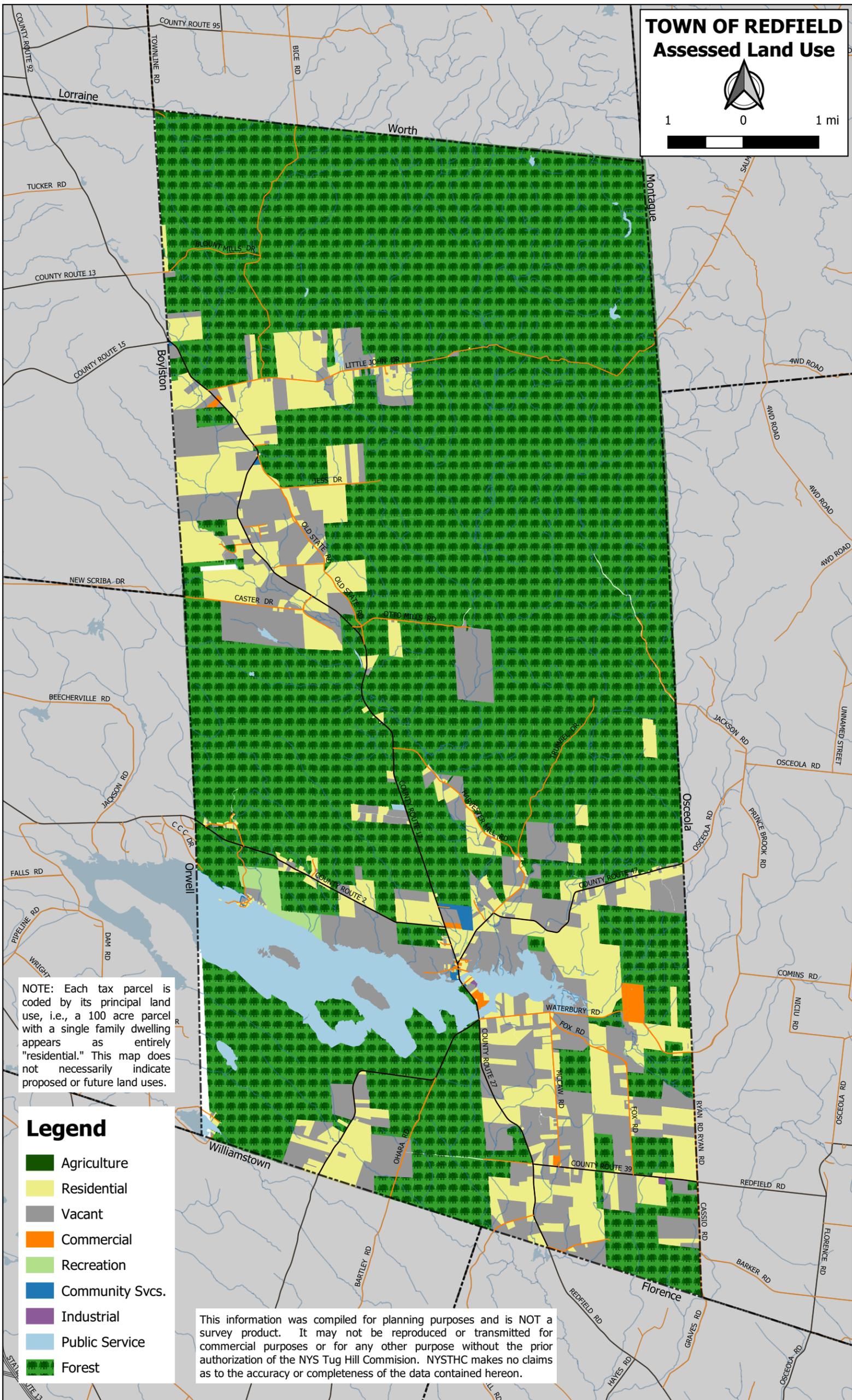
-  State Road
-  County Road
-  Town Road
-  Town Road (Min. Maint.)

