
Town of
TURIN
Plan

ADOPTED BY TOWN BOARD RESOLUTION SEPTEMBER 9, 2024

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Introduction

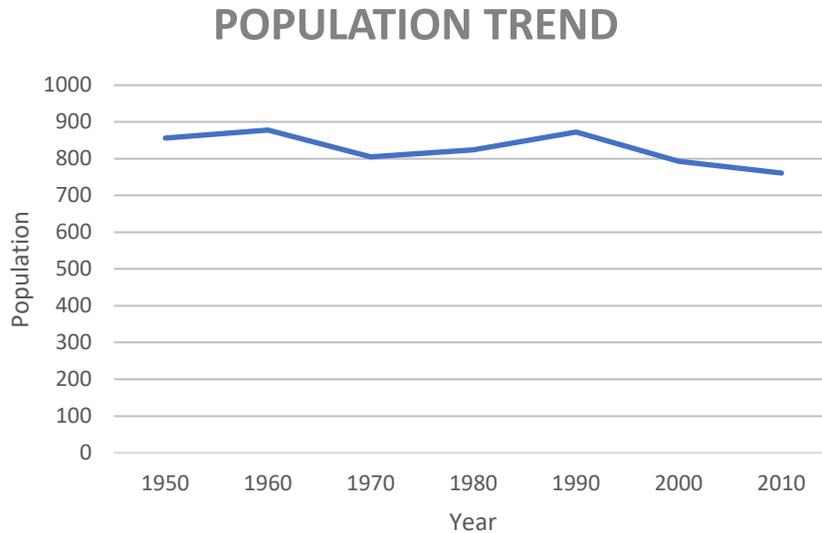
PURPOSE of the Plan

The purpose of the plan is to provide guidance for the physical development of the Town of Turin 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 Turin.

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 Turin, 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 Turin Demographics Profile



POPULATION characteristics

Turin's population jumped up and down from 1950 to 1990, and has slowly fallen since. Between 2000 and 2010, there was a decrease of 32 people (-4%), while the county and state saw an increase. The number of households rose by a smaller proportion than typical for the area while the average household size fell by a larger proportion than typical for the area.

In the same time period, the median age of residents increased by 1.4 years. The number of housing units increased by 23, a proportionally greater increase than the county saw, but not the state.

	2000	2010	Change	Change in Lewis Cty.	Change in NYS
Population	793	761	-4.0%	+0.5%	+2.1%
Number of Households	296	298	+0.7%	+4.7%	+3.7%
Average Household Size	2.68	2.53	-5.6%	-4.1%	-1.5%
Median Age	39.5	40.9	+1.4 years	+3.4 years	+0.4 years
Housing Units	417	440	+5.5%	-0.1%	+5.6%

