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Village of  
**CONSTABLEVILLE**  
Comprehensive Plan

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ADOPTED BY RESOLUTION  
APRIL 7, 2025

# Table of Contents

Introduction	<b>p. 2</b>
Village of Constableville Demographics Profile	<b>p. 3</b>
POPULATION characteristics	p. 3
EMPLOYMENT/INCOME characteristics	p. 4
VILLAGE BUDGET characteristics	p. 5
ROAD characteristics	p. 6
Village of Constableville Community Resources Profile	<b>p. 6</b>
COMMUNITY BUILDINGS	p. 6
Village of Constableville Goals for the Future	<b>p. 7</b>
Village of Constableville Development of Law	<b>p. 9</b>
Village of Constableville Implementation Strategies	<b>p. 9</b>
Appendix - Maps	
ROAD MAP	<b>p. A1</b>
ASSESSED LAND USE MAP	<b>p. A2</b>
DEVELOPMENT CONSTRAINTS MAP	<b>p. A3</b>
GOVERNMENT LANDS MAP	<b>p. A4</b>

# Introduction

## **PURPOSE** of the Plan

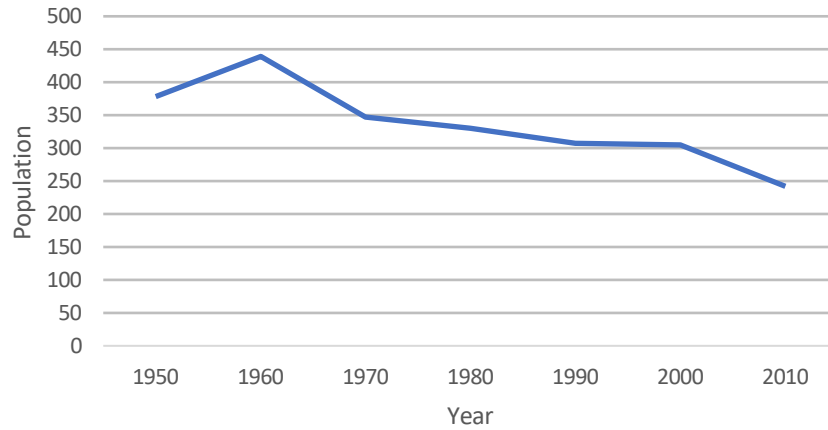
The plan's purpose is to guide the physical development of the Village of Constableville for the future. It is based on and reflects the planning ideals laid out in the Planning Accord for Tug Hill and the Tug Hill Reserve Act. The plan intends to provide a framework for land development and subdivision controls. It will also help ensure 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 the Village of Constableville.

## **PERIODIC REVIEW** and Update of the Plan

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

## Village of Constableville Demographics Profile

### POPULATION TREND



### POPULATION CHARACTERISTICS

Constableville’s population has been declining steadily since 1960. Between 2000 and 2010, there was a decrease of 63 people (-20.7%), while the County and State saw slight growth. Both the number and size of households decreased. A portion of the population decrease may be due to the closure of Lyons Falls Pulp and Paper (2001) and Ethan Allen (2004) in the pursuit for employment opportunities.

In the same period, the median age of residents increased in Constableville, as it did in the County and the State. According to the US Census Bureau, the Village saw a dramatic decrease in the number of housing units between 2000 and 2010. (The mentioned numbers may have a large margin for error due to the source.)

	2000	2010	Change	Change in Lewis Cty.	Change in NYS
<b>Population</b>	305	242	-20.7%	+0.5%	+2.1%
<b>Number of Households</b>	125	107	-14.4%	+4.7%	+3.7%
<b>Average Household Size</b>	2.44	2.26	-7.4%	-4.1%	-1.5%
<b>Median Age</b>	37.1	41.7	+4.6 years	+3.4 years	+0.4 years
<b>Housing Units</b>	154	134	-13.0%	-0.1%	+5.6%

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

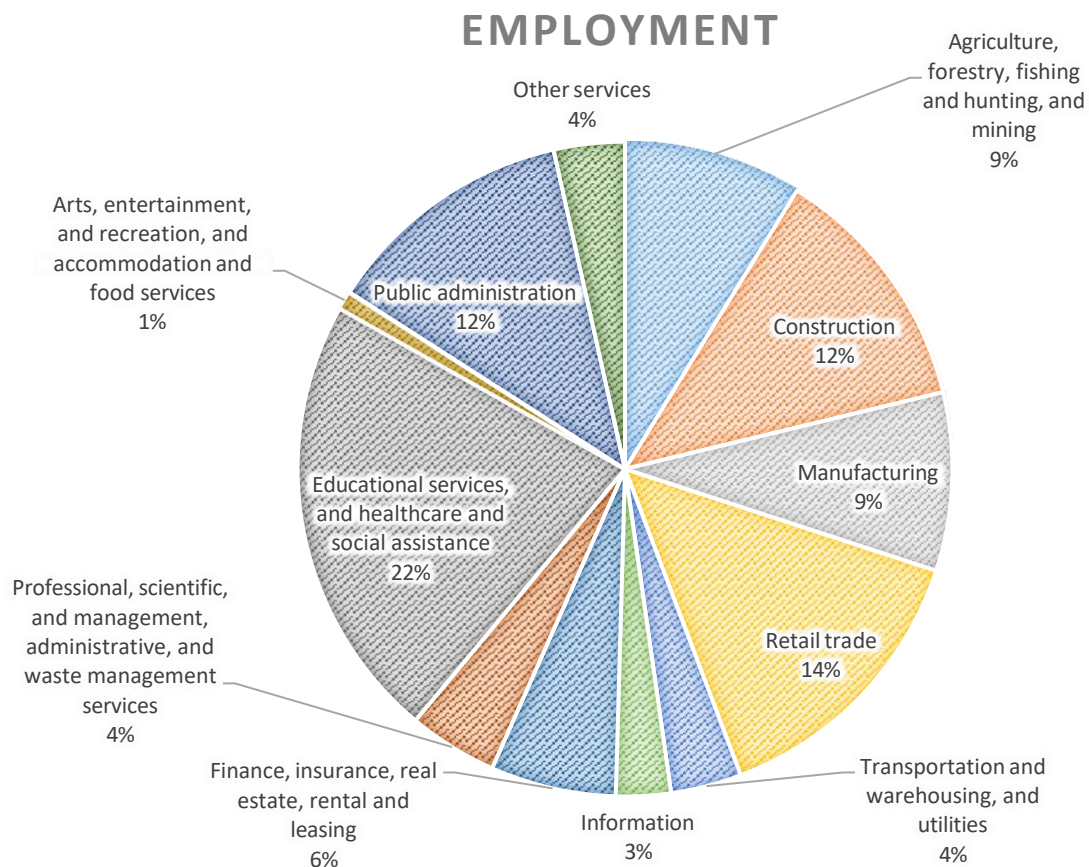
**EMPLOYMENT/INCOME CHARACTERISTICS**

Constableville’s median income was over half its median housing value in 2015, which means it could have good housing affordability. However, about 15.5% of the population is below the poverty line.

<b>2015 Median Household Income</b>	\$46,042	+/-7,227
<b>2015 % of Population Below Poverty Line</b>	15.5%	+/-9.1
<b>2015 Median Housing Value</b>	\$74,000	+/-11,762
<b>2015 Mean Travel Time to Work</b>	29.9 min.	+/-8.2

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

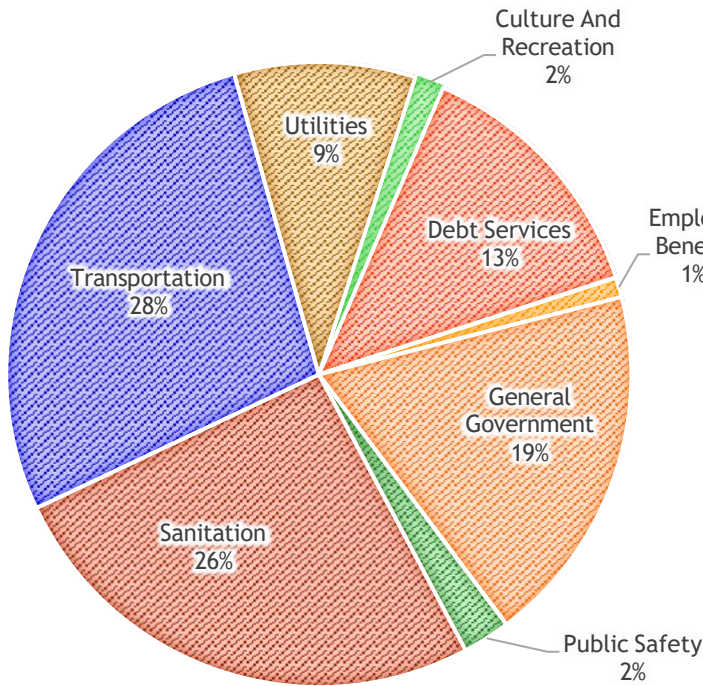
The average travel time to work in 2015 was estimated to be about 30 minutes. About 39.4% (+/-14.1) of residents worked outside Lewis County. Residents of Constableville were employed in a variety of fields, the largest being educational/health care services (22%) and retail trade (14%).



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



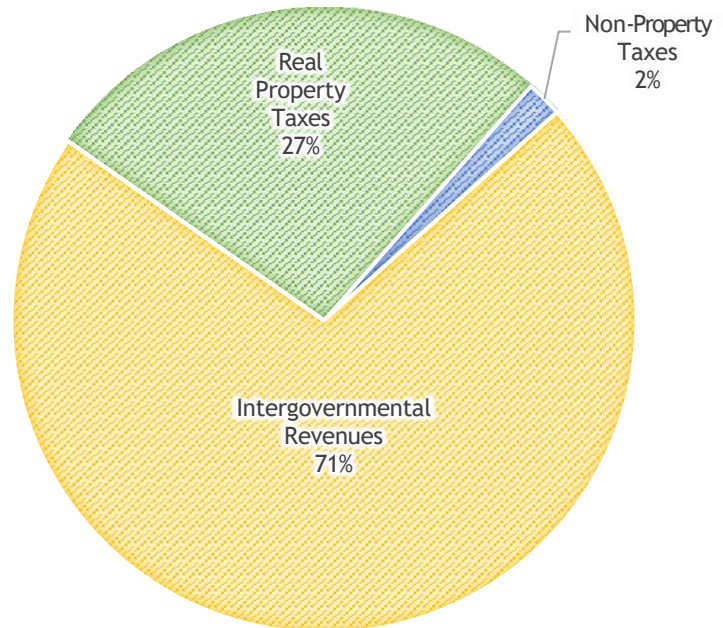
Expenditures (\$)	Constableville
Community Services	\$0
Culture And Recreation	\$3,219
Debt Services	\$28,666
Economic Development	\$0
Employee Benefits	\$2,174
General Government	\$39,888
Health	\$0
Public Safety	\$5,237
Sanitation	\$54,795
Transportation	\$58,853
Utilities	\$19,930
<b>Total Expenditures</b>	<b>\$212,762</b>

## VILLAGE BUDGET CHARACTERISTICS

In 2015, Constableville's total revenue (\$228,827) exceeded total expenditures by \$16,065. Most revenues came from inter-governmental revenues, accounting for \$163,203. Property (\$61,321) and non-property (\$4,303) taxes also modestly contributed.

The greatest expenditures were Transportation (\$58,853), Sanitation (\$54,795) and General Government (\$39,888), together accounting for 71% of total expenditures.

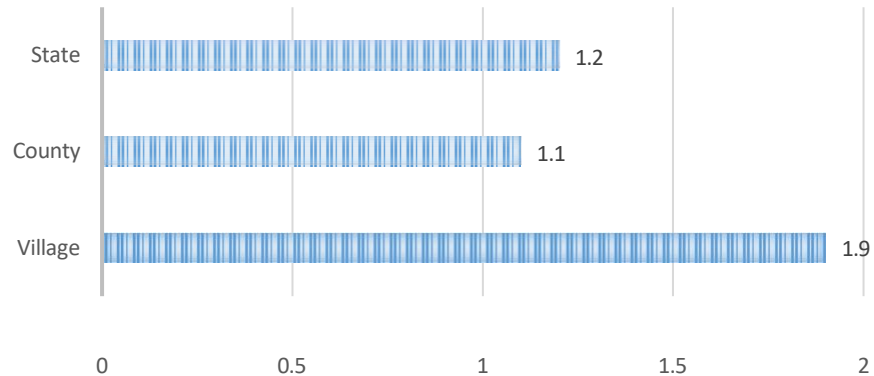
## REVENUES



## ROAD MILEAGE

### ROAD CHARACTERISTICS

As of 2017, 45% of Constableville’s roads are owned by the Village, 26% by Lewis County, and 29% by New York State. Constableville has a total of 4.2 miles of roadway.



*Source: NYS Dept. of Transportation, 2017*

### Village of Constableville Community Resources Profile

Constableville is entirely within the Town of West Turin. The Sugar River runs east through the Village towards the Black River. Constableville is located on State Route 26, the most heavily traveled road in the Village. The busiest segment is between Main Street and the northern Village boundary, with an average daily traffic count of 1,606 vehicles in 2015 according to DOT’s traffic data viewer. The Village contains properties that are designated within Lewis County Agricultural District #6 and are considered active farm operations.

### COMMUNITY BUILDINGS

Constable Hall	5909 John Street
Constableville Library	3158 Main Street
James Duppert Memorial Building	5859 Schuyler Street
Constableville Volunteer Fire Department	3000 Main Street
Village Bandstand	James St.
Post Office	3109 Main Street
Constableville Recreation Center	3060 Main Street

Constableville’s municipal building is at the west end of Schuyler Street. The Village Post Office (rented) is on Main Street, a few hundred feet away from the Constableville Volunteer Fire Department on the corner of West Main and John Street. Further east on John Street is Constable Hall, a historic property preserving the memory of William Constable (Jr.). The Village itself is classified as a Historic District and is listed on the National Register of Historic Places as such.

## Village of Constableville's Goals for the Future

**1.0 Retain the quality of our area's surface and groundwater. Our waters are essential to providing individual and municipal water supplies in our area. Surface and groundwater are important to the retention of recreational opportunities, wildlife habitat, and the health and safety of our community.**

- 1.1 Discourage development in or near major wetlands and concentrations of wetlands.
- 1.2 Discourage 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 major wetlands, concentrations of wetlands, major stream corridors, significant springs, water supply wellhead areas, and aquifers.

**2.0 Retain the area's most important wildlife habitat, scenic vistas and unique areas to conserve, fishing and recreational opportunities, and to help retain the character and biological diversity of our area. Important wildlife habitat areas, trails, and unique areas such as our gulfs along the Sugar River are a significant part of the character of our heritage and can provide important recreational opportunities and unique wildlife ecosystem. These areas are of great importance to our economy because of the economic contributions fishing, sightseeing, and recreating make to the area, and the economic benefit that comes from the viewing of wildlife and scenery by snowmobilers, skiers, hikers, motorists, and the like.**

- 2.1 Discourage development in or near important wildlife and plant habitat areas, steep slopes, and in and near gulfs and along Sugar River as shown in the Village of Constableville Development Constraints Map.
- 2.2 Support identification of important wildlife habitats and unique areas. Encourage further study to identify such areas.
- 2.3 Encourage the proper design and management of passive recreation activities in the more remote areas to conserve natural resources and minimize change to the Village character.

**3.0 Retain the Village's existing farms and land with important soils for farm production to the greatest extent possible. Locally, actions can be taken to retain good farmland from irreversible development and help farm diversification.**

- 3.1 Support identification of important farm lands, and updates of existing farmland inventories utilizing the Lewis County Agricultural Enhancement Plan within the Village.
- 3.2 Provide land use controls that would protect farmlands from being forced out of production.
- 3.3 Support voluntary actions taken by individual farmers to keep their farms in production, through tools such as inclusion in Lewis County Agricultural District # 6 and promoting Ag Land Assessments when applicable.

#### **4.0 Retain historic sites and structures that are important to the character of our area given the Village's historic designation on the Register of Historic Places.**

- 4.1 Identify and promote historic sites and structures.
- 4.2 Encourage new developments to emulate historic architecture and design elements to be cohesive within the Village.
- 4.3 Discourage development that would diminish the quality of historic sites and structures through planning and land use controls.

#### **5.0 Improve the Quality of Life Within the Village**

- 5.1 Identify and plan Village improvement projects and apply for grants to assist in such work when additional funding is required.
- 5.2 Direct development, through regulation and other means, into and around existing infrastructure.
- 5.3 Consider ways to increase the Village population through property rightsizing, infill development, and increasing the housing stock, where practical.
- 5.4 Actively participate in Hazard Mitigation Planning and similar activities for the health and safety and overall future success of the Village.

#### **6.0 Transportation**

- 6.1 Improve access to public transportation opportunities.
- 6.2 Improve knowledge and utilization of the Lewis County Public Transportation system where practical.

#### **7.0 Growth**

- 7.1 Prioritize the resurrection of the 'Business District' by encouraging business development on Main Street where and when appropriate.
- 7.2 Consider ways to attract and retain businesses and residents to the Village.
- 7.3 Continue to form and nurture partnerships with organizations to further the goals of this plan for the betterment of the Village.

## Village of Constableville Development of Laws

The Village is in the process of adopting a Zoning Law. The law is intended to provide for orderly growth, to lessen congestion on the roads, to secure safety from fire, flood and other disasters, to provide adequate light and air, to prevent the overcrowding of land, to protect historical and recreational attributes, to avoid excessive concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, and to promote the health, safety, and general welfare of the public.

This law has been made with reasonable consideration, among other things, as to the character of the Village of Constableville and the suitability for properly developed uses, and with a priority to conserving the Village's rural character and encouraging the appropriate use of land throughout the Village.

## Implementation Strategies

- 1) Create a zoning code that prioritizes the following:
  - a. Infill development.
  - b. Progressive zoning that allows for rightsizing housing opportunities.
  - c. Increasing housing stock and development opportunities following smart growth principles.
  - d. Protect historic and natural assets.
  - e. Smart growth planning of commercial/ light industrial development
- 2) Protect, promote, and prioritize historic and natural assets through partnerships.
- 3) Consider Village rebranding with an emphasis on historic events/ assets such as "inspiration for 'Twas the Night "or a similar tourist draw or tagline that is uniquely Constableville.

