
Town of
WEST TURIN
Plan

ADOPTED BY TOWN BOARD RESOLUTION

FEBRUARY 8, 2021

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Introduction

PURPOSE of the Plan

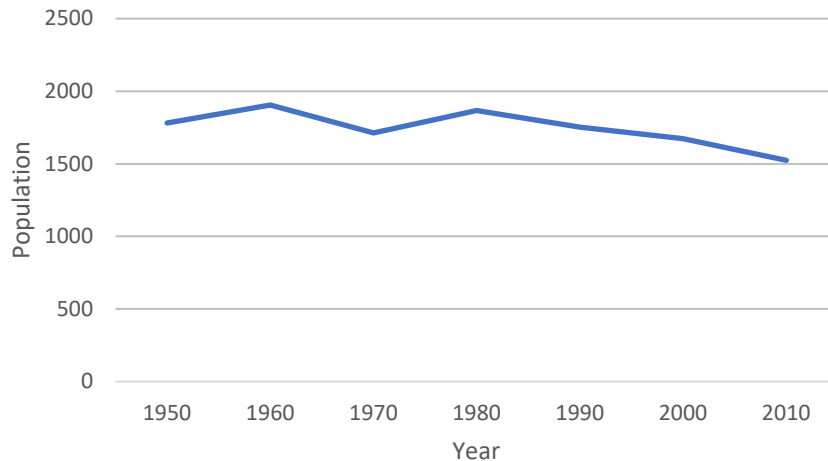
The purpose of the plan is to provide guidance for the physical development of the Town of West Turin for the future. It is based on and reflects the planning ideals laid out in the Planning Accord for Tug Hill and the Tug Hill Reserve Act. The plan is intended to provide a framework for land development 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 West 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 West 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 West Turin Demographics Profile

POPULATION TREND



POPULATION characteristics

West Turin's population jumped up and down from 1950 to 1980 and has slowly fallen since. Between 2000 and 2010, there was a decrease of 150 people (-9%), while the county and state saw an increase. Both the number and size of households fell by larger proportions than usual for the area.

In the same time period, the median age of residents increased by a normal amount for the county, but a large amount for the state. Twenty-eight housing units were torn down, a proportionally greater decrease than state and county.

	2000	2010	Change	Change in Lewis Cty.	Change in NYS
Population	1,674	1,524	-9.0%	+0.5%	+2.1%
Number of Households	635	620	-2.4%	+4.7%	+3.7%
Average Household Size	2.64	2.45	-7.2%	-4.1%	-1.5%
Median Age	37.7	41.6	+3.9 years	+3.4 years	+0.4 years
Housing Units	971	943	-2.9%	-0.1%	+5.6%