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

EMPLOYMENT/INCOME

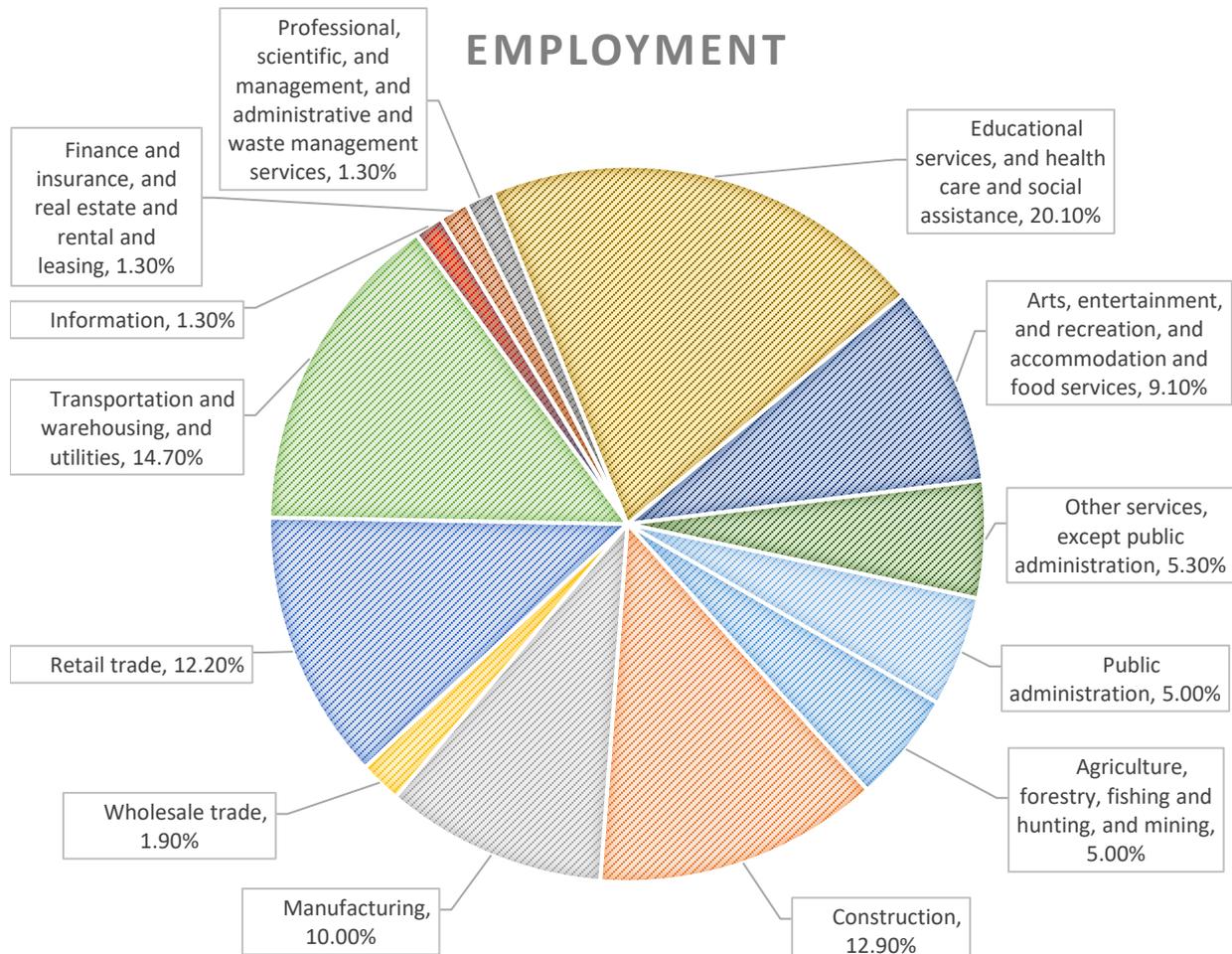
characteristics

Turin’s median income was about half its median housing value in 2015, which is considered to be a measure of general affordability. Only 2.6% of the population is below the poverty line, a very low proportion.

2015 Median Household Income	\$56,944
2015 % of Population Below Poverty Line	2.6%
2015 Median Housing Value	117,700
2015 Mean Travel Time to Work	26.9 min.

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

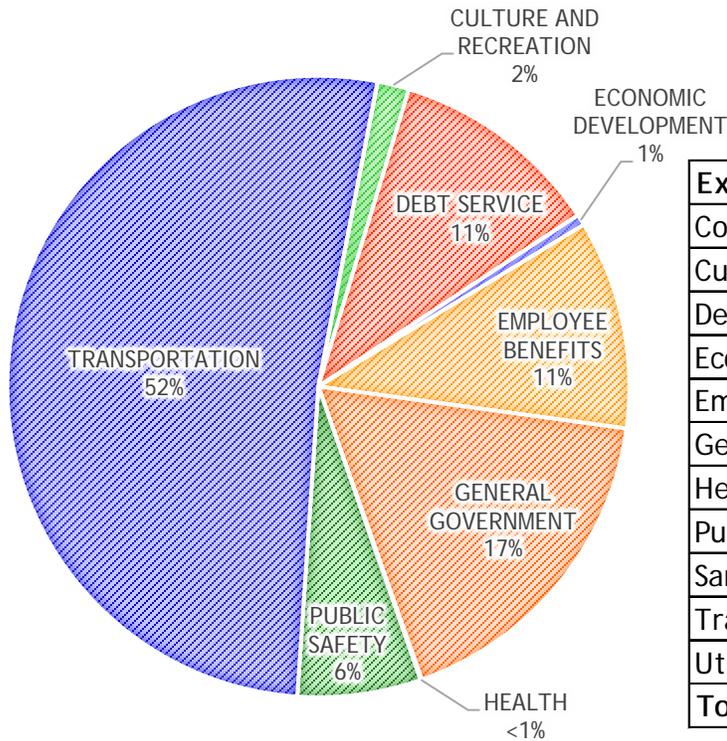
The average travel time to work in 2015 was estimated to be about 29 minutes. About 26% of residents worked outside Lewis County. Residents of Turin were employed in a variety of fields, the largest being educational/health care services (20.1%) and construction (14.7%).



