

CROGHAN PLANNING BOARD

TOWN OF CROGHAN LAND USE PLAN SUMMARY ADOPTED 10-15-90

Rural Recreation Development Areas - green

- (1) East of 812
- (2) North central region of town
- (3) River corridors

Significant Physical Features/Characteristics

- (1) Extensive wetlands
- (2) Severe development constraints of soils
- (3) Predominantly wooded
- (4) Mostly flat with hills developing toward east
- (5) Scenic rivers and streams
 - (a) Beaver River and Black River
 - (b) West Branch Oswegatchie
 - (c) Indian River
- (6) Scenic waterfalls and impoundments along Beaver River
- (7) Long Pond
- (8) Adirondack Park boundary includes 1/5 of town
- (9) Abundant hunting and fishing opportunities
- (10) Extensive sugar bushes
- (11) Substantial camp development
 - dense pockets along Beaver River, Long Pond Road, West Branch Oswegatchie, French Pond
- (12) Dirt roads dominate - 3 rods
- (13) Large parcels public/private holdings
- (14) Extensive floodplain along Black River and Beaver River

Goals

- (1) To preserve wilderness appearance of rivers
- (2) To maximize recreation potential of area
- (3) To preserve rural appearance of area
- (4) To promote hunting opportunities through protection of wildlife habitat
- (5) To preserve clean water
- (6) To preserve/promote sugar bush development

Policy

- (1) Restrict sign placement and design
- (2) Establish large lot sizes
- (3) Discourage marina development
- (4) Establish river frontage and setback requirements
- (5) Allow mobile home camps which meet HUD requirements

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Policy (continued)

- (6) Prohibit junkyards
- (7) Prohibit bars & gas stations
- (8) Strongly regulate campgrounds/travel trailer parks
- (9) Restrict commercial uses

Hamlets/Multi Use - orange and brown

I. Belfort, Indian River, French Pond Area

Significant Physical Features/Characteristics

- (1) Relatively flat
- (2) Mostly residential with bars, hotels, general stores, churches
- (3) Varying septic tank suitability
- (4) Remote
- (5) Main access to hunting, camping & fishing areas
- (6) Small lots are typical

Goals

- (1) To maintain recreational nature of community
- (2) To encourage appropriate commercial development
- (3) To encourage dense residential development

Policy

- (1) Encourage commercial development such as food stores, gas stations, bait shops, etc.
- (2) Dense residential multi-family permitted
- (3) Mobile homes permitted which meet HUD requirements
- (4) Minimum lot sizes 30,000 sq. ft. to account for sewage and water needs

II. Beaver Falls

Significant Physical Features/Characteristics

- (1) Municipal water
- (2) Good soils
- (3) Dense residential development
- (4) Commercial and major industry
- (5) Abuts main travel corridor

Goals

- (1) To promote dense development to alleviate pressure of sprawling growth along transportation corridor
- (2) To take advantage of existing public services
- (3) To preserve rural character of town
- (4) To encourage multi-family development

Policy

- (1) Allow for smaller lot development (30,000 sq. ft.)
- (2) Promote commercial development
- (3) Mobile homes required to meet HUD requirements
- (4) Encourage location of appropriate commercial uses
- (5) Limit frontage and setback requirements
- (6) Limit extensive review for commercial/industrial projects
- (7) Require screening between conflicting uses
- (8) Create Industrial Zone within hamlet

III. Naumburg

Significant Physical Features/Characteristics

- (1) No municipal services
- (2) Mixed Use Residential/Commercial
- (3) Borders Black & Beaver Rivers
- (4) Abuts main travel corridors

Goals

- (1) To promote dense development to alleviate pressure of sprawling growth along transportation corridor
- (2) To preserve rural character of town
- (3) To encourage multi-family development

Policy

- (1) Encourage dense developments
- (2) Encourage commercial development
- (3) Allow for small lots (30,000 sq. ft.)
- (4) Mobile homes required to meet HUD requirements
- (5) Limit frontage & setback requirements

Agricultural Residential Development Area - yellow

- (1) Southern and Western Regions of Town

Significant Physical Features/Characteristics

- (1) Relatively flat topography
- (2) Agriculture is primary land use
- (3) Fair septic tank suitability throughout area
- (4) Rural character
- (5) Existing housing is predominantly single-family with mixture of mobile homes
- (6) Major highways Routes 126 & 812

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Goals

- (1) To promote rural oriented single-family housing
- (2) To maintain rural character of town
- (3) To protect against the development of sanitary problems related to water and sewer
- (4) To protect and promote Ag uses in the town
- (5) To maintain significant highway function

Policy

- (1) Promote single-family/two-family residential development
- (2) Encourage installation of high quality mobile homes and manufactured housing meeting HUD requirements
- (3) Establish minimum lot sizes which protect against water and sewerage problems
- (4) Allow for home occupation development

Resource Protection Areas - red

- (1) Croghan Reservoir
- (2) Carthage Reservoir

Significant Physical Features

- (1) Predominantly wooded
- (2) Some sugarbushes
- (3) Mostly undeveloped
- (4) Abundant hunting opportunities
- (5) Two areas include pre-1970 landfills
- (6) Dirt roads dominate

Goals

- (1) To preserve natural resources
- (2) To protect clean water supplies

Policy

- (1) Restrict/limit land-uses
- (2) Require large lot sizes
- (3) Require most allowed uses to go through extensive review process

Industrial Areas - blue

- (1) Beaver Falls
- (2) Route 812 north of Village of Croghan

Significant Physical Features

- (1) Existing industrial sites
- (2) Existing landfill and municipal solid waste transfer site
- (3) Good access to major transportation corridors 812 and 126

Goals

- (1) To promote industrial uses
- (2) To maximize existing transportation corridors
- (3) To avoid conflicts between incompatible uses

Policy

- (1) Allow industry compatible uses
- (2) Prohibit high density residential uses
- (3) Require landscaping and screening of industry