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

EMPLOYMENT/INCOME

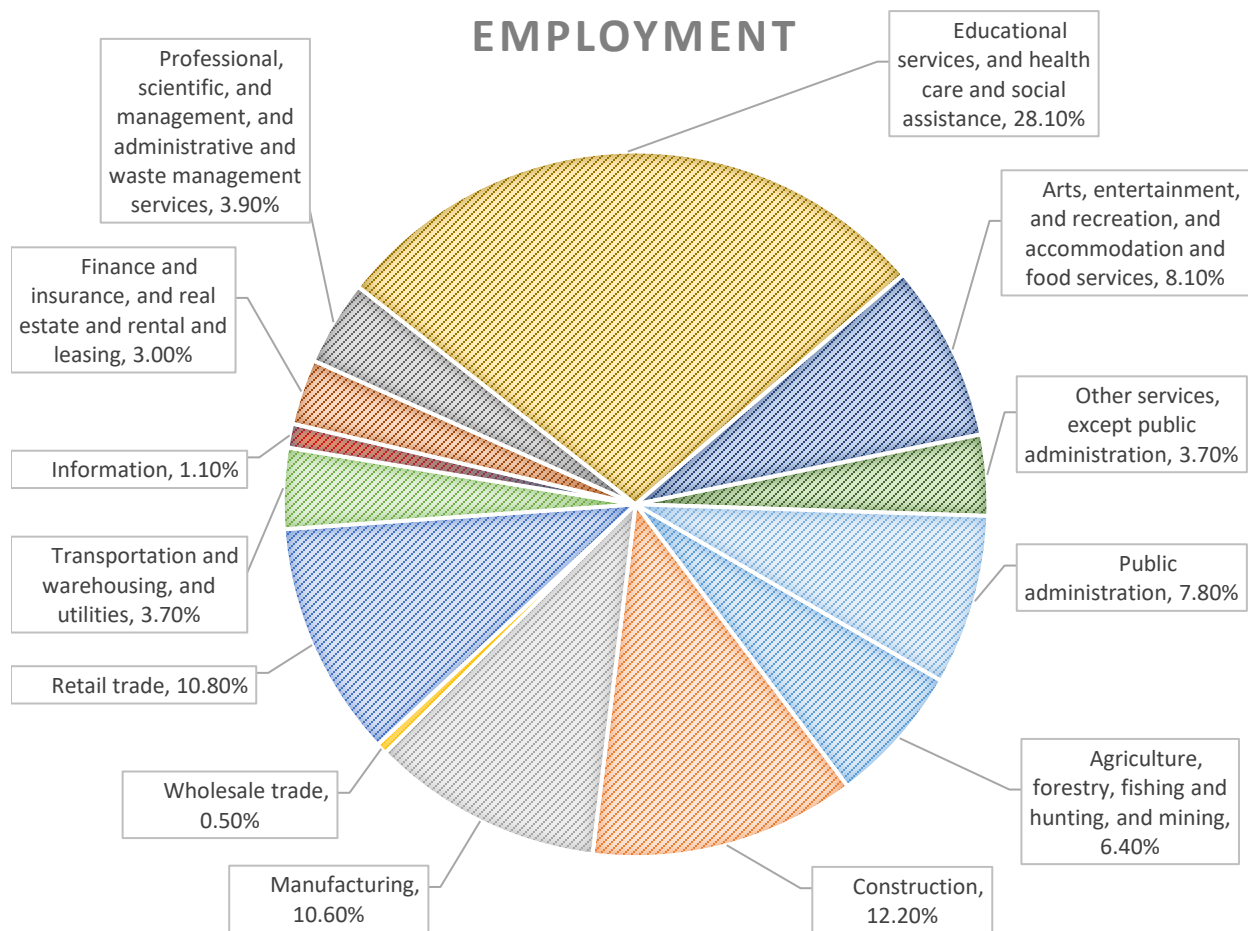
characteristics

West Turin's median income was over half its median housing value in 2015, which means it could have good housing affordability. About 6% of the population is below the poverty line. Averages do not account for the spread of data, so this proportion can help give a better understanding of the economic health of the area.

2015 Median Household Income	\$53,750
2015 % of Population Below Poverty Line	6.2%
2015 Median Housing Value	\$93,400
2015 Mean Travel Time to Work	29.2 min.

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

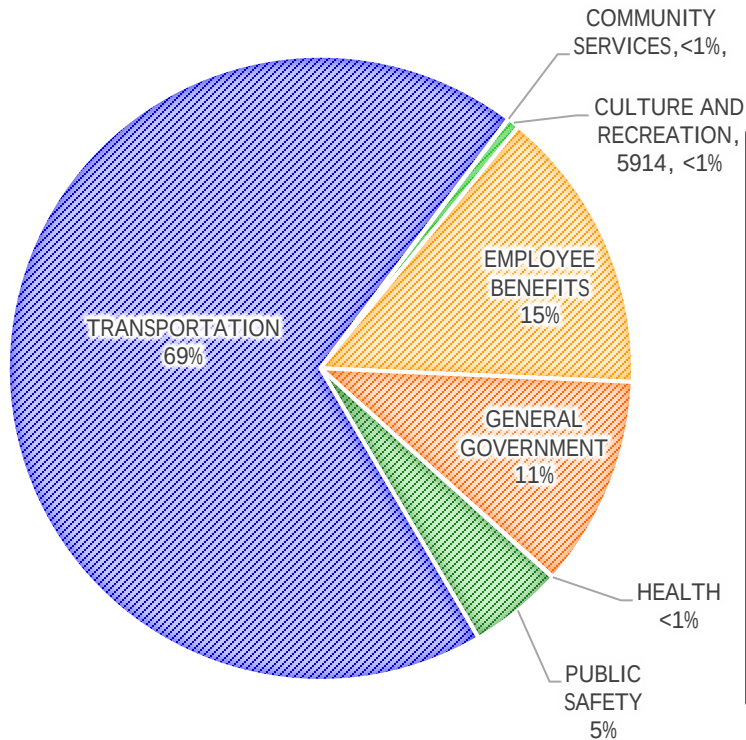
The average travel time to work in 2015 was estimated to be about 29 minutes. About 45.9% of residents worked outside Lewis County. Residents of West Turin were employed in a variety of fields, primarily educational/health care services (28.1%) and construction (12.2%).