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 (\$)	Turin
Community Services	0
Culture and Recreation	11025
Debt Service	73529
Economic Developments	3848
Employee Benefits	72702
General Government	116603
Health	450
Public Safety	42823
Sanitation	0
Transportation	347354
Utilities	0
Total by Town	668334

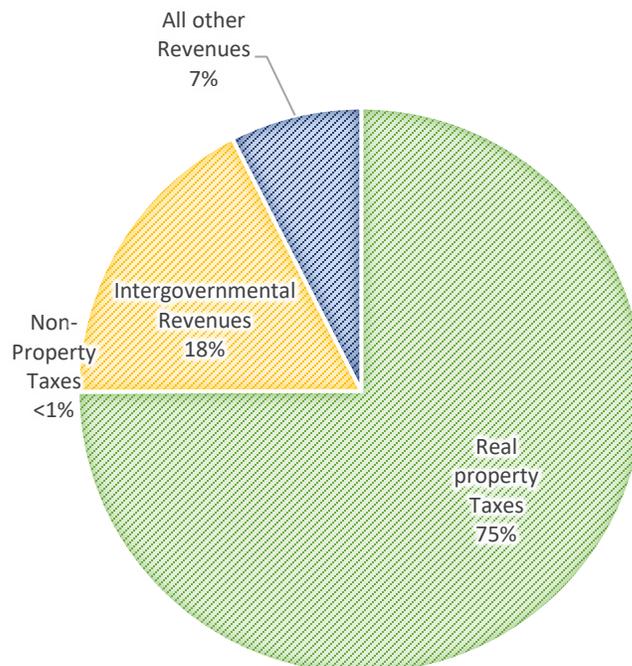
TOWN BUDGET

characteristics

In 2015, Turin's total revenue (\$708,347) exceeded total expenditures by \$40,013. Most revenues came from property taxes, accounting for \$530,994. Intergovernmental revenues (\$124,105) and non-property taxes (\$50) also contributed.

The greatest expenditures were Transportation (\$347,354), General Government (\$116,603) and Debt Service (\$73,529), together accounting for 80% of total expenditures.

REVENUES



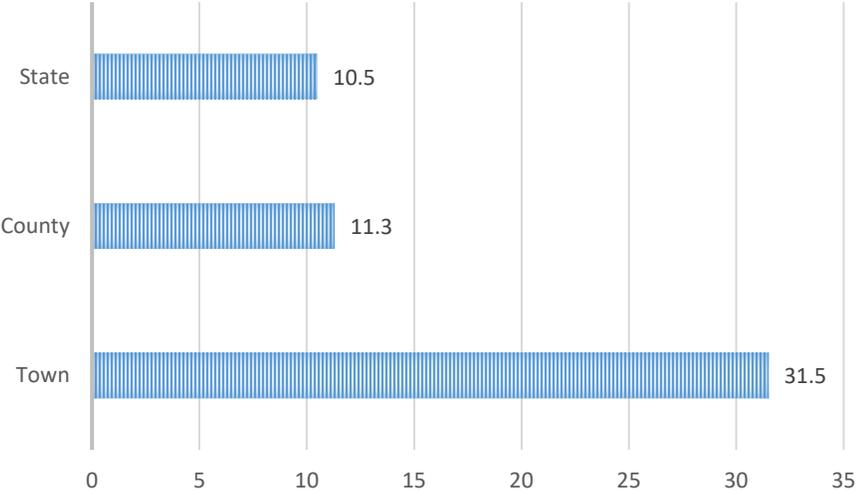
ROAD MILEAGE

LAND USE
characteristics

As of 2017, 59.1% of Turin’s roads are owned by the Town, 21.2% by Lewis County, and 19.7% by New York State. Turin has a total of 53.3 miles of roadway.

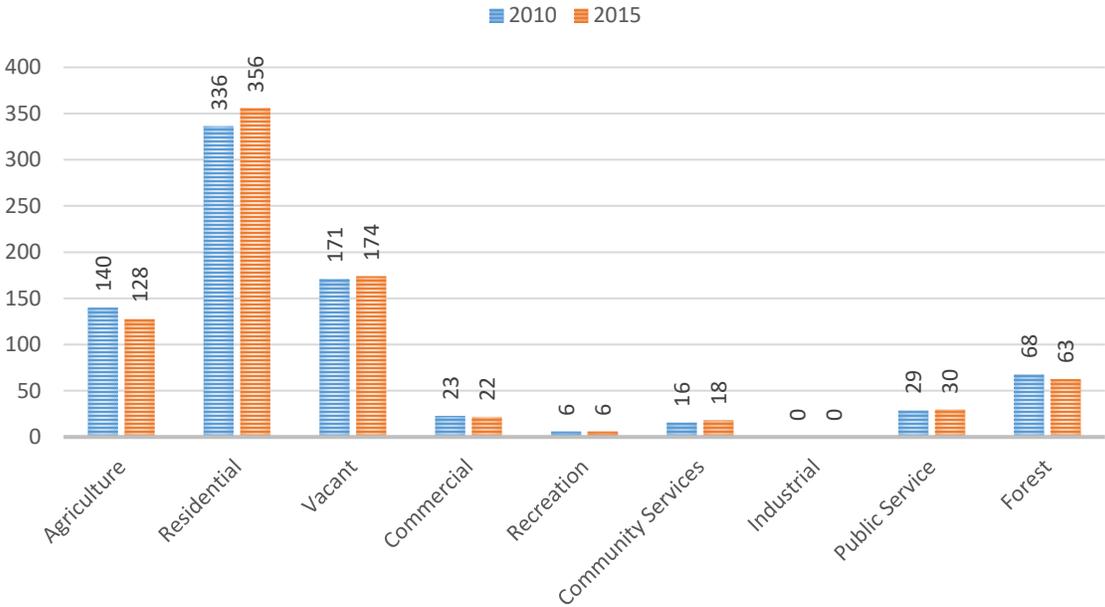
Overall, Turin’s properties are mostly residential (44.7%), vacant (21.8%), or agricultural (16.1%). During the five years from 2010 and 2015, there was

