

TOWN OF NEW BREMEN COMPREHENSIVE PLAN

Adopted: by the Town of New Bremen Town Board on April 13, 2026



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Board Members, Officers, and Representatives*

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Prepared with assistance from:	Lewis County Planning & Community Development Development Authority of the North Country

Cover Photos: Naturally Lewis

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Introduction

The Town of New Bremen (Map 1) is a community with a rich history and plentiful natural amenities. However, like many communities in Lewis County and across New York State, the Town is faced with a number of challenges. The State of New York has recommended that municipalities create comprehensive plans to help to better prepare for the changes that time inevitably brings.

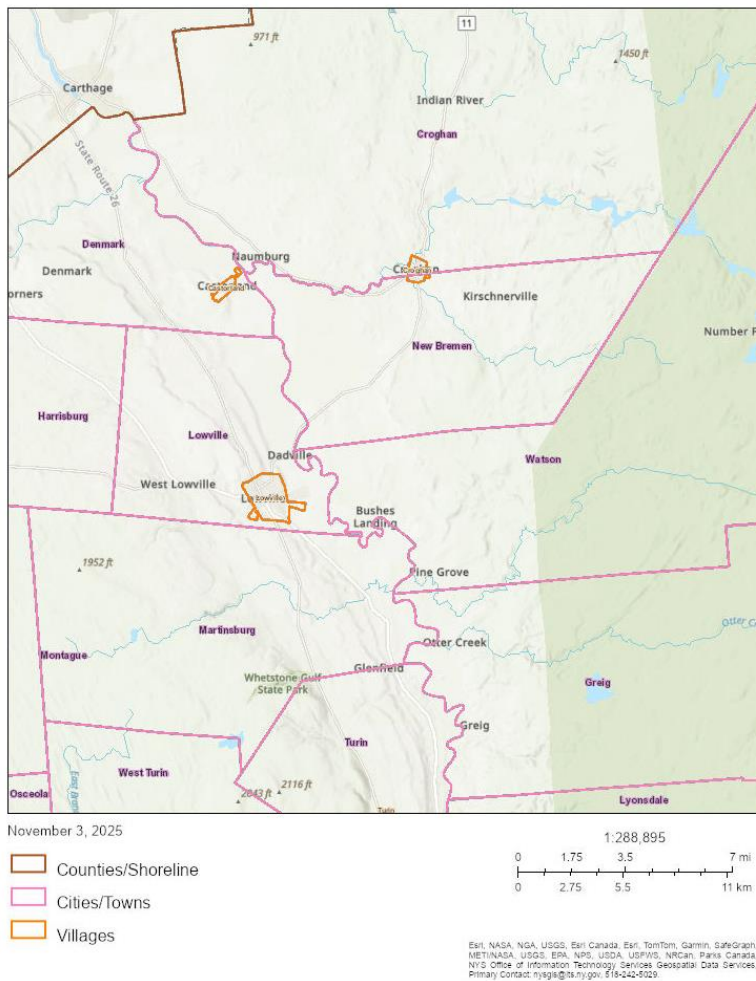
This Comprehensive Plan, prepared for the Town of New Bremen, is meant as a guide for future development. The plan provides a framework for zoning and land subdivision controls. It helps ensure that the area’s growth is in accordance with existing plans for future large-scale or infrastructure development. The plan allows the Town to prioritize capital investments.

Finally, it is hoped that other levels of government (state, county, and other local governments) will find the plan valuable in shaping their future development activities. It is the purpose of this

plan to help others to plan and develop in accordance with the desires of the citizens of the area.

Traditionally, comprehensive plans are designed to serve a community for 20 years. However, to serve the needs of a changing community, they must be continually monitored and updated, usually at **five- and ten-year intervals**.

The Town of New Bremen developed this plan with assistance from the Development Authority of the North Country and the Lewis County Planning and Community Development Department to write the final document. The Comprehensive Plan Committee conducted a survey in the community to better understand citizens’ needs and concerns.



MAP 1: TOWN OF NEW BREMEN

What is a Comprehensive Plan?

New York State Town Law, TWN § 272-a, states that, “Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.” Further, it defines a comprehensive plan as: “The materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town located outside the limits of any incorporated village or city.”

While New York State statute does not require localities to follow a fixed format in developing plans for the future, TWN § 272-a Section 3 provides topics a town may include in its Plan with the level of detail adapted to the special requirements of the town, as follows:

- (a) General statements of goals, objectives, principles, policies, and standards upon which proposals for the immediate and long-range enhancement, growth, and development of the town are based.
- (b) Consideration of regional needs and the official plans of other government units and agencies within the region.
- (c) The existing and proposed location and intensity of land uses.
- (d) Consideration of agricultural uses, historic and cultural resources, coastal and natural resources, and sensitive environmental areas.
- (e) Consideration of population, demographic, and socio-economic trends, and future projections.
- (f) The location and types of transportation facilities.
- (g) Existing and proposed general location of public and private utilities and infrastructure.
- (h) Existing housing resources and future housing needs, including affordable housing.
- (i) The present and future general location of educational and cultural facilities, historic sites, health facilities, and facilities for emergency services.
- (j) Existing and proposed recreation facilities and parkland.
- (k) The present and potential future general location of commercial and industrial facilities.
- (l) Specific policies and strategies for improving the local economy in coordination with other plan topics.

(m) Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the comprehensive plan.

(n) All or part of the plan of another public agency.

(o) Any and all other items which are consistent with the orderly growth and development of the town.

How is a Comprehensive Plan Developed?

Step 1: The municipal board appoints a planning committee.

Step 2: Profile and inventory the municipality, focusing on six areas of study: business and commerce; community and culture; housing; infrastructure; and institutions. A community profile that addresses the community's history, demographics, natural features and land use provides context for the action items in the Plan. This step typically involves community surveys, SWOT analysis (strengths, weaknesses, opportunities, and threats), visual surveys, and other public meetings.

Step 3: Develop a Vision Statement and Goals based on the results of Step 2.

Step 4: Develop strategies, actions, policies, and programs that can be implemented to reach the municipality's vision for the future.

Step 5: The Planning Committee produces a draft of the plan and the Town Board holds a public hearing and completes SEQR. When ready, the draft plan is forwarded to the County Planning Board for review. When the final step is completed, the municipal board may adopt the plan through resolution.

Step 6: The adopted town comprehensive plan and any amendments thereto shall be filed in the office of the Town Clerk, and a copy thereof shall be filed in the office of the county planning office.

Next Steps

Under New York State Town Law, TWN § 272-a, the town formally adopts a comprehensive plan, and requires certain compliance with established municipal land use regulations, specifically:

1. Effect of adoption of the Town's comprehensive plan.

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

(b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall consider such plan.

Vision Statement

A Vision Statement is an important part of a comprehensive plan. It sets the overall tone for the defined goals and strategies, and sets the direction for the community. The Vision Statement reflects the ultimate picture of what a community desires to become in the future. This statement was developed through a visioning process that involved the public in a variety of ways and established a shared purpose and set of community values.

New Bremen is a safe, family-centered, rural community that honors its agricultural heritage, protects its natural resources, and supports thoughtful growth. We envision a future where small businesses thrive, recreational opportunities expand, infrastructure is resilient, and development enhances, rather than diminishes, the Town's scenic character. Together, we will preserve our roots while building a vibrant, sustainable, and welcoming community for generations to come.

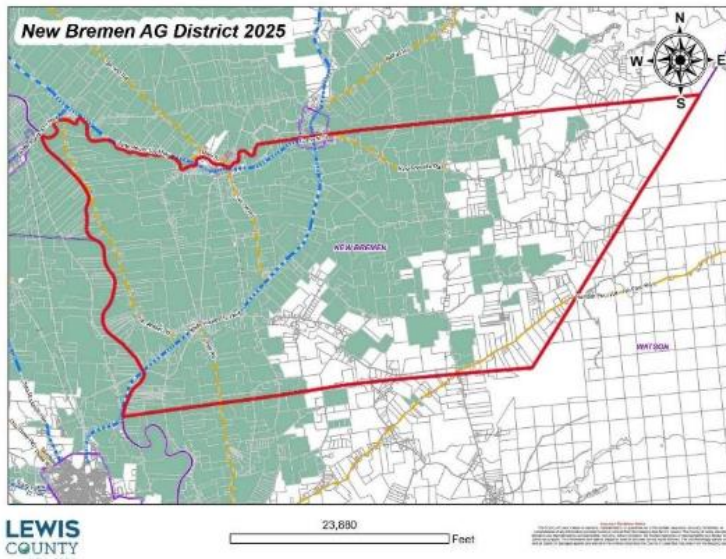


Photo Credit: McKenzie Lehman

Community Profile

Regional Setting

The Town of New Bremen lies in the north central part of Lewis County and consists of 33,780 acres. The Town is bounded on the west by the Black River and on the north by the Beaver River. State Route 812 traverses the Town north-south from Croghan to Lowville. Portions of the hamlet of Beaver Falls and the Village of Croghan are located in the Town. The Town’s eastern boundary abuts the Adirondack Park Blue Line meaning all development within the Town is outside of the Park’s Blue Line.



MAP 2: CERTIFIED AGRICULTURAL DISTRICT

According to the 2020 Census, the Town has a total area of 55.6 square miles, of which it is primarily agricultural land. A significant portion of the Town is included in NYS Certified Agricultural District #6 (Map 2). Additionally, Indian Pipe State Forest is situated along the southern part of New Bremen.