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 (\$)	West Turin
Community Services	244
Culture and Recreation	5914
Debt Service	0
Economic Developments	0
Employee Benefits	140448
General Government	104038
Health	350
Public Safety	46480
Sanitation	0
Transportation	653522
Utilities	0
Total by Town	950996

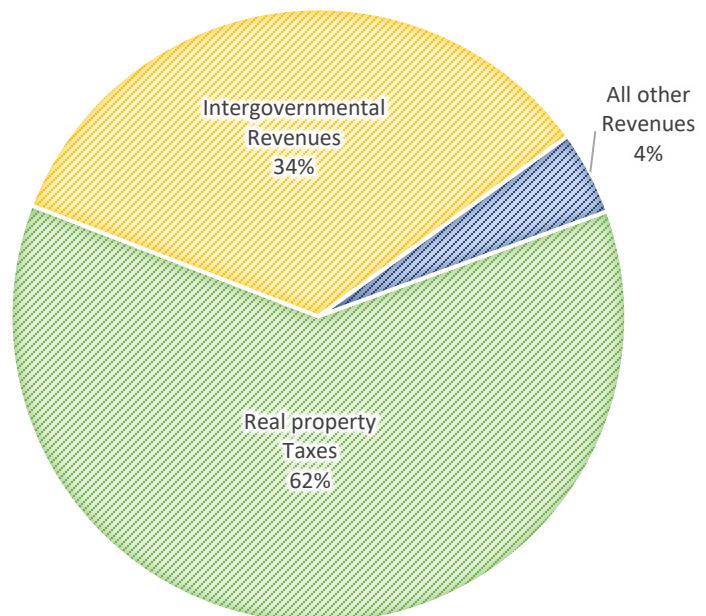
TOWN BUDGET

characteristics

In 2015, West Turin's total revenue (\$1,013,783) exceeded total expenditures by \$62,787. Most revenues came from property taxes, accounting for \$622,797. Intergovernmental revenues (\$346,282) also contributed.

The greatest expenditures were Transportation (\$653,522), Employee Benefits (\$140,448), and General Government (\$104,038), together accounting for 94% of total expenditures.

REVENUES



LAND USE

characteristics

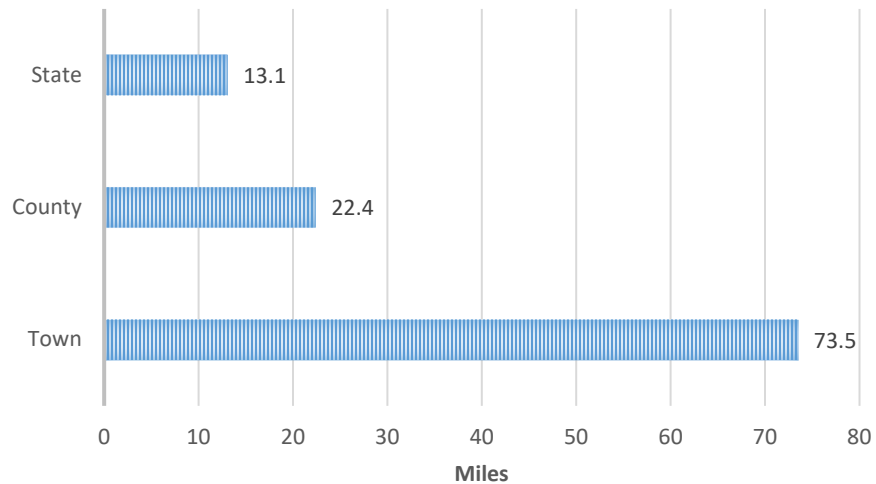
As of 2017, 67.4% of West Turin's roads are owned by the Town, 20.6% by Lewis County, and 12.0% by New York State. West Turin has a total of 109 miles of roadway.

Overall, West Turin's properties are mostly residential (46.8%), vacant (27.2%), or forest (9.6%).