an increase of 20 residential (+6%), three vacant, two community service, and one public service properties. At the same time West Turin lost five forest, one commercial, and 12 agricultural (-9%) properties. Bear in mind that this data only captures the number of tax parcels in West Turin, not the acreage.



Source: NYS Dept. of Transportation, 2017

TAX PARCELS BY PROPERTY CLASS



Source: NYS Office of Real Property Tax Svcs.

Town of Turin Community Resources Profile

Turin is in Lewis County, bordered by the Town of Martinsburg to the north, Greig and Lyonsdale to the east, and West Turin to the south and west. It contains the Village of Turin, and the main tributary of the Black River forms its eastern border. State Routes 12 and 26 are parallel and cross Turin north to south. Rt. 12 is the most heavily travelled road in town with an average daily traffic of 5,234 vehicles in 2015. The town contains portions of Lewis County Agricultural District #212.08-04-13.100.

The Village of Turin Public Library has a website: www.turinlibrary.org

COMMUNITY BUILDINGS

Turin Fire Dept. About 7,650 sq ft.

4391-4399 N State St, Turin, NY 13473



Turin Town Justice 6312 E Main St, Turin, NY 13473

Post Office 4205 NY-26, Turin, NY 13473

South Lewis Senior High School Website: www.southlewis.org
4264 E Rd, Turin, NY 13473



Turin's primary municipal building is the Town justice on the corner of South State and West Main Streets. The post office is a few hundred feet away on the other side of North State Street, and the Fire Department is further north on South State. The South Lewis Senior High School is on the east end of Main Street.

PUBLIC LANDS

Lesser Wilderness State forest • 2,045 acres

Turin contains portions of the Lesser Wilderness State Forest (Jerusalem Road), which has lots of trails for skiing, snowshoeing, hiking, biking and snowmobiling. Turin also contains the Gomer Hill Fire Tower, a decommissioned fire tower about 2,120 feet tall. It is the only remaining fire tower in Lewis County.

Note that not the entire acreage of each park is within the Town of West Turin.

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 Turin Development Laws

The Town of Turin Rural Development Law was adopted as “Local Law No. 3 of 1998.” This was amended by local laws in 2007 and 2011. The town also has a subdivision law adopted in 1998 and amended in 2016.

The town also adopted the “Unsafe Buildings Law” in 1981.

LAND USE & ZONING laws

The Town of Turin Development Law establishes five districts and one overlay (see map on next page).