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TOWN OF REDFIELD Assessed Land Use



1 0 1 mi



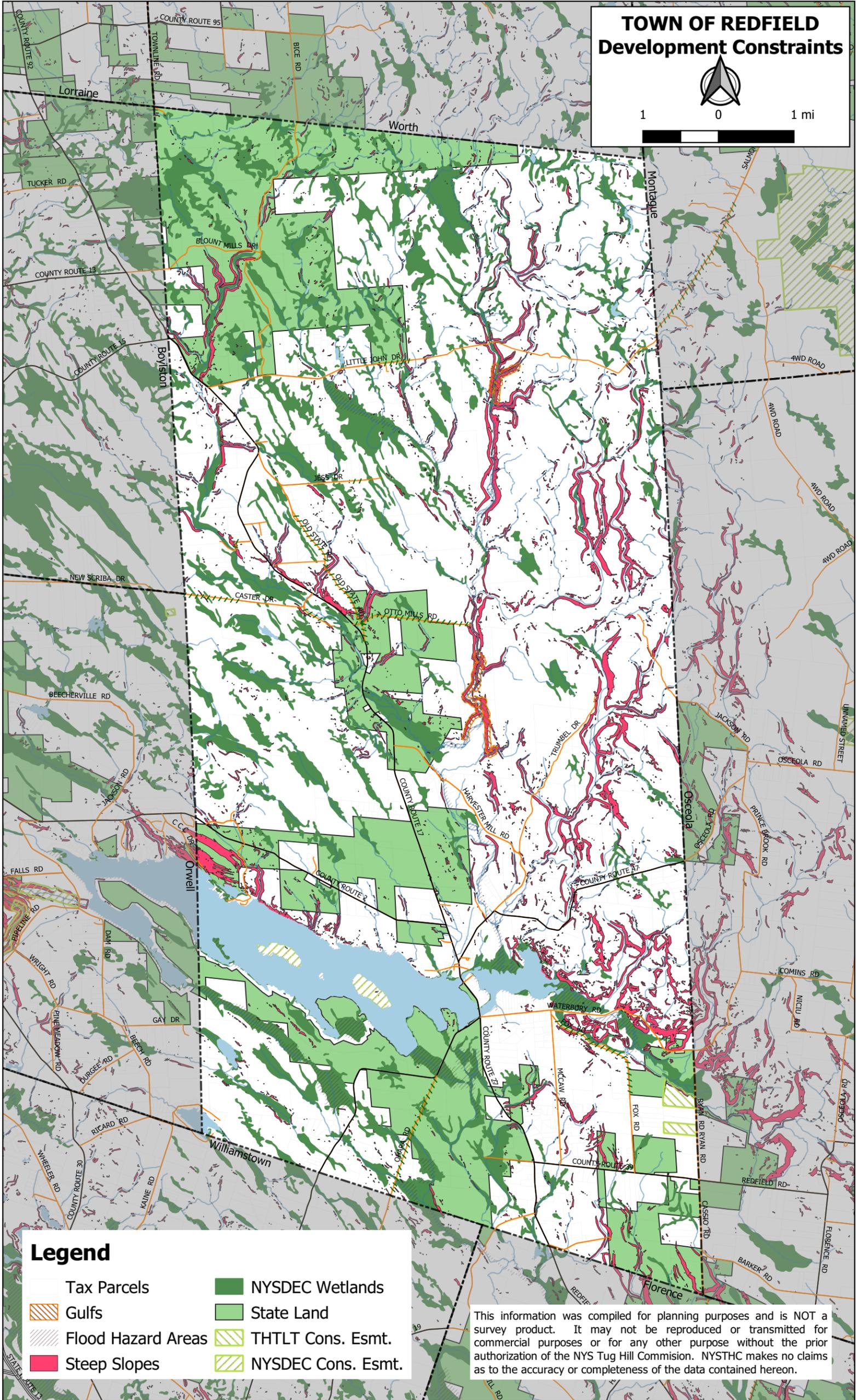
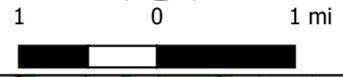
NOTE: Each tax parcel is coded by its principal land use, i.e., a 100 acre parcel with a single family dwelling appears as entirely "residential." This map does not necessarily indicate proposed or future land uses.