During the five years from 2010 and 2015, there was

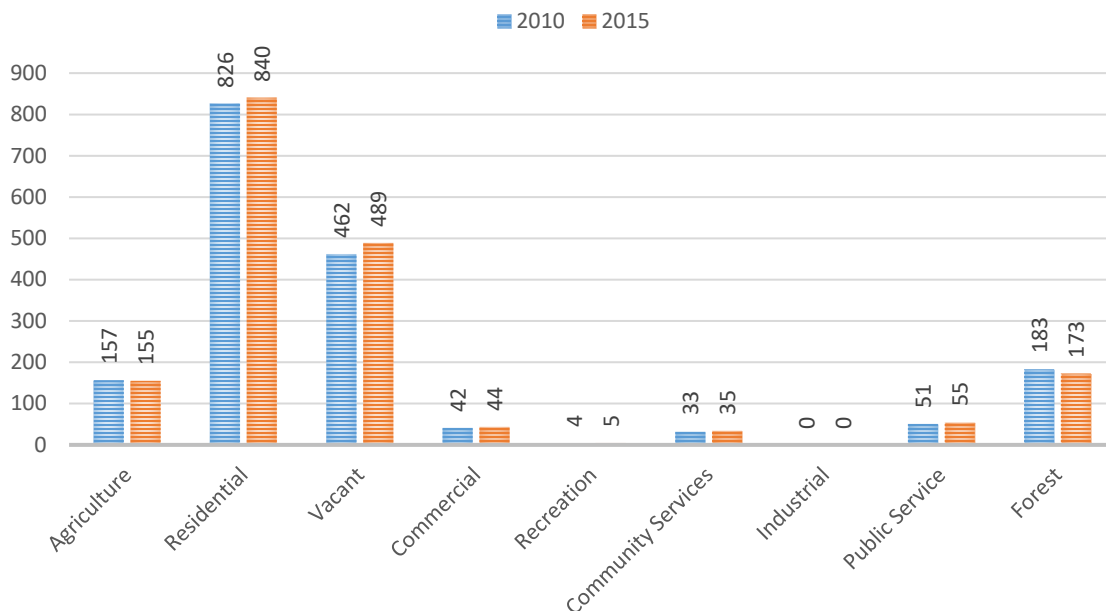
an increase of 14 residential, 27 vacant, 2 commercial, 1 recreation, 2 community service, and 4 public service properties. At the same time West Turin lost 10 forest and 2 agricultural properties. Bear in mind that this data only captures the number of tax parcels in West Turin, not the size. For more complete information, refer to the Assessed Land Use map that follows in this document.

ROAD MILEAGE



Source: NYS Dept. of Transportation, 2017

TAX PARCELS BY PROPERTY CLASS



Source: NYS Office of Real Property Tax Svcs.

Town of West Turin Community Resources Profile

West Turin is in Lewis County, bordered by the towns of Martinsburg and Turin to the north, Lyonsdale and Leyden to the east, Lewis to the south, and Osceola and Montague to the west. It contains the Village of Constableville and the portion of Lyons Falls on the west side of the Black River. State Routes 12 and 26 are parallel and cross West Turin north to south. Rt. 12 is the most heavily travelled road in the town with an average daily traffic of 5,234 vehicles in 2015. The town contains portions of Lewis County Agricultural District #6.

COMMUNITY BUILDINGS

West Turin Town Barn	James Street	
Collinsville Cemetery	(On National Register of Historic Places, est. 1810) 4061 East Rd, West Turin, NY 13325	
Collins Cemetery	(On National Register of Historic Places, est. 1800) West Rd, West Turin, NY	
Post Office	3109 Main St, Constableville, NY 13325	

Collinsville Cemetery

The West Turin Town Barn is in Constableville at the corner of State Rt. 26 and James Street. Collinsville Cemetery is near Lyons Falls on East Road, and is a historic property with headstones from as early as 1810. Collins Cemetery is also a historic property. It was designed by Jonathan C. Collins, and is near Constableville on West Road. There is also a post office in Constableville.

PUBLIC LANDS

	Lesser Wilderness State Forest	• 13,793 acres
	Mohawk Springs State Forest	• 1,210 acres

West Turin contains portions of Mohawk Springs State Forest (State Rt. 26) which includes the headwaters of the Mohawk River. A large piece of the Lesser Wilderness State Forest (Jerusalem Road) is in West Turin, and has lots of trails for skiing, snowshoeing, hiking, biking, and snowmobiling.