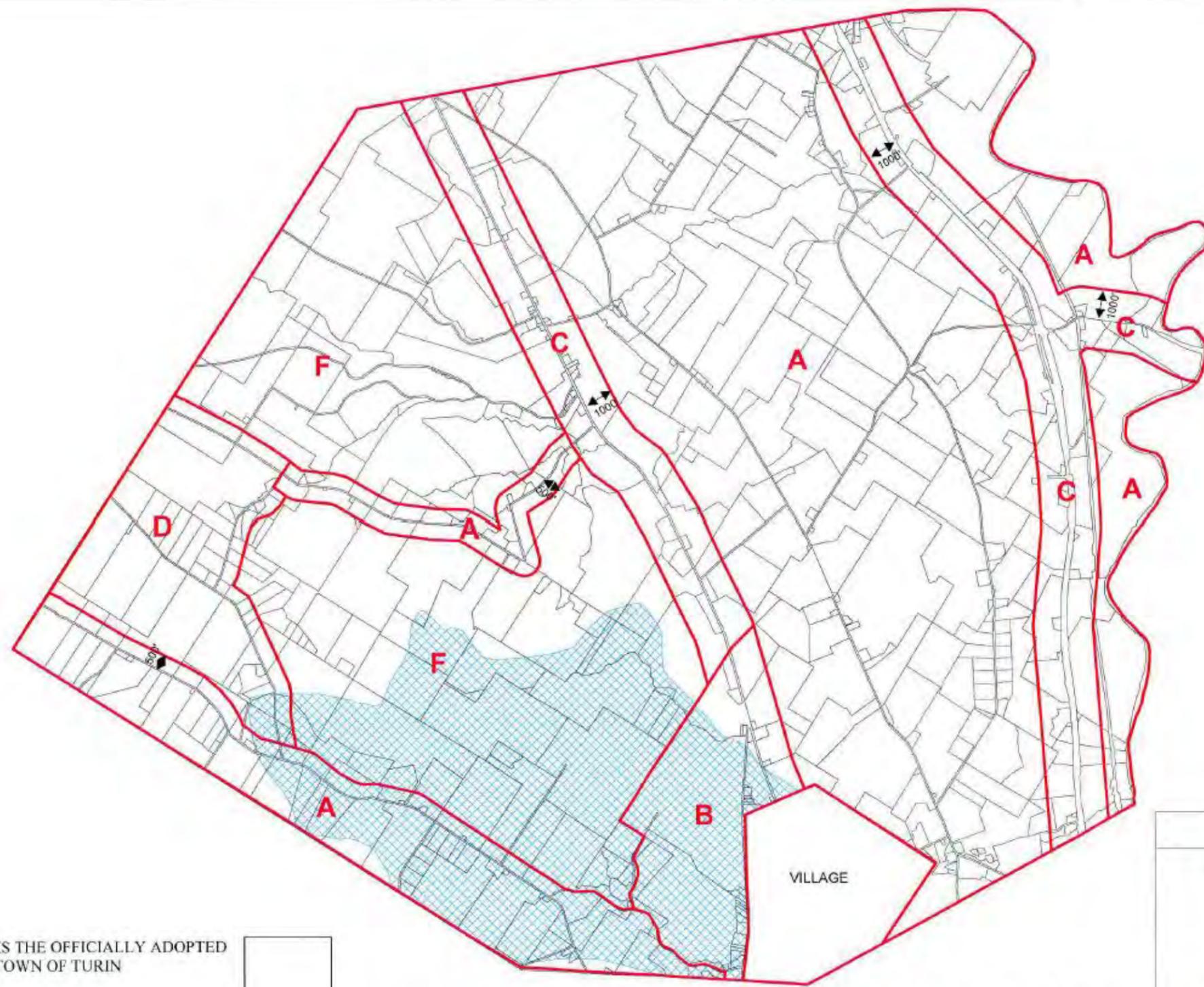
- A District
- B District
- C District
- D District
- F District
- Water Protection Overlay District

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 Turin are additionally subject to New York State laws such as Article 25AA.