Legend

- Agriculture
- Residential
- Vacant
- Commercial
- Recreation
- Community Svcs.
- Industrial
- Public Service
- Forest

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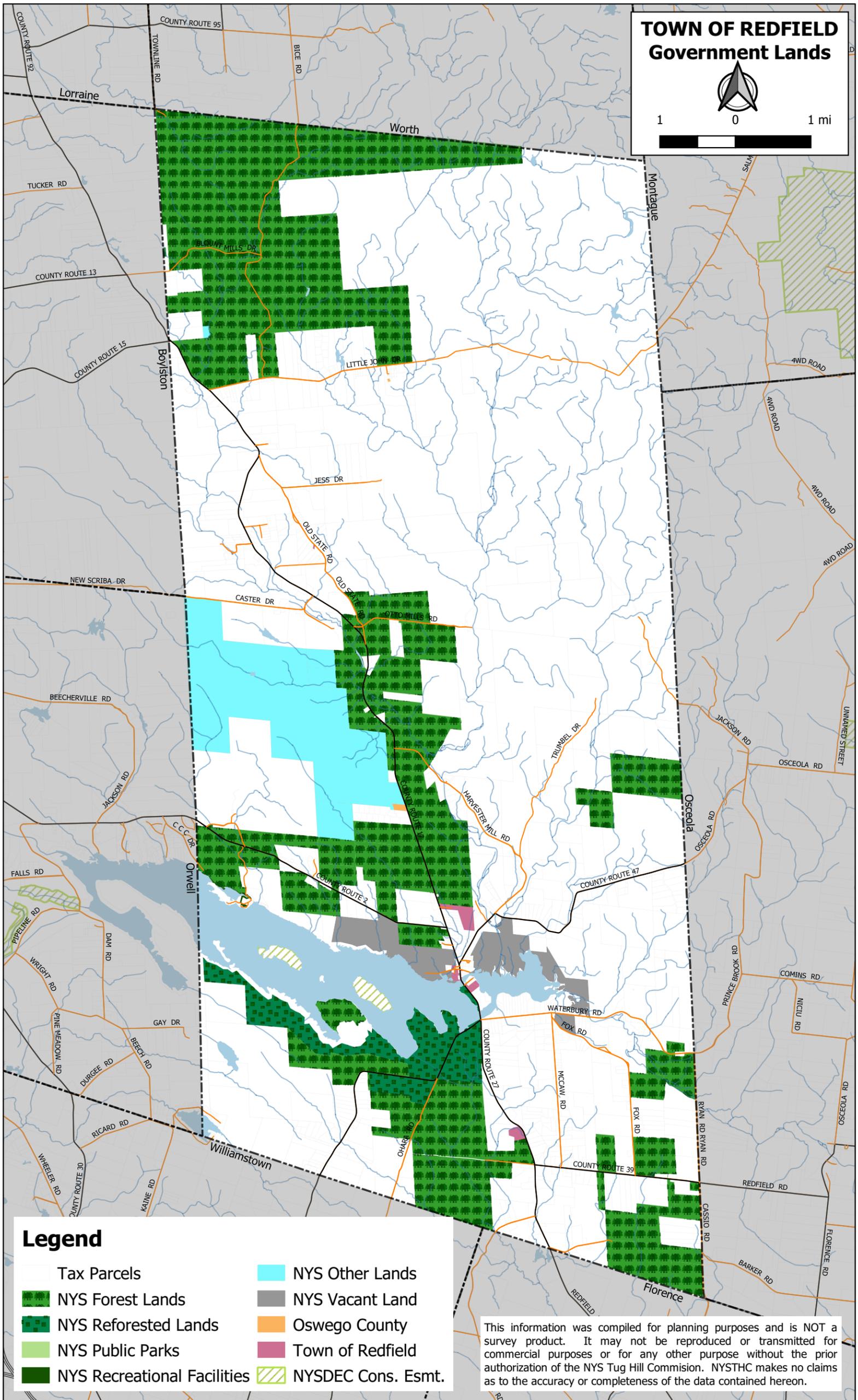
TOWN OF REDFIELD Development Constraints



Legend

- | | | | |
|--|--------------------|--|--------------------|
| | Tax Parcels | | NYSDEC Wetlands |
| | Gulfs | | State Land |
| | Flood Hazard Areas | | THTLT Cons. Esmt. |
| | Steep Slopes | | NYSDEC Cons. Esmt. |

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**TOWN OF REDFIELD
Government Lands**



1 0 1 mi



Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> Tax Parcels NYS Forest Lands NYS Reforested Lands NYS Public Parks NYS Recreational Facilities | <ul style="list-style-type: none"> NYS Other Lands NYS Vacant Land Oswego County Town of Redfield NYSDEC Cons. Esmt. |
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