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 West Turin Development Laws

The Town of West Turin Zoning Law was adopted in 2003, just after the Town of West Turin Subdivision Law was adopted in 2002.

The town has also adopted a Prohibition of Clutter, Litter and Debris law (2000).

LAND USE & ZONING law

The Town of West Turin Zoning Law establishes four districts and one overlay:

- **Hamlet** – Developed to some extent and includes low or medium density residential uses with some commercial and industrial uses.
- **Agricultural** – Generally used for agricultural activities. Mostly open in character with some scattered spots of forest, wetland, and residential use.
- **Rural Residential** – Sparsely settled, but generally accessible by highway. Some forest and agricultural use may be present.
- **Forest** – 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.
- **Water Supply Protection Overlay** – To protect wells which supply public drinking water.

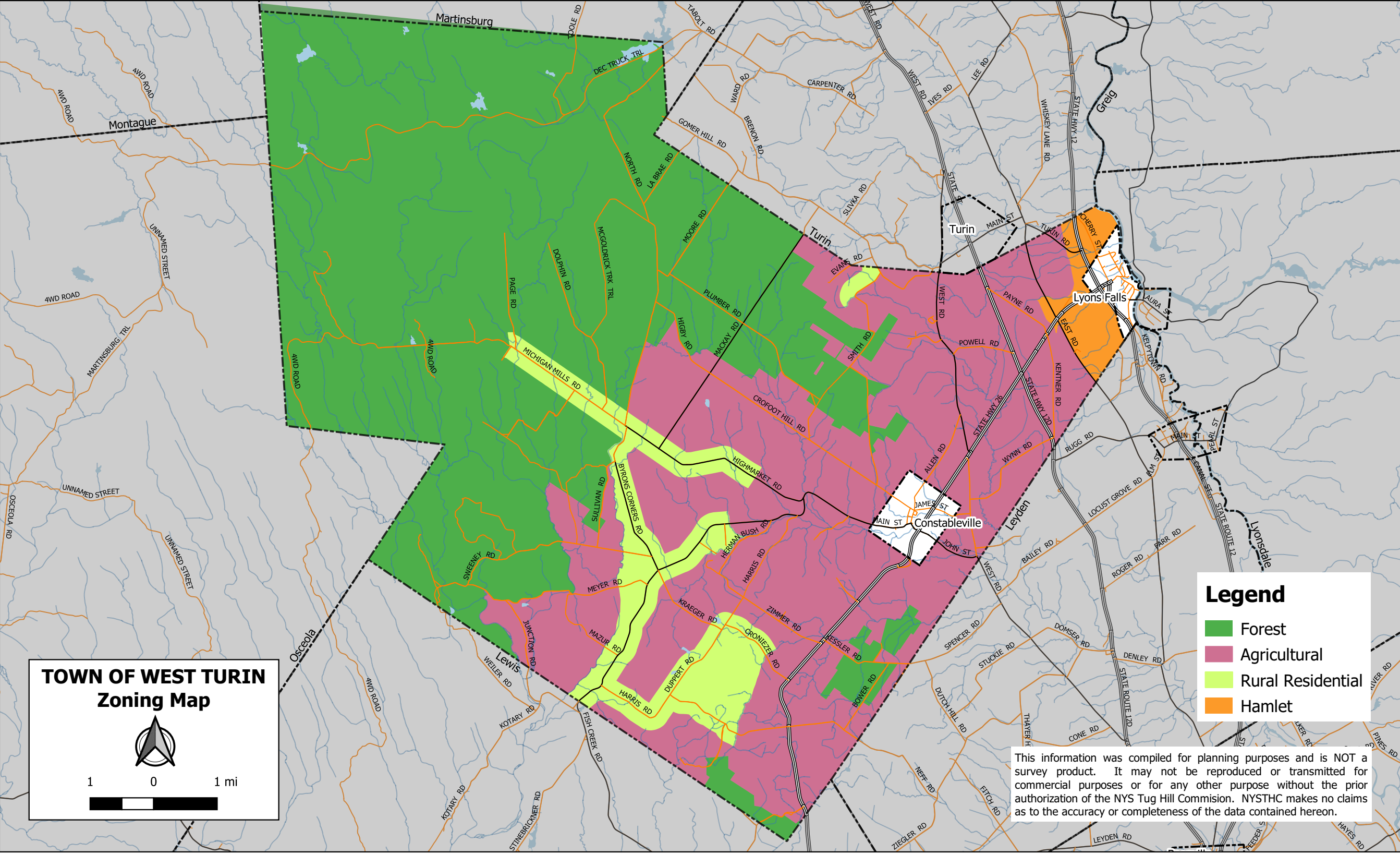
The law defines general regulations for all districts (and district-specific regulations), such as uses permitted, lot sizes, height, distance from road, and waste disposal standards. The law outlines processes and procedures and provides rules for amending the law, changing zoning, and applying for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