SUBDIVISION laws

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



I CERTIFY THAT THIS IS THE OFFICIALLY ADOPTED ZONING MAP OF THE TOWN OF TURIN



TOWN CLERK

DATE

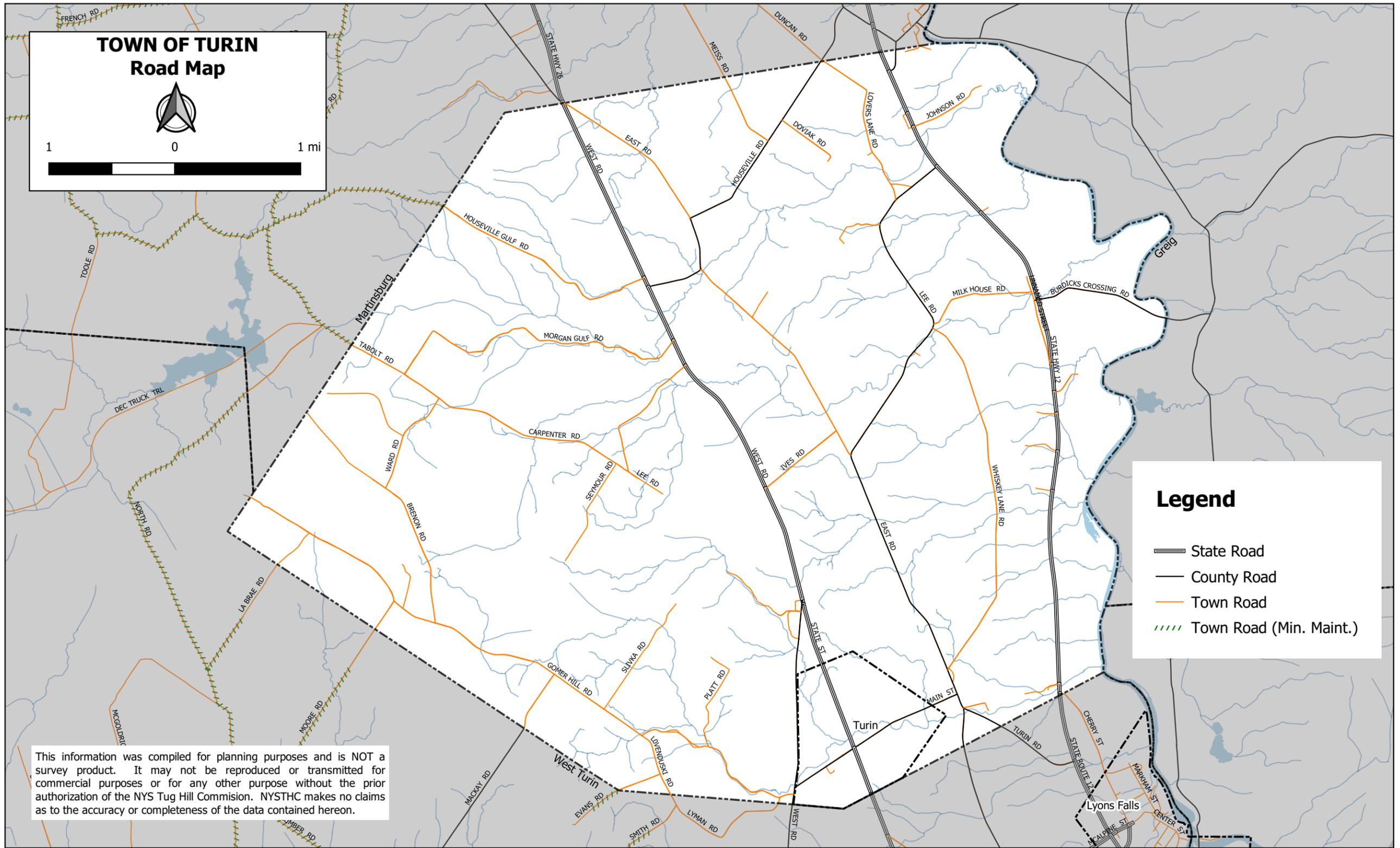
 WATER PROTECTION OVERLAY

ZONING MAP
TOWN OF TURIN
 LEWIS COUNTY, NEW YORK