The Town is served by three (3) volunteer fire departments: Beaver Falls, Croghan, and New Bremen. Ambulance services are provided through contracts with Lewis County Search and Rescue which

are renewed on an annual basis. While there is no library located within the Town, there is one in Beaver Falls and one in Croghan, which are neighboring communities.

The Town is part of the Maple Traditions Scenic Byway. The Byway highlights the history associated with living off of the land and producing a variety of food and hand-crafted products from the resources provided by the land. The trail runs from Lowville to Ogdensburg in St. Lawrence County. The International Maple Museum, located just outside of the Town of New Bremen, is on the byway.



CREDIT: NYS DOT

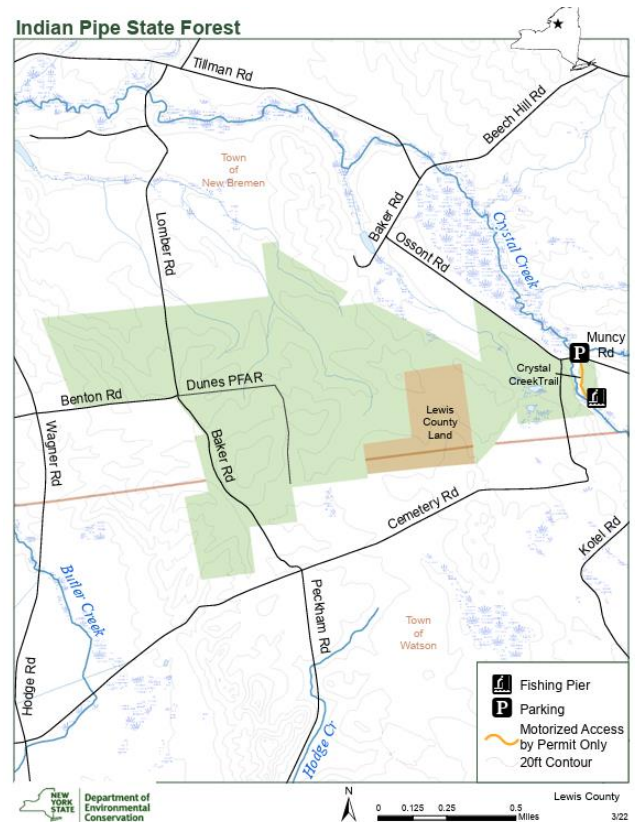
Geographic Inventory

The Town of New Bremen is home to amazing natural, historical, and educational resources for residents and visitors to enjoy. It was agreed to include several other recreational sites near

the Town in this report. These include the Independence River State Forest, Beartown State Forest, the International Maple Museum, the Northern New York Railroad Museum, the Oswegatchie FAA Camp, Beaver Camp, and Camp Unirondack as businesses benefit from visitors to these locations due to their proximity.

Indian Pipe State Forest

The Indian Pipe State Forest lies in southern New Bremen, with a majority of its acreage contained within the Town and a portion extending into the adjacent Town of Watson. This 597-acre forest is named for the Iroquois Indian artifacts including pipe fragments discovered in the area. Access through the central section of the forest is by the 0.7-mile Dunes Public Forest Access Road. The property contains/allows: an accessible fishing pier on the Crystal Creek for freshwater fishing; a short 0.15-mile walking trail; primitive camping; and hunting and trapping access.



Ralph “Bub” Hall Memorial Playground & Wagner Ball Field



PHOTO CREDIT: TOWN OF NEW BREMEN

The Town owns a playground located across from Wagner Ball Field on the Tillman Road. The playground was funded in part by a grant and donations from the Pratt Northam Foundation, Iroquois Gas Transmission, Beaver River Youth Advisory Council, and the Croghan Lions Club. Once constructed, this playground was dedicated to a long-time Town Highway Superintendent, Ralph ‘Bub’ Hall, for his years of dedication to the community.

In addition to the playground, the Town also established walking trails, complete with exercise equipment and dog waste stations, for the community to enjoy. While these are Town assets, community groups and volunteers regularly assist with the maintenance and upkeep of the facilities.

Wagner Ball Field, situated on the Tillman Road, is owned and managed by a non-profit organization focused on community development. The field serves as a vital community resource providing opportunities for baseball and softball for all ages.



PHOTO CREDIT: TOWN OF NEW BREMEN

New Bremen Rural Cemetery and Others

Established in 1831 along Crystal Creek on Patty Street, the New Bremen Rural Cemetery is one of the oldest in the region. The cemetery provides a link to the early history of the Town, which was officially formed in 1848 from parts of the Towns of Croghan and Watson, and whose origins trace back to an ill-fated French settlement attempt in 1798. The Town took over this abandoned cemetery in November 2014 and now maintains and cares for it. This cemetery serves as the final resting place for generations of the Town’s residents, and the Town of New Bremen continues to sell plots through the clerk’s office.

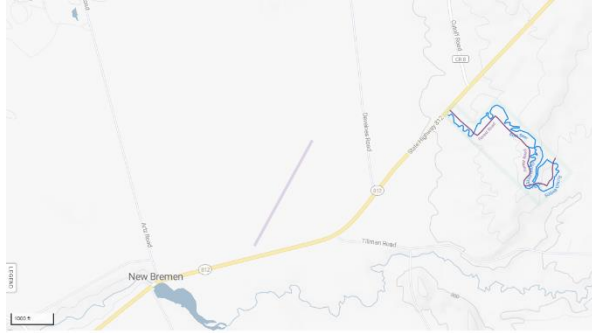
While the New Bremen Rural Cemetery is a landmark within the Town, there are several other notable cemeteries as well. Churches were, and remain, the foundation about which New Bremen was built, and with the churches are often cemeteries. Genealogical tourism draws people to the Town. Other cemeteries include: St. Peter’s Church Cemetery in New Bremen and St. Stephen’s Church Cemetery in Croghan, the old Amish Mennonite Cemetery, the Kirschnerville Mennonite Church Cemetery, the New Bremen First Mennonite Church Cemetery, and the Crystal Light Mennonite Church Cemetery. The Croghan Apostolic Christian Church was the first church of its kind in America, so many visit the church and its cemetery for its history.

Adirondack Mennonite Heritage Association

The Adirondack Mennonite Heritage Farm, located in Kirschnerville near Croghan, preserves the religious heritage of the Mennonite community, tracing its Anabaptist origins to the year 1525 AD, by sharing and publicizing the unique Christian faith story of the Mennonite community. The Farm continues to maintain artifacts of the local Mennonite community to promote and encourage original historical research, and to design and maintain public exhibits. The Adirondack Mennonite Heritage Farm was home to three generations of the Moser family and is a destination for many to visit.



PHOTO CREDIT: MEMMONITEHERITAGEFARM .COM



Hough Memorial Forest and Mountain Bike Trails

The Hough Memorial Forest is located in the Town on State Route 812; and is named after Franklin B. Hough (1822-1885), a physician and scientist born in Lewis County and is considered the “Father of American Forestry.” Lewis County manages the timber on the site which includes four (4) mountain bike trails within the forest: Sugar Chute, Root Beer, Charlotte’s Trail, and the Forest Road. The Root Beer and Forest Roads are open for E-Bike use.

Fish and Game Clubs

The Town is home to three (3) Fish and Game Clubs. The Lowville Fish and Game Club, located at 7954 Number Four Road, Lowville, the Beaver River Fish and Game Club, located at 8290 Bush Road, and the New Bremen Fish and Game Club, located at 6127 Artz Road, New Bremen. These organizations exist to conserve hunting and fishing, and to promote good fellowship among its members. They are an important part of the Town’s culture.

Nearby Outdoor Recreational Opportunities



Adjacent to New Bremen are the Towns of Watson, Croghan, Denmark and Lowville. In close proximity is the 673- acre Independence River State Forest. This state forest and adjoining forest preserve lands are home to the Otter Creek Horse Trail System. The approximately 8 miles of unpaved forest roads may be used for horseback riding or hiking. There are two primitive campsites located in the western portion of the state forest and at-large primitive camping is allowed. Freshwater fishing, hunting and trapping are allowed, and there are 2.7 miles of trails that allow snowmobiling that connect to the NYS Snowmobile Trail network (Hiawatha Trail).



Beartown State Forest is located in the northern part of the Town of Croghan. The 7,205 acres state forest provides approximately 7.45 miles of trails for hiking; primitive camping, hunting and trapping is allowed; and snowmobiling is allowed along Aspen Hollow Road, the eastern portion of Texas Road and N. Gasline Road, all provide access to the portion of the NYS Snowmobile Trail system maintained by Missing Link Snowmobile Club.

Other state forests located in the Town of Croghan include: the 559-acre Balsam Creek State Forest, the 20,412-acre Frank E. Jadwin Memorial State Forest, and the 13,054-acre Croghan Tract Conservation Easement. The 43,000-acre Watson's East Triangle Complex, which includes the Watson's East Triangle Wild Forest and the Croghan and Oswegatchie Conservation Easement Tracts, are located in the adjacent Towns of Croghan, Diana and Watson in Lewis County, and the Town of Webb in Herkimer County. New York State Forest Lands all provide levels of recreational opportunities with information about their uses found on the NYS DEC's website, dec.ny.gov.

International Maple Museum Centre



PHOTO CREDIT: ILOVENY.COM

The International Maple Museum is located in Croghan at 9756 State Route 812. This museum was founded in 1977 to preserve the history and evolution of the North American maple syrup industry. Exhibits depict the history of maple syrup and sugar-making techniques, ranging from those used by the Native Americans to plastic tubing and stainless-steel evaporators in use today. Audio tours are also incorporated into the experience to explain many of the exhibits.

Each year, the New York State Maple Producers host Maple Weekend, where Maple Producers from across the state open up their sugar shanties to the public. The International Maple Museum, being the anchor of the Lewis County Maple Producers, hosts pancake breakfasts throughout this event, which boasts thousands of visitors to the area each March.

For more information on ways to take advantage of the resources Lewis County has available, consider downloading the Naturally Healthy app provided by Lewis County Public Health.

<https://lewiscountyny.gov/departments/public-health/download-our-app/>

Northern New York Railroad Museum



PHOTO CREDIT:
RHSNNY.WEBLY.COM

Located at 9781 Route 812 in the Village of Croghan, Town of Croghan, the Railway Historical Society of Northern New York is dedicated to preserving the age of the “Iron Horse” on the Lowville Beaver River Railroad for future generations. The railroad was and still is a vital part of the community. The Museum provides insight into the life of the station agent as well as the history of the railroad.

Oswegatchie FFA Camp

In 1946, the New York State Future Farmers of American (FFA) Association purchased 1,200 acres of Adirondack forest land at 9340 Long Pond Road, in the Town of Croghan, and started a camp for teenagers. The camp operates today and provides amazing natural experiences for people of all ages including kayaking and canoeing, obstacle courses, horseback riding, and camping. This facility brings tourists into the Town of New Bremen.



PHOTO CREDIT: OSWEGATCHIECAMP.COM

Beaver Camp

Beaver Camp is located at 8884 Buck Point Road, Lowville, on Beaver Lake in the adjacent Town of Watson. Beaver Camp is a DBA (doing business as) of Adirondack Mennonite Camping Association, Inc. and is a 501 (c)(3) charitable organization. It was originally started in the late 1950's by a group of Mennonite churches in Northern New York as a church camp for children. Today, Beaver Camp provides a variety of programs including winter camp, family weekends, women's retreat, resident camps, wilderness adventure camps, day camp, marriage retreat, and young adult weekend.



PHOTO CREDIT: BEAVER CAMP.ORG

Camp Unirondack

Camp Unirondack is located at 8722 Unirondack Road, Lowville in the Town of Watson. Founded in 1951 by the Universalists, Camp Unirondack is a radically inclusive Camp and Conference Center located on Beaver Lake in the forever wild forests of the Western Adirondack Mountains on Haudenosaunee Land. The camp offers a multitude of programs including: youth and adult programs, intergenerational programs, and camperships. This camp is also a 501 (c)(3) charitable organization.

History

The Town of New Bremen was created by an act of the New York State Legislature on March 31, 1848. However, the first settlement in what would become the Town of New Bremen was established some 50 years earlier, in 1798, known as the Castorland Company. This growth and development near the present hamlet of Beaver Falls was a result of the efforts of Alexander Macomb, William Constable, Peter Chassanis and LaCompagne de New York to create a new home for those wishing to escape the unrest in France. Regretfully, the settlement failed as those who emigrated to the area were not prepared for the conditions they faced in the northern wilderness.

Following the failure of the Castorland Company, James and Vincent LeRay de Chaumont acquired much of the land, and in 1821 Charles Dayan, of Lowville, was hired as their local land agent. The survey of the lands was completed, and plots were sold to European immigrants. A settlement was established on Crystal Creek, and LeRay named it Dayanville to compliment his land agent.

In 1826, a dam and sawmill were built on Crystal Creek and Dayanville began to grow. Over the next fifty years, Dayanville witnessed the construction of tanneries, gristmills and sawmills. Plans for early growth included the construction of roads into the area. When the Town was officially created in 1848, the name of the Town was changed to New Bremen.



PHOTO CREDIT: HISTORICALLY LEWIS

It would be a number of years after the failure of the Castorland Company before the north side of the Town was settled when the Rohr brothers set up a sawmill on the Croghan side of the Beaver River. Rohr's Mills, later becoming Beaver Falls, was settled and became home to timber-related businesses including sawmills, tanneries, and pulp and paper mills. The canal system helped to move products and people assisting the development of the community.

From 1821 to 1875, various religious denominations sought the rivers and farmlands of the Black River Valley. Mennonites, Roman Catholics, and Methodists settled in New Bremen and brought successful work ethics to the community. Letters of naturalization on file at the Lewis County Courthouse clearly validate European origins of these early settlers as Alsace-Lorraine. Many of the settlers were attracted to the area as a result of religious and economic conditions in Europe.

Agriculture has always been an integral part of the Town's economy. Dairy farms, maple syrup production, and logging were and still are vital to the Town of New Bremen.

Hydropower has also played a vital role in the Town's economic development. The Black and Beaver Rivers have provided corridors of transportation for both people and products, as well as energy for many mills.

Surface and groundwater resources also drove residential development. It is understood that the Town has various artisan springs. The Brewery Hill Water District had its first water source as a spring located on Brewery Hill. The spring was first used by the Virkler homestead for a creamery. The creamery was sold and a brewery business took over the location until a fire bankrupted the business.

Early settlers quickly recognized water as an asset for industrial development. The Black River gave early entrepreneurs a transportation route to external markets. Highway construction and education developed proportionally to the growth of agriculture and industry in the Town of New Bremen. The eleven education districts shown in Beer's Atlas of Lewis County were consolidated and centralized in 1945. The Beaver River Central School District was established in 1954 to serve the educational needs of the community. Furthermore, the approximately 65 miles of Town highways that were constructed to support early trading routes are still maintained by a fleet of modern equipment and able employees.



PHOTO CREDIT: HISTORICALLY LEWIS

Demographic Overview

The data used in this Comprehensive Plan comes from the U.S. Census Bureau and is from either the 2020 Decennial Census or the 2023 American Community Survey (ACS) 5-Year Estimates. The ACS replaced the decennial census long form in 2010. The ACS is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year. The ACS delivers similar data from previous census long forms, but is updated every year instead of every 10 years. The ACS provides several advantages over the information that has been collected in the past through the decennial census long-form samples. The main benefits of the ACS are timeliness and access to annual data for states, local areas, and small population subgroups. But in exchange for this benefit, the sample size of the ACS needs to be smaller than that of the Census long form data, which may at times lead to higher sampling errors. The margin of error for some of the data may be high.

People and Population

Per the 2020 Decennial Census, the total Town population is estimated to be 2,785. This is a 3% increase from the 2010 Census, when the population was 2,699. The Town has seen slight growth over the past 15 years.

Based on the 2023 ACS, the median age is 36.1, which is significantly lower than the median age in Lewis County of 42.0, the state's median of 40.1, and the national median of 39.2. In the Town, about 33% of the population is under the age of 19 years, 51% between the ages of 18-64, and 16% are older than 65. Of the 51% between the ages of 18-64, 55.2% are between the ages of 20-44 years. The Town has a younger population compared with Lewis County, where 19.8% of the population is 65 years or older, and New York State where 17.4% of the population is 65 years or older. Based on the percentage of the population below 19 years of age, and those between 20-44, it would seem the Town is home to many families with school-aged children.

There was a public comment relating to the aging Mennonite population, and the concern that they may be leaving the area to live at Brookside Senior Living facility in Lowville. The facility was originally developed by Mennonites. This may be driving a younger population in the Town. A focus should be on facilitating the ability for the aging Mennonite population to age in place. The community should continue to educate future generations on the Mennonite history and its impact on values and traditions in the Town.

Approximately 7.9% of the Town's residents are veterans compared to 8.5% for the County, 3.5% for New York State, and 5.9% for the U.S. Veterans either move back home to New Bremen, retire from Fort Drum and choose to live in New Bremen, or live in New Bremen while enlisted at Fort Drum.

Race and Ethnicity

Similar to the rest of Lewis County, the Town of New Bremen is mostly white, with 94.8% of the population identifying themselves as “white”, a Census term to delineate between those of multiple ethnicities. Other races identified in the census contributing to less than 1% of the total population were Black or African American alone, American Indian and Alaska Native alone, Native Hawaiian and Other Pacific Islander alone, and Some Other Race. Approximately 2.8% of the population identified as two or more races. Nearly 1% of the population identified as Hispanic or Latino. About 97.2% of the population speaks English only at home, while 1.5% spoke Spanish, and 1.3% spoke other Indo-European languages.

Health

Approximately 10.2% of the population is in some way disabled, which is lower than both the county and the national percentages, which vary between 14.9% and 13.7% respectively. This means that individuals may have difficulty hearing or seeing, cognitive issues, ambulatory issues, or have challenges living independently.

Education

The Beaver River School District primarily serves the Town of New Bremen; however, Lowville Academy and Central School District serves a portion of the southwestern area of the Town. The Crystal Light Mennonites send their children to their own school, and many other Mennonite children in the district send their children to the Naumburg Mennonite School. About 92.1% of Town residents 25 years and over have a high school diploma or higher. This is slightly higher than Lewis County which shows 91.4% of its population 25 years or over having a high school diploma or higher.

Employment and Income

Of the Town residents 16 years and over, 59.8% are in the civilian labor force, and .3% are in the Armed Forces. The unemployment rate for those in the civilian labor force is very low, at 1.8%. For the same time period, the unemployment rate for those in the civilian labor force for Lewis County is 3.2%, and 5.3% for New York State.

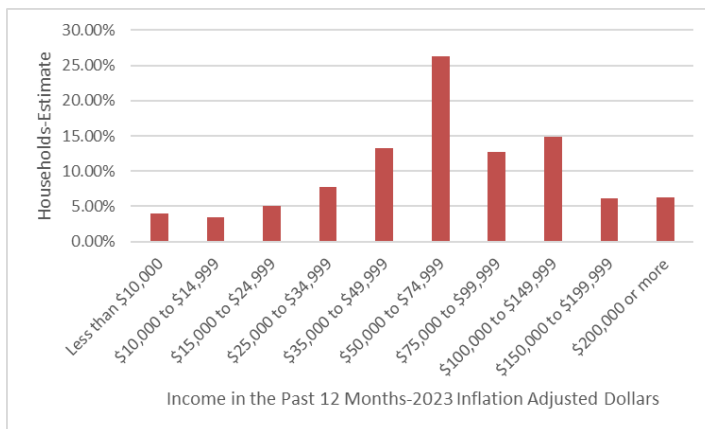


FIGURE 1: HOUSEHOLD INCOME IN PAST 12 MONTHS

Based on the 2023 ACS, the median household income is \$64,024, which is lower than the average for Lewis County, which is \$68,329, and New York State, \$85,820. The mean household income for the Town is \$82,265. Figure 1, to the left, is from the 2023 ACS and shows the household income in the past 12 months (in 2023 inflation-adjusted dollars.)

The poverty rate for the Town is 7.0% which is much lower than Lewis County, 12.2%, and New York State, 14%. It is interesting to note that while the Town has a lower median household income, it also has a low unemployment rate and a relatively low poverty rate. It appears that based on demographics, the Town has a relatively younger population with school-aged children, and that they are in the workforce and able to afford to own a home in the Town.

The average work commute time for Town residents is 24.4 minutes suggesting that most workers work outside of the Town. Furthermore, 82.9% of workers drove alone.

Housing

The Lewis County Real Property Tax Director confirmed that there are 1,625 parcels in the Town, with 1,010 being residential. Of the 1,010 residential parcels, 93 are located in the Village of Croghan and 917 are located outside of the Village limits. The assessed land value in the Town is \$47,345,152, while the total taxable value, that includes land and structures, is \$183,968,874 in 2025.

Based on the 2023 ACS, there are 1,117 housing units in the Town, with 96.2% occupied, and 3.8% considered vacant. It also notes that of the 1,074 occupied housing units, 84.8% are owner-occupied while 15.2% are renter-occupied. The average household size is 2.60 and the average family size is 3.25.

The 2023 ACS reports 43 vacant housing units of which 62.7% are considered “other vacant” while 37.2% are for seasonal, recreational, or occasional use. According to Census definitions, “other vacant” includes year-round units that were foreclosed upon, being held for settlement of an estate, held for personal reasons, or held for repairs.

Of the 1,074 occupied housing units, over 76% of all homes in the Town are single-family units. Over 11% of the units have 2 or more apartments, while another 11.7% are mobile homes or another type of housing unit. Almost 30% of the housing in the Town was built pre-1939 with only 9.4% of homes developed since 2010. There is a significant increase in housing units, 31.6%, from 1980-1999. The median value of a home in the Town is \$168,200.

Of the approximately 135 occupied units paying rent, 15.5% are paying less than \$500, 43.7% are paying \$500- \$999, and 35.5% are paying \$1,000-\$1,499. The other 5% is paying over \$1,500. The median gross rent is \$922. About 47% of renters were paying more than 30% of their income for gross rent.

Land Use

There are many ways to measure what land is for and how it is used. Three ways that are shown here are zoning, property class codes, and land cover. Comparing these three metrics can help a community to better understand what their community is comprised of, and how best to manage its land. The Town adopted its original Site Plan Review Zoning Law in August of 1996 and superseded it with Local Law No. 1 of 2024, The Town of New Bremen Zoning Law,

filed with the Secretary of State on January 19, 2024. This law identifies, among other items, land-uses, zoning, permitting, and design standards.

As part of the comprehensive planning process, the Town of New Bremen evaluated existing land-use patterns and established distinct land-use character areas to better understand how different parts of the community function and interact. Within each area, the Town identified key opportunities, challenges, and emerging trends that influence how land should be managed over the next 10–15 years. Building on this analysis, a series of guiding land use policies have been developed to shape future development, support the community’s long-term vision, and provide a foundation for updates to zoning and other local land-use tools.

Agricultural Lands

In its 2010 Comprehensive Plan, the Town of New Bremen identified agriculture as the dominant land-use and a defining component of its rural character. Fifteen years later, agriculture remains central to the Town’s identity, but the landscape has evolved in response to economic pressures, generational turnover, and shifting market demands. Many of the traditional dairy operations noted in the 2010 plan continue to operate, yet several smaller farms have consolidated or transitioned into alternative uses, including beef production, specialty crops, or hobby farms. At the same time, the subdivision of former farm operations has resulted in scattered residential and solar development in areas once used exclusively for agriculture. Farmland conversion remains a key concern, particularly where prime soil coincides with development interest or where aging farm operators lack succession plans. New Bremen continues to value its agricultural base, but there is growing recognition that proactive land-use policy—such as protective zoning map overlays and conservation easements—is increasingly necessary to slow fragmentation, protect prime soils, and maintain the viability of farming for the next generation.

Residential Development

The 2010 Plan described residential development in New Bremen as predominantly low-density and rural in pattern, consisting mainly of single-family homes on large lots or former agricultural parcels. This pattern remains largely unchanged in 2025, though demographic shifts and limited new housing construction have begun to influence both demand and development character. The Town has experienced modest population stability rather than significant growth, leading to gradual, rather than rapid residential expansion. Nevertheless, incremental subdivision of large parcels has continued, producing dispersed residential pockets that place additional demands on local roads, emergency services, and groundwater reliance. Housing affordability and variety have emerged as new considerations since 2010, as younger families, aging residents, and workforce households’ express interest in more flexible housing types. Without centralized sewer and water infrastructure, development still relies on individual septic and well systems, constraining density and making compact settlement patterns challenging. As the Town looks forward, residential land-use planning increasingly emphasizes balance—supporting new housing on existing infrastructure while preserving open space and prioritizing

development forms that minimize sprawl. Residents want to preserve the open areas and vistas the Town affords to residents and visitors alike, while maintaining its rural characteristics.

Commercial and Industrial Uses

Commercial and industrial activity in New Bremen has historically been limited, a trend that continues today. The 2010 plan described scattered small businesses, home occupations, and light industrial uses, primarily situated along major corridors or within converted agricultural structures. While there has been minimal large-scale commercial growth since then, the rise of home-based businesses, e-commerce operations, and small-scale workshops has increased the number of enterprises operating within residential areas. Industrial activity remains modest, with no major manufacturing expansions or new industrial parks established over the past 15 years. In fact, several vacant industrial sites in the Town could be prioritized for adaptive reuse, especially given their proximity to recreational assets, such as the Black River, or to main NYS transportation corridors. Demand for new commercial development has been tempered by stable population levels and the availability of retail and service options in nearby Lowville and other regional centers. The most significant change since 2010 has been the increased interest in renewable energy, particularly utility-scale and community solar installations. These facilities represent a new category of quasi-industrial land-use that requires careful siting to protect farmland, preserve viewsheds, and maintain community character. Going forward, commercial and industrial land-use policy in New Bremen must balance economic opportunity with compatibility, ensuring that new uses support local needs without overextending infrastructure or disrupting rural landscapes, while safeguarding the Town's land and natural resources to preserve them for future generations.

Natural and Conservation Areas

The 2010 Plan highlighted the significance of natural areas in shaping New Bremen's environmental quality and rural character, including forestlands, wetlands, streams, and the Black River corridor. These natural resources remain essential in 2025, but the importance of conservation has only grown as the Town confronts pressures related to land conversion, invasive species, and climate-related hazards. Forested tracts continue to provide wildlife habitat, recreational opportunity, and economic value through managed timber and maple operations. Wetland complexes and riparian areas play an increasingly critical role in flood mitigation and water quality protection, especially as regional precipitation patterns become more variable. Since 2010, community awareness of environmental stewardship has expanded, driving interest in conservation easements, wildlife habitat protection, preservation of forests for maple syrup and timber production, and the preservation of scenic landscapes that contribute to the Town's identity. New Bremen's natural areas also intersect with recreational development opportunities, including river access, snowmobile trails, and nature-based tourism, all of which require balanced planning to avoid overuse or ecological disturbance. As development pressures, solar siting, and agricultural changes continue to reshape the land, protecting the integrity of these natural systems, especially forested areas, remains one of the Town's most important long-term responsibilities. Effort should be undertaken to protect

freshwater resources such as the Lowville water works, Croghan water works, aquifers, and spring fed streams.

Zoning

Zoning is a method of planning in which a municipality divides land into areas called zones, each of which has a set of regulations for new development that differs from other zones. Zones may be defined for a single use (for example residential, industrial), they may combine several compatible activities by use, or in the case of form-based zoning, and the differing regulations may govern the density, size and shape of allowed buildings whatever their use. The planning regulations for each zone, determine whether planning permission for a given development may be granted. Zoning may specify a variety of outright and conditional uses of land. It may also indicate the size and dimensions of lots that land may be subdivided into, or the form and scale of buildings. These guidelines are set in order to guide growth and development.

While the Town has utilized zoning since 1996, its officials adopted Local Law No. 1 of 2024, The Town of New Bremen Zoning Law, filed with the Secretary of State on January 19, 2024. Within this is the Town of New Bremen Land Use Regulations. All zoning/code enforcement for the Town is handled by the County Code Enforcement Officer through an Intermunicipal Agreement (IMA). There is an application for a Town Land Use Permit and Manufactured Home Permit available through the Town's website. A New Bremen Site Plan and Zoning Permit, and a Zoning Permit for Manufactured Homes are available through CloudPermit on the Lewis County website, <https://lewiscountyny.gov/departments/building-and-fire-code/>.

The Town of New Bremen administers land-use through its adopted zoning law, which establishes permitted uses, development standards, and review procedures. All new development or changes in land-use must comply with these regulations to ensure compatibility with the Town's rural character, infrastructure capacity, and community goals.

Projects that require site plan review or special approval are considered by the Planning Board, while requests for variances or interpretations are addressed by the Zoning Board of Appeals. Together, these boards provide oversight to balance economic opportunity with the protection of residential quality of life, natural resources, and the long-term vision of the community.

The Town has proactively incorporated regulations for Solar Energy Systems, both medium- and large-scale, as well as Battery Energy Storage Systems. This allows the Town to actively plan and position solar energy projects. The Town does not have wind energy regulations. While the Town has not seen many projects for wind development, Lewis County is home to many large wind energy projects, and NYS has aggressive clean energy goals established by the Climate Leadership & Community Protection Act (CLCPA). With these development pressures, the Town may want to consider adding this regulation to their zoning.

Property Type Classification Codes

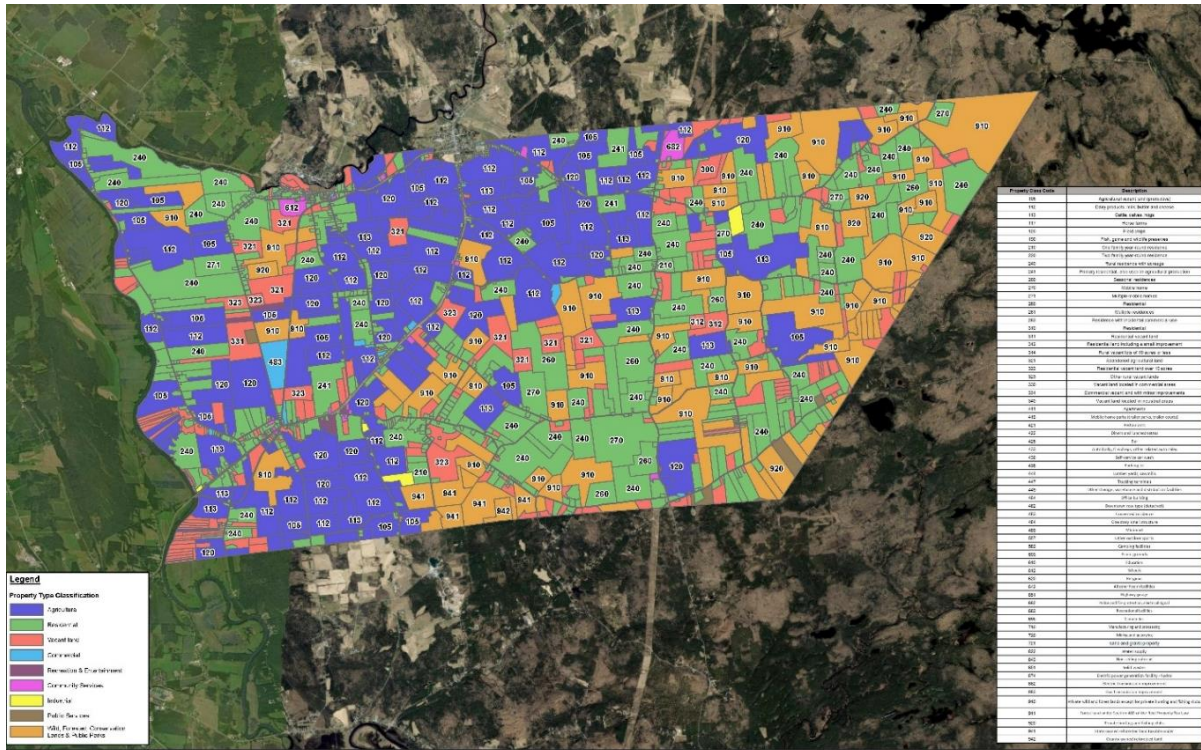
Property Type Classification Codes were originally developed to describe the primary use of each parcel of real property on an assessment roll.

Classification allows states to tax different types of property in a non-uniform manner. These classes are generally based on use or ownership. The New York State Office of Real Property Services has developed a simple and uniform classification system to be used in assessment administration in New York State.

The system of classification consists of numeric codes in nine categories. Each category is composed of divisions, indicated by the second digit, and subdivisions (where required), indicated by a third digit. The nine categories are:

- 100 - Agricultural - Property used for the production of crops or livestock.
- 200 - Residential - Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category - 400.
- 300 - Vacant Land - Property that is not in use, is in temporary use, or lacks permanent improvement.
- 400 - Commercial - Property used for the sale of goods and/or services.
- 500 - Recreation & Entertainment - Property used by groups for recreation, amusement, or entertainment.
- 600 - Community Services - Property used for the well-being of the community.
- 700 - Industrial - Property used for the production and fabrication of durable and nondurable man-made goods.
- 800 - Public Services - Property used to provide services to the general public.
- 900 - Wild, Forested, Conservation Lands & Public Parks - Reforested lands, preserves, and private hunting and fishing clubs

Map 3 provides a snapshot of the property classifications in the Town. There are 66 property classifications in the Town within the 9 categories. In the eastern part of the Town, the main classifications for properties are wild, forested, conservation lands and public parks (orange color), residential (green color), and some agricultural (purple color). The south-central part of the Town is the same as the eastern part with the exception of fewer agricultural properties and some vacant land (red color). The north-central part of the Town is primarily agricultural properties. This extends into western areas of the Town with a mix of residential and vacant land as you get closer to the Black River. There are very few properties identified as commercial, recreation & entertainment, community services, industrial, or public services.



MAP 3: TOWN OF NEW BREMEN PROPERTY CLASSIFICATIONS

Per the County’s Real Property Office, there are 1,520 taxable parcels on the 2025 tentative assessment roll. There are 9 parcels of state-owned land, 13 special franchise parcels, 39 utilities, and 44 wholly exempt parcels for a total of 1,625 parcels in the Town. There 1,010 residential properties.

Land Cover

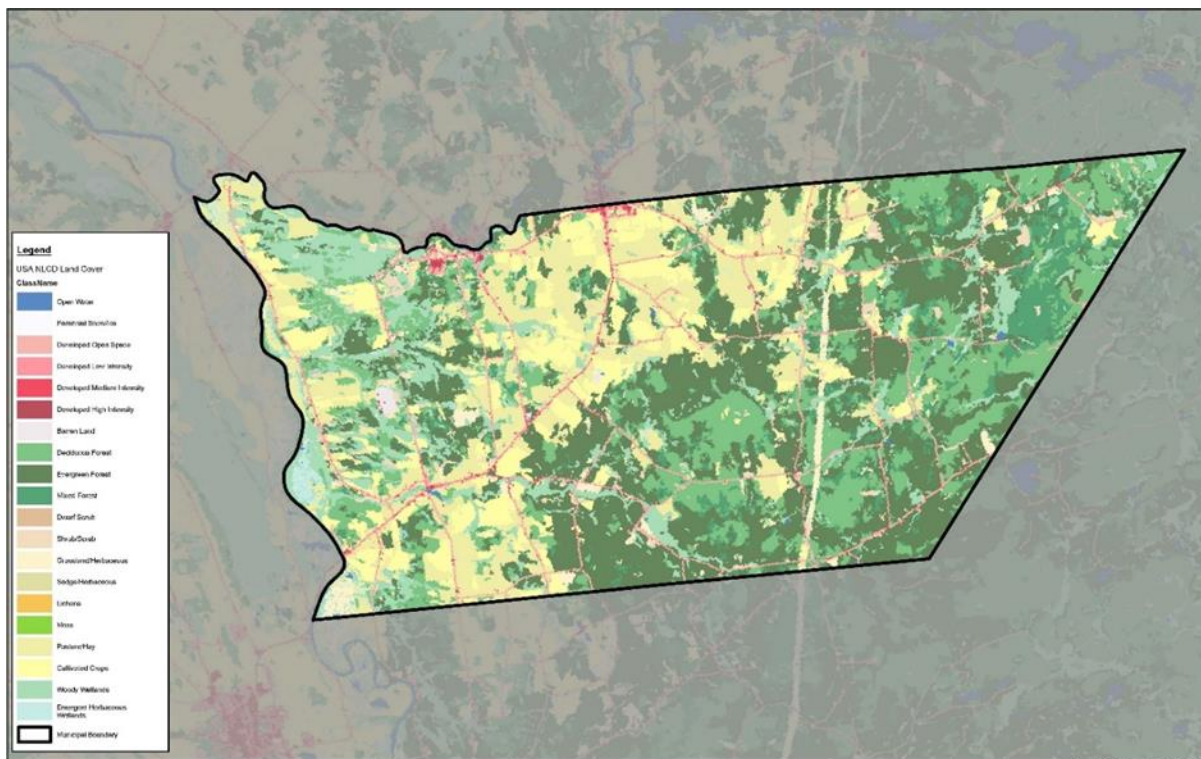
Land cover data can help us better understand the landscape and how humans are using it. The National Land Cover Database (NLCD) is updated every five years and the National Land Cover Database (NLCD) provides nationwide land cover data (Map 4). It stands as the definitive land cover database for the United States. The land cover data supports a wide variety of Federal, State, local, and nongovernmental applications that seek to assess ecosystem status and health, understand the spatial patterns of biodiversity, predict effects of climate change, and develop land management policy. NLCD products are created by the Multi-Resolution Land Characteristics (MRLC) Consortium, a partnership of Federal agencies led by the U.S. Geological Survey.

The database is designed to provide cyclical updates of United States land cover and associated changes. Systematically aligned over time, the data provides the ability to understand both current and historical land cover and land cover change, and enables monitoring and trend assessments. The latest evolution of NLCD products are designed for widespread application in

biology, climate, education, land management, hydrology, environmental planning, risk and disease analysis, telecommunications and visualization. The latest iteration is NCLD 2016.

NLCD is used for a vast array of topical applications such as the assessment of ecosystem status and health, understanding spatial patterns of biodiversity, understanding climate change, and developing land management policy. It is a critical data layer in national assessments of biological carbon sequestration, water-quality monitoring, and wildfire monitoring and modeling.

The land use map clearly shows areas of deciduous forest, evergreen and mixed forest in the south-central and eastern areas of the Town. A vast portion of the Town in the north and western areas of the Town are cultivated crops and pasture/hay. Along the Black River in the far western part of the Town you find areas of woody wetlands and emergent herbaceous wetlands.



MAP 4: TOWN OF NEW BREMEN LAND COVER

Map 5, on the following page, provides an overview of wetlands in the Town. The map shows freshwater forested scrub/shrub wetlands located along the Black River, Beaver River, and creeks located in western areas of the Town. Freshwater emergent wetlands and riverine are located primarily along streams and rivers in the Town. The major water resources in the Town are the Black River, Beaver River including parts of the Soft Maple Reservoir, Indian River, and many creeks and ponds. Fresh ground water sources include aquifers and springs.



Town Of New Bremen Wetlands Map



MAP 5: TOWN OF NEW BREMEN WETLANDS MAP

Community Characteristics, Goals, and Recommendations

The Town Board formed the Comprehensive Plan Committee at its meeting on July 8, 2024. The committee is comprised of: Jessica Clemons, McKenzie Lehman, Jonathan Roes, Charmaine Company, Thomas Kovach, Jordan Nigro, Garrett Schell, and Timothy Lee. The committee created a comprehensive community survey to gather input from residents. The survey was released in late winter with comments collected over 90 days. The following community characteristics, goals, and recommendations are driven by the results of the survey.

Housing

Town residents take pride in their community, and this includes their housing stock. Outside of the agricultural lands, residential properties take up a significant amount of land within the Town. These lots are typically larger, and spread out throughout the Town. Homeowners are reliant on wells and septic systems in most areas as there are limited public infrastructure options in the Town. Long-term land-use planning needs to consider smart growth concepts for future residential development.

Housing – Community Analysis

Residents in the Town of New Bremen primarily own their homes with a homeownership rate of 84.8%. About 21% of housing values are between \$0-\$99,999, 45% between \$100,000-\$199,999, and 21% between \$200,000-\$299,999. The median home value is \$168,200. Interestingly, 42% of households moved into their housing unit between 2000 to 2017. Only 24.2% moved into their housing unit in 1989 or earlier. The average household size of owner-occupied units is 2.77. This data suggests, overall, smaller families that purchased, or built, modestly priced homes within the last 25 years.

Approximately 15% of the population are renting and are paying a median gross rent of \$922, which is higher than the median gross rent for Lewis County of \$821. The average household size of renter-occupied units is 1.64. Forty-seven percent (47%) of those households living in occupied units that are paying rent, are paying over 30% of their household income toward rent. This means that for these households, there is an affordability issue related to housing. The Town may want to study more closely the affordability of rentals to ensure there is a stable supply of quality, affordable rental housing for residents.

The Town of New Bremen residents greatly appreciate its rural character. Respondents to the community survey felt that junk yards and blight were a concern and that property maintenance should be enforced. Vacant properties were also a concern.

The Town demonstrates its commitment to its residents aged 65 and older by supporting local property tax relief. This is evidenced by the recent action to increase the maximum income eligibility limit for the Senior Citizen Real Property Tax Exemption (Aged Exemption) to \$25,000. This exemption is allowed by communities that choose to adopt it under RPTL Section 467. It allows for primary residences owned by Seniors 65 or older that meet the eligibility criteria found at RPTL Section 467 to be partially exempt from general municipal taxes. In further support, the Town also provides a link on its website to additional senior resources in the community.

Additionally, the Town adopted a Veteran's exemption. This is available to homeowners on their primary residence and allows for a 15% exemption, or maximum of \$12,000, for veterans who served during wartime, and an additional 10%, or maximum of \$20,000, for those who served in a combat zone. There is also an additional exemption for disabled veterans.

Housing – Goals and Recommendations

This section bridges the shared community Vision with the practical steps necessary to ensure a stable supply of quality, family-oriented housing that protects the Town's long-term interests and rural legacy. The ensuing Goals and Recommendations represent a balanced approach, seeking to maintain the unique quality of life while fostering the creation and preservation of housing that meets the specific needs of its young families. These planning objectives will inform future policy and investment across the Town of New Bremen.

Update Zoning Law to Address Housing Gaps

- The Town is currently designated as one zone, Rural Residential. It has numerous property class codes with various uses all over New Bremen. As the Town grows, it should consider updating its land-use map to best direct future development to areas where it would like to see specific types of growth (ie. residential, commercial, mixed-use) and protect areas that are appropriate for the expansion of single-family homes. This is also in-line with the basic principles of form-based zoning/codes.
- The Town should consider updating its zoning law to accommodate less traditional housing situations, such as accessory dwelling units (granny flats), as a means to right-size properties, accommodate multigenerational living, and expand the housing market.
- Likewise, the Town should consider adopting a policy with potential caps on the number of Short-Term Rentals, which have been shown to distort the housing market, degrade the community character, and remove full-time housing from the area.
- To ensure adequate records and enforcement, the Town should codify all existing local laws and codes into a single, organized document and make this code fully searchable and accessible online. This action will ensure consistent, effective enforcement and provide residents, businesses, and developers with clear, immediate access to Town regulations, fostering transparent and predictable community development.
- The Town could consider becoming a Pro-Housing Community, which could make State funding available for commercial, mixed-use structures, and parks. Lewis County Planning and Community Development offers assistance with attaining this State designation.

Manage Residential Growth Thoughtfully

- Supporting this strategy will require a balanced approach that directs new housing to appropriate areas while preserving the Town's rural character. The Town can encourage infill development and modest residential expansion in locations where infrastructure, topography, and environmental conditions are suitable. This includes encouraging cluster development designs that allow single-family home residential growth while keeping larger portions of farmland intact and viable for agricultural use.
- Allowing accessory dwelling units and exploring opportunities for shared, or cluster, wastewater systems may increase housing options without promoting inefficient sprawl.
- Adopting residential design guidelines could help ensure that new construction blends with the Town's character by preserving natural features, maintaining vegetative buffers, and minimizing visual and environmental impacts. Together, these strategies

provide a pathway for meeting evolving housing needs without compromising the open landscapes that define New Bremen.

Enforce Property Maintenance Standards

- Communities across New York State have adopted property maintenance standards to varying degrees of success. The most successful have some method of enforcement, and they do not penalize those that are properly maintaining their properties. Town residents seem to embrace some level of enforced property maintenance standards. The Tug Hill Commission, Lewis County Planning and Community Development Department, or private planning consultant could assist the Town with establishing these standards.
- Given that the County handles both the Code and Zoning Enforcement, the Town should work with the County Buildings & Codes Department to ensure that policies and procedures are in order to efficiently and effectively carry out the Town's regulations. This could also include imposing additional fees on property violations to ensure they are addressed promptly.

Identify Local, State, and Federal Programs to Assist with Homeowner Maintenance

- There are many state and federal programs available to assist with homeowner repairs and maintenance. While they require some form of income qualification from the homeowner to be eligible for the funding, the maximum income level can vary between programs.
- With proper communication and outreach to residents, the Town may be able to assist a handful of homeowners. Ultimately, these improvements increase the overall value of properties in the Town. Entities like the Development Authority of the North Country or Snow Belt Housing Co. can provide these services.

Community & Culture

The Town, located in north-central Lewis County, is characterized by agricultural land and state forest land. NYS Route 812 runs north-south through the Town. A portion of the Village of Croghan and Hamlet of Beaver Falls are located in the Town.

Education

Beaver River Central School serves the majority of students in the Town. In the 2025-2026 school year, they had 872 students enrolled in Pre K-12, with a student to teacher ratio of 12:1. The graduation rate is above 90% which puts the district in the top 50% in NYS. Based on combined math and reading proficiency testing data, the High School ranks within the top 10% of all 4,346 schools in New York (#264 of 4,346 schools). (source: Public School Review,

<https://www.publicschoolreview.com/beaver-river-senior-high-school-profile>). The school has a very successful cross-country program that has spilled over into community projects like improvements to trails and walk/run events.



PHOTO CREDIT: BEAVER RIVER CENTRAL

Lowville Academy and Central School District serves a small portion of the southeastern area of the Town. In 2025-2026 they enrolled 370 students in grades 9-12. Their student to teacher ratio is 12:1 with a graduation rate of greater than or equal to 95% (top 10% of NYS). They are in the top 20% (#638 of 4,346 schools) in NYS for overall testing rank. (source: Public School Review, <https://www.publicschoolreview.com/lowville-high-school-profile>).

Additionally, the Crystal Light Mennonites send their children to their own school, and many other Mennonite children in the district sent their children to the Naumburg Mennonite School.

Recreation

The Community Profile section provides detailed information on several community resources and recreational assets, including: the Indian Pipe State Forest, the Ralph “Bub” Hall Memorial Playground, Hough Memorial Forest and Mountain Bike Trails, the Adirondack Mennonite Heritage Association, the New Bremen Rural Cemetery and other cemeteries, and the fish and game clubs. Located in adjacent communities are the Beartown and Independent River State Forests, the International Maple Museum, the Northern New York Railroad Museum, the Oswegatchie FFA Camp, Beaver Camp, and Camp Unirondack. The Town’s eastern boundary is the Adirondack Park Blue Line. On the other side of the ‘Blue Line’ the Adirondack Park Agency has jurisdiction over all permitting.

There are additional recreational options in the Town, as well as right outside its boundaries in the surrounding Towns. All Town roads are open for Off Highway Vehicles (OHV) (Map 6). Furthermore, there are several snowmobile clubs that work with Lewis County to manage and upkeep a robust snowmobile trail system. Land for this trail system is made possible through agreements with generous property owners.

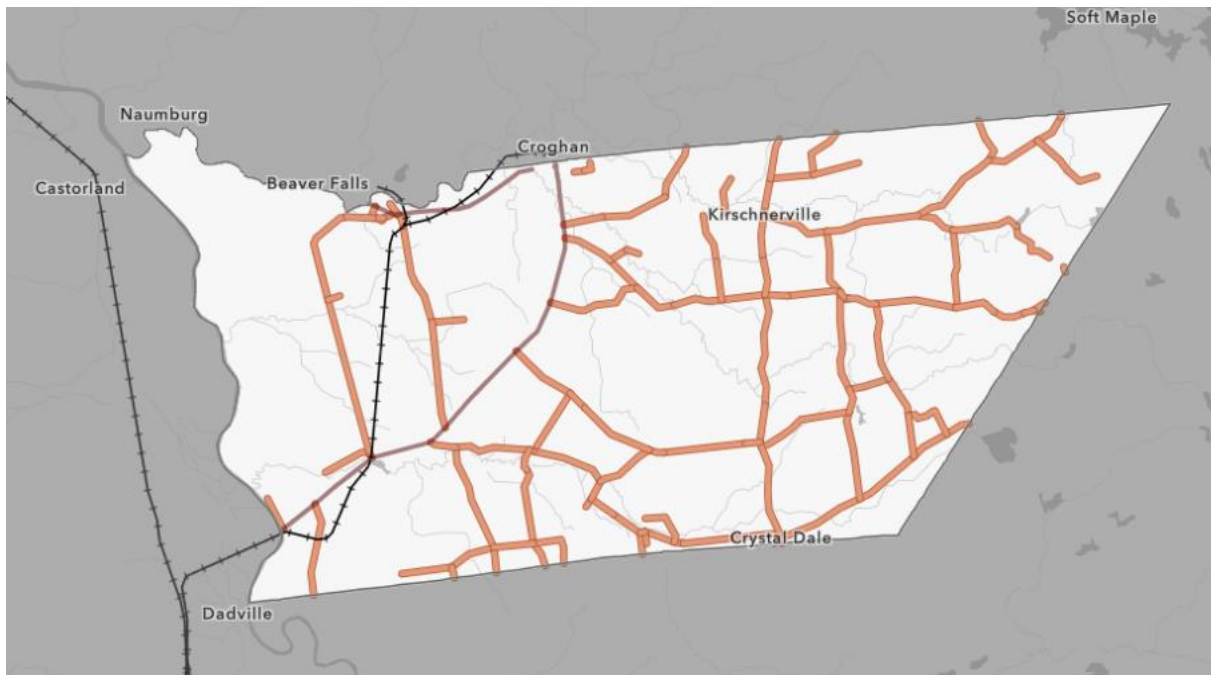
Community & Culture – Community Analysis

A common theme throughout the community survey was the strong connection to roots and family for those living in the Town. Safe communities and friendly people, along with the school

system, were all noted as positive factors for living in the Town. Some respondents saw a need for code enforcement and clean-up of abandoned and dilapidated properties as there was concern for junk-filled yards, clutter, abandoned homes, and pond deterioration. This is not unusual for many rural communities. However, there is concern that left unaddressed, the issues could lead to a decrease in the quality of life, attracting pests, and disinvestment.

The community supports an emphasis on property maintenance, noise control, and public cleanliness. Overall, there is strong support from residents to maintain New Bremen's quiet, country charm keeping it a clean, safe, and peaceful community.

The median age in the Town is 36.1, which is lower than the median age in Lewis County of 42.0, the state's median of 40.1, and the national median of 39.2. Thirty-three percent, 33%, of the population is under the age of 19 years, and of the 51% of the population between the ages of 18-64, over half are between the ages of 20-44 years. This points to younger families living in the Town.



MAP 6: TOWN OF NEW BREMEN OFF HIGHWAY VEHICLE MAP

In addition to the OHV and Snowmobile trail system, New Bremen has approximately 6.5 miles, of the 30+ miles, of abandoned railroad that Lewis County recently acquired. With community input, the trail will be developed into an additional public linear park system connecting the Village of Croghan to the Village of Lowville.

The Town is home to three (3) Fish and Game Clubs. The Lowville Fish and Game Club, located at 7954 Number Four Road, Lowville, has an interesting history. The organization is rooted in the area's first Sportsman's Club mentioned as far back as 1880 in local newspapers, and would see the beginning of the first organization of the Adirondack Guides Association, many of which

lived in the area. The farm that the club purchased housed teams of horses that were switched out as it was half way for people leaving Lowville on the train for the Beaver Lake's famous Fenton House. In 1921, the sportsmen organized into the Lowville Fish and Game Club in an effort to conserve hunting and fishing, and to promote good fellowship among its members, with a focus on restocking the streams of Lewis County.

The Beaver River Fish and Game Club, located at 8290 Bush Road, was formed in 1927, assisted by members of the Lowville Fish and Game Club, with 85 members signing the charter roll. In 2025, the Club's youth trap club competed nationally and took first place. Finally, the New Bremen Fish and Game Club is located at 6127 Artz Road, New Bremen. The sportsman's legacy holds strong in New Bremen!

Community & Culture – Goals and Recommendations

This section bridges our shared community and cultural Vision with the practical steps necessary to protect the Town's long-term interests and rural legacy. The ensuing Goals and Recommendations represent a balanced approach that seeks to maintain and enhance our unique quality of life by advancing excellent education, diverse recreational opportunities, and a strong sense of place. These planning objectives will inform future policy and investment across the Town of New Bremen.

Expand and Improve Town Website.

- The Town currently maintains a website that provides relevant information for residents, but it offers limited resources to educate visitors about the community. For example, there is no clear mapping feature to locate the Town, and the mailing address is only listed on the Town Clerk's page. A redesign could include more photos, interactive maps, and links to regional resources that highlight the Town's assets.
- In addition, the Town should ensure that its website complies with federal and state digital accessibility requirements, Under Section 508 of the Rehabilitation Act and the Web Content Accessibility Guidelines (WCAG) 2.1, public entities are expected to meet accessibility standards, with New York State agencies required to achieve compliance by 2025. Aligning this timeline will help the Town provide equitable access to information for all users, including those with disabilities.
- The Town should also explore available County and regional funding programs to support website redesign and accessibility improvements, ensuring that upgrades are financially feasible and sustainable.

Develop Recreational Opportunities

- The Town should work with the Public Health, Naturally Lewis, Recreation Forestry and Parks, and Lewis County Planning and Community Development, along with other regional partners, to identify funding sources to continue enhancing recreational

opportunities for residents, including non-motorized and motorized trails, and other community recreation. Priorities should focus on the expansion and/or addition of parks and trails to support the Town's substantial young family population, while also ensuring that facilities are designed to promote public health, accessibility, and safety for users of all ages.

Update Zoning

- Consider amending the zoning regulations to accommodate the siting of wind energy projects in the Town and strengthening solar, battery storage, and forthcoming renewable energy facility regulations. The zoning amendments should consider the overall land-use in the Town and if any, where it should be located. It should also consider things like setbacks, viewshed, landscaping, overall compatibility with adjacent uses, and decommissioning, among other factors.

Strengthen Planning, Zoning, and Governance

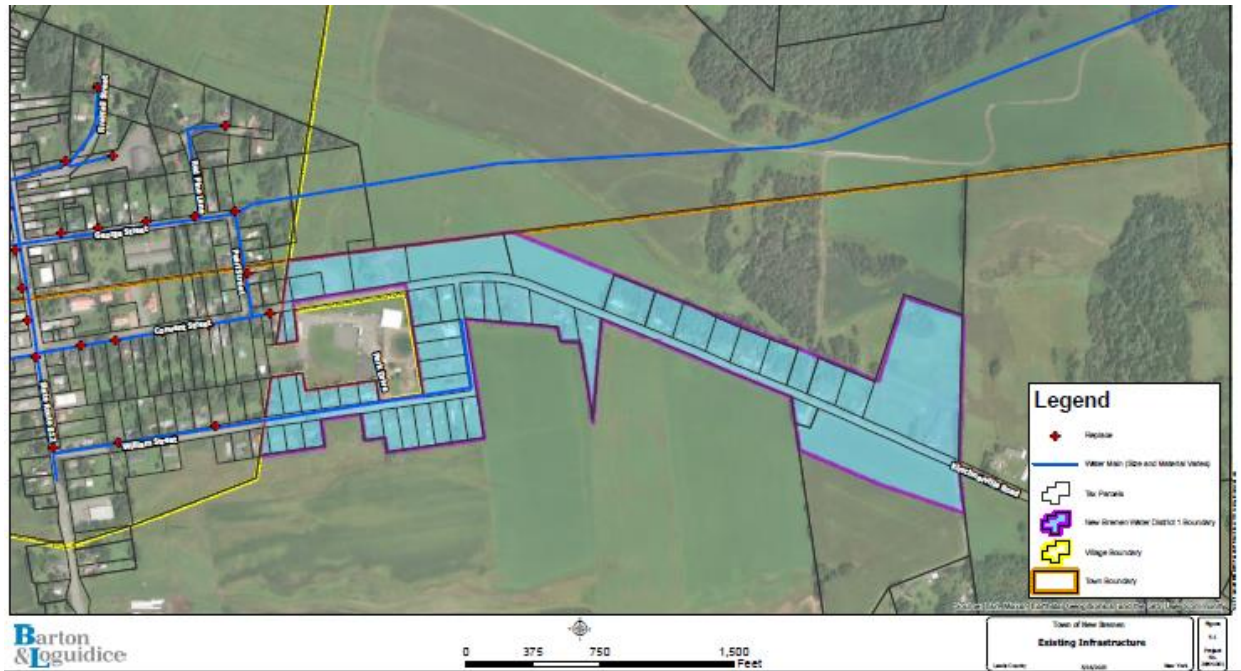
- To preserve its community character, the Town should ensure that land-use regulations are reviewed every 6-12 months and updated accordingly, easily enforced, and fully consistent with the goals of the Comprehensive Plan. Regularly evaluating zoning and subdivision laws (if incorporated in the future) will help address emerging challenges including renewable energy siting, housing diversification, and environmental protection.
- The Town should maintain robust opportunities for public engagement through surveys, informational meetings, and accessible review processes.
- The Town should develop a system to monitor development activity—such as annual reporting on permits, subdivisions, and land conversions—to help decision-makers stay informed and proactive. Effective governance supports consistent, transparent, and community-driven land-use decision-making.

Promote Resilience and Sustainable Land-Use

- Long-term land-use decisions should reflect strategies that enhance community and environmental resilience. This includes accounting for flooding potential along river corridors, encouraging climate-adaptive practices such as preserved tree cover and green infrastructure, and supporting sustainable forestry and agricultural management. Strategies might also include evaluating development proposals for their ability to withstand extreme weather events and protect key natural resources. These practices will help New Bremen safeguard its environmental assets and community wellbeing over the long term.

Public Infrastructure

Assets such as road and rail networks, sewer and water systems, and energy systems are critical components to the health of our people and our economy. Within comprehensive planning, infrastructure extensions can serve as a mechanism to guide development into appropriate areas, protect sensitive land-uses, and improve opportunities for compatibility between community land-uses.



MAP 7: WATER DISTRICT #1

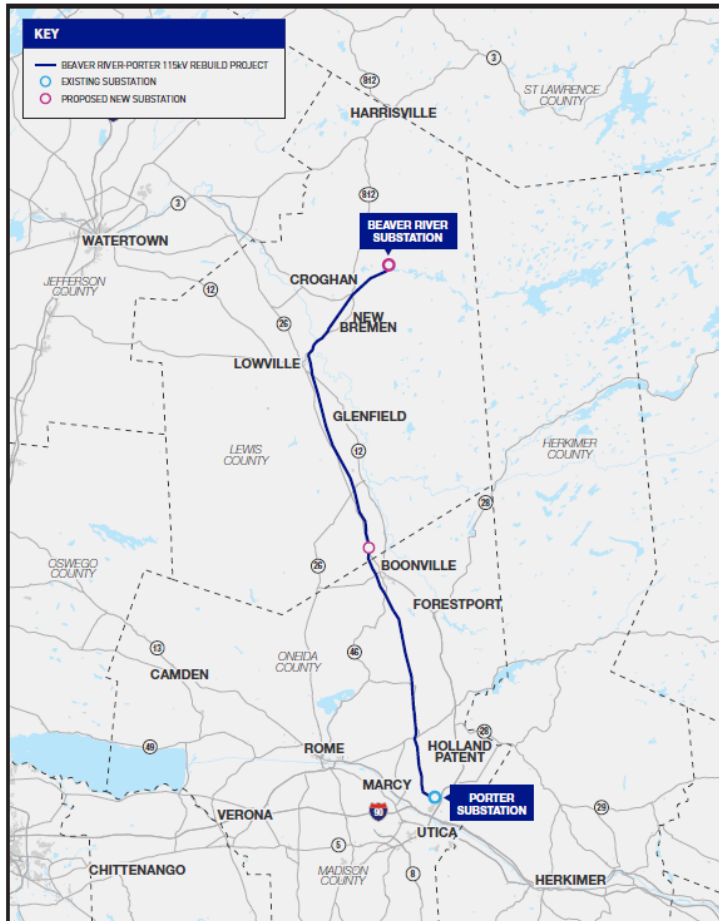
The Town of New Bremen has three water districts: Crystaldale Water District (aka #3 water district), Brewery Hill Water District, and Water District #1 (Map 7). The Water District #1 was created in the summer of 2025 to serve portions of the Town east of the Village of Croghan on William Street, Kirscherville Road, and Erie Canal Road. The Town is not responsible for billing, collecting, or maintaining Water District #1, or the Brewery Hill Water District. These are the responsibility of the Village of Croghan. The Village of Lowville bills the Town for the water usage in the Crystaldale Water District, and the Town in turn bills and collects from the 10 users in the district. The maintenance is the responsibility of the Village.

The Town does not have any sewer districts. Residents supply their own septic sewer systems in accordance with local, county and state codes.

Portions of the Beaver Falls Water District and the Beaver Falls Sewer District are located in the Town; however, these are separate entities. The Town is not responsible for these districts; however, the Town does sign a contract with the Town and Village of Croghan for water supplied to Town residents within the water district.



Electrical service is through National Grid. National Grid is proposing to rebuild approximately 60.32 miles of 115kV electric transmission line in Lewis and Oneida counties. The project is known as the Beaver River-Porter project. It will include the construction of two new substations. The line travels through the Town of New Bremen. The project will include upgrades to access roads and technologies to improve response times and reduce maintenance costs.



CREDIT: NATIONAL GRID

Iroquois’s natural gas pipeline runs north-south through the Town.

The major street/road infrastructure is NYS Route 812 that runs north-south through the Town connecting Lowville and Croghan. The Town maintains 62.37 miles of road. Law Enforcement for the Town is provided by the Lewis County Sheriff's Department and the New

York State Police.

Fire protection is provided by the New Bremen Fire District and the Beaver Falls Fire District. The Town contracts with the Village of Croghan and the Croghan Volunteer Fire Department for fire protection for those New Bremen residents within the New Bremen Fire Protection District. There are two special lighting districts: New Bremen and Beaver Falls. The Town does not provide garbage collection.

Public Infrastructure – Community Analysis

Respondents to the community survey said that they were appreciative of the Town services and infrastructure. Respondents would like to see the development of new water/sewer infrastructure; however, they want it to be affordable to residents. Economically, this may prove to be difficult to achieve without significant benefits.

Crystal Pond Dam separates Crystal Pond and Crystal Creek in the Town. The dam has sustained significant damage from extreme flooding in recent years. The County Planning and Community Development Department has and will continue to pursue grant funding to complete an investigation and determine the scope of work for the necessary repairs. This project will need to be addressed as failure of the dam could result in significant damage to private property, public roads, and the ability to sustain Crystal Pond as a community asset.

Additionally, 58% of the respondents to the community survey were very concerned if natural/rural areas and farmland were converted to another use such as for renewable energy, industrial uses, or housing developments. This was echoed throughout the comments provided to the survey as people expressed concern for how renewable energy, and infrastructure projects in general, might impact quality of life.

Public Infrastructure – Goals and Recommendations

This section bridges our shared community Vision with the practical steps necessary to ensure a robust, sustainable public infrastructure network that protects the Town’s long-term interests and rural legacy. The ensuing Goals and Recommendations represent a balanced approach, seeking to maintain our unique quality of life while fostering the modernization and strategic expansion of our roads, utilities, and broadband connectivity. These planning objectives will inform future policy and investment across the Town of New Bremen.

Prioritize Growth Areas and Infrastructure Analysis

- The Town Board, through its land-use plan and zoning, should look to identify areas for future residential and business development.
- When considering investment in water/sewer infrastructure to support planned growth, the Town Board should complete cost/benefit analysis to determine impact of rates on users. The Town Board should identify grant and low-interest funding sources to reduce infrastructure costs to residents. The U.S. Department of Agriculture, U.S. Environmental Protection Agency, Northern Border Regional Commission, New York State Environmental Facilities Corporation, and U.S. Senators and House of Representatives Members (Congressionally Directed Spending) have programs to support infrastructure development.
- Continue to work with County and State partners to identify broadband gaps and expand high-speed broadband access.

Complete or Support Repairs to Crystal Pond Dam

- Work with the Lewis County Planning and Community Development Department and the Lewis County Soil and Water Office to identify funding sources to complete the investigation and design work associated with the Crystal Pond Dam.

- Work with Lewis County Planning and Community Development Department and the Lewis County Soil and Water Office to