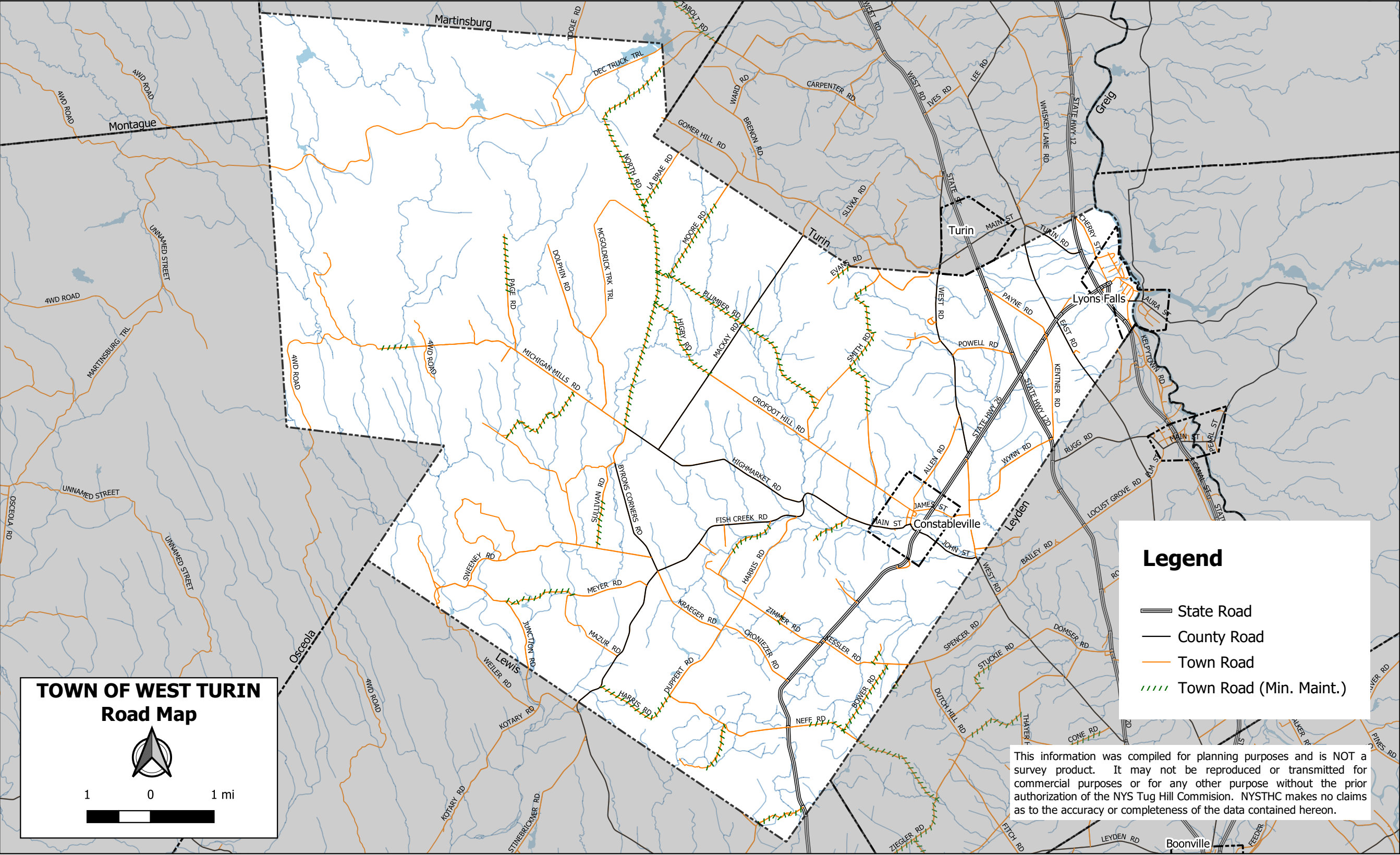
Both Constableville and Lyons Falls have their own mobile home laws that outline definitions and allowable usage.