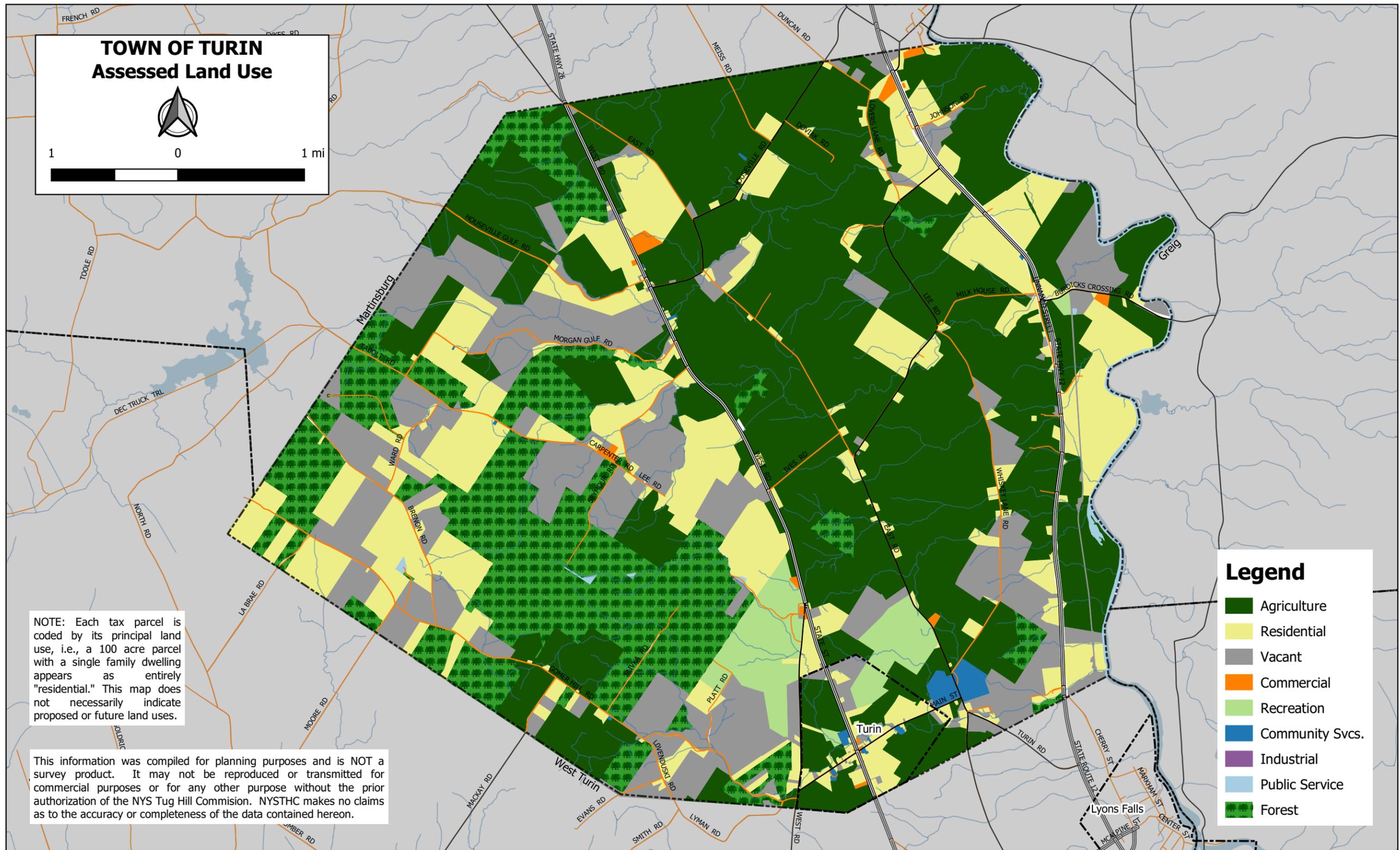


0 500 1,000 2,000 3,000 4,000
 Feet

CREATED BY: TUG HILL COMMISSION/MD
 AMENDED MAY 24, 2011



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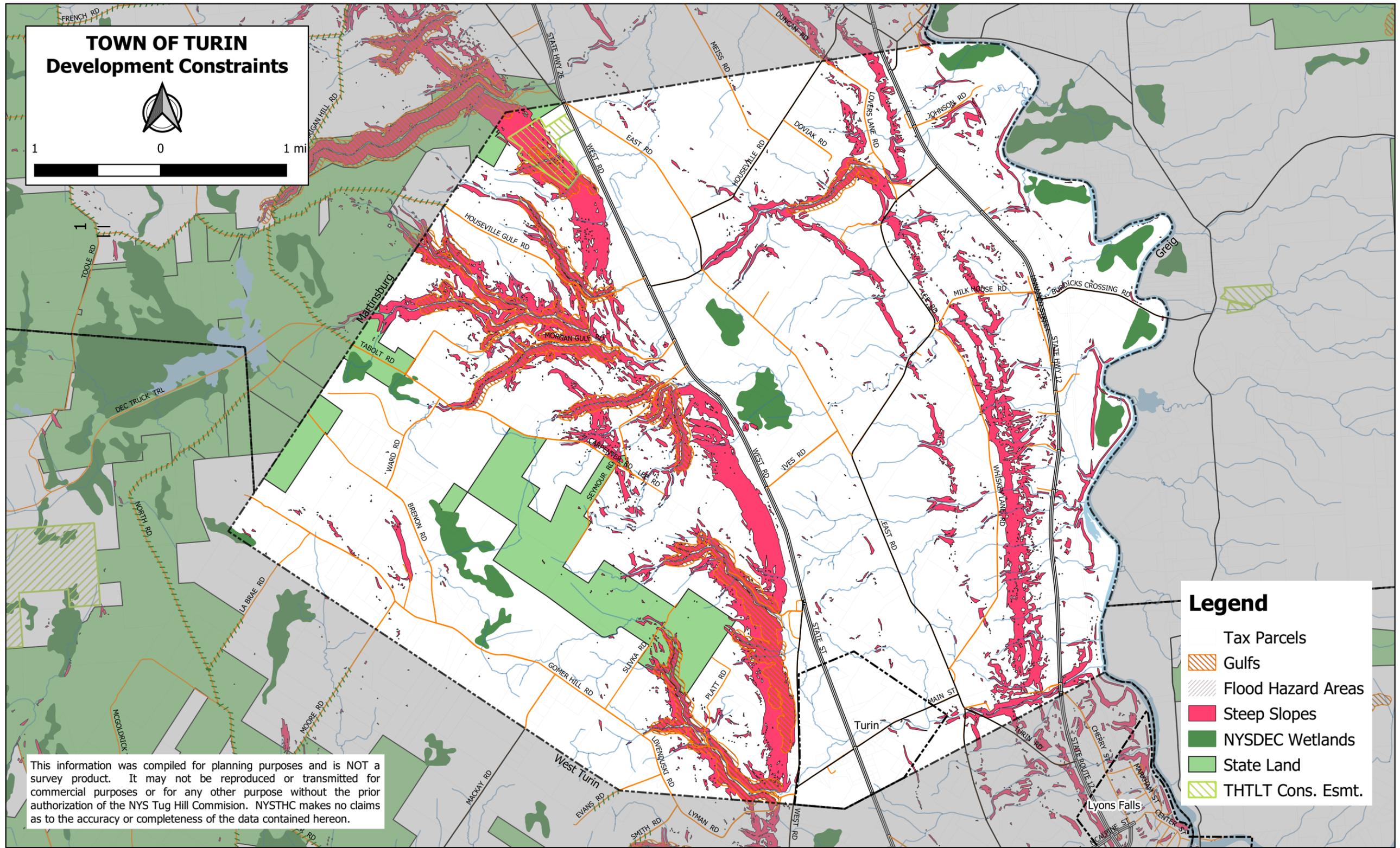
TOWN OF TURIN
Assessed Land Use

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.

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



TOWN OF TURIN
Development Constraints



1 0 1 mi

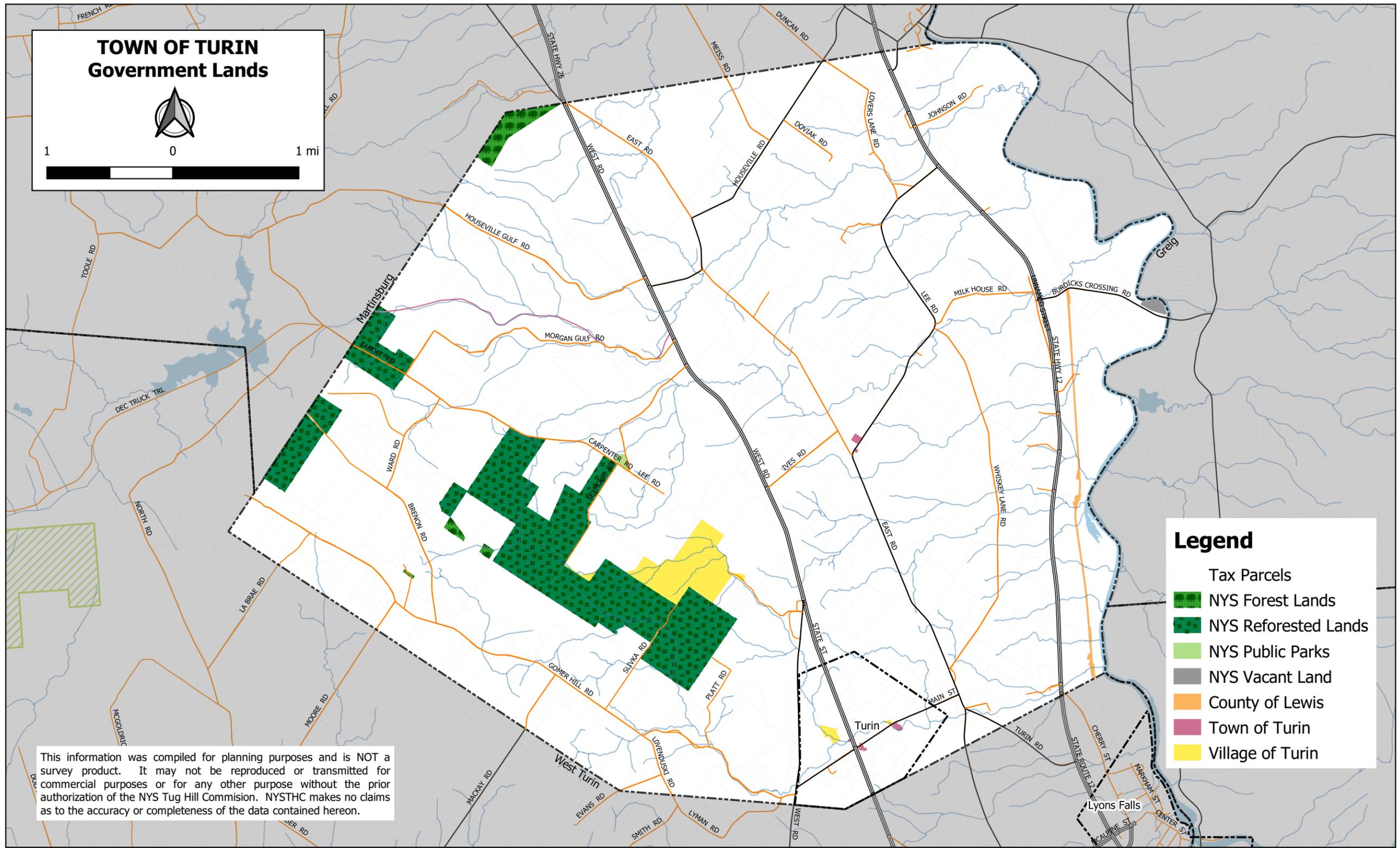
- Legend**
- Tax Parcels
 - Gulfs
 - Flood Hazard Areas
 - Steep Slopes
 - NYSDEC Wetlands
 - State Land
 - THTLT Cons. Esmt.

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TOWN OF TURIN Government Lands



1 0 1 mi



Legend

- Tax Parcels
- NYS Forest Lands
- NYS Reforested Lands
- NYS Public Parks
- NYS Vacant Land
- County of Lewis
- Town of Turin
- Village of Turin

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