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

SUBDIVISION law

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



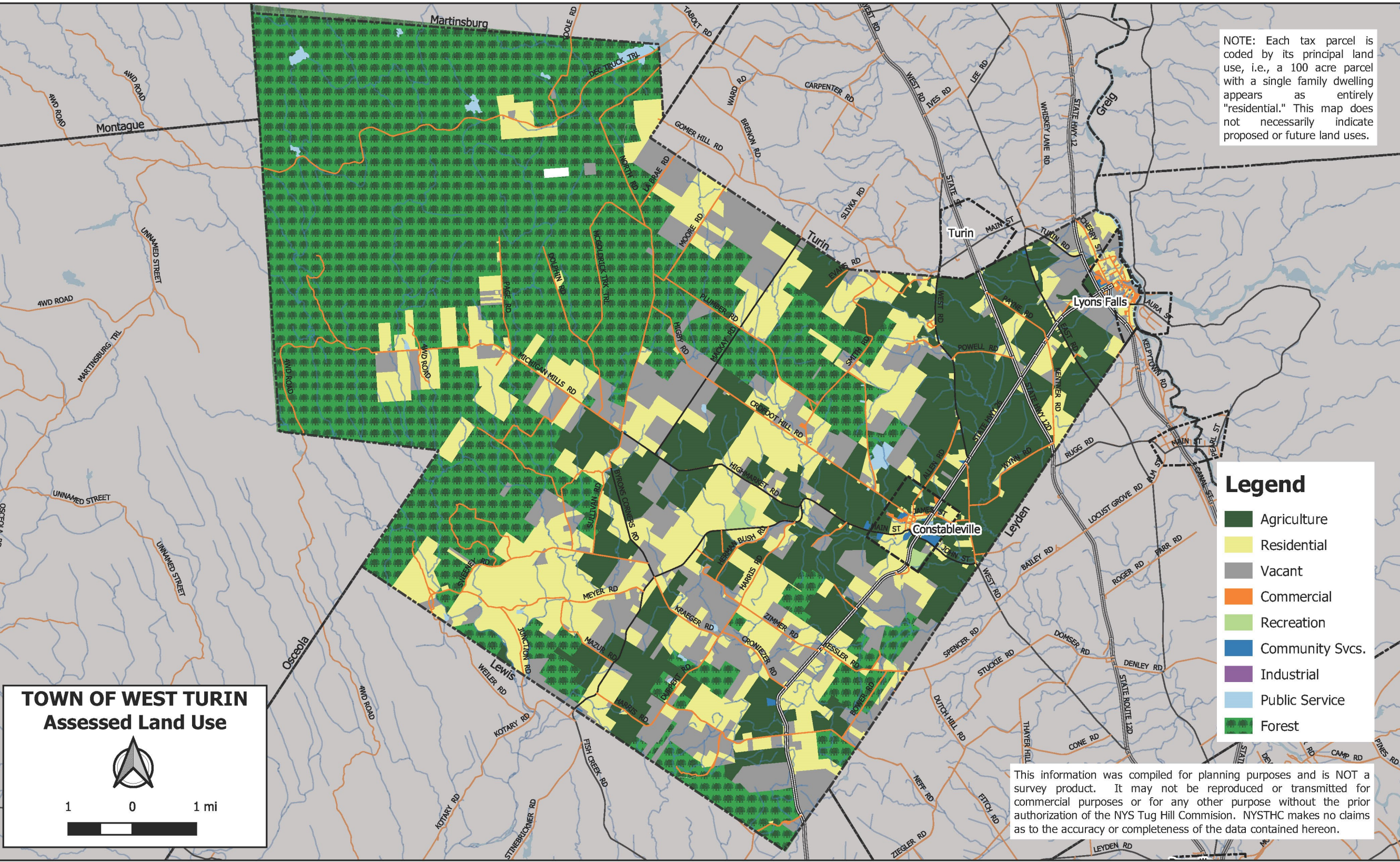


NOTE: Each tax parcel is coded by its principal land use, i.e., a 100 acre parcel with a single family dwelling appears as entirely "residential." This map does not necessarily indicate proposed or future land uses.

Legend

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

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TOWN OF WEST TURIN
Assessed Land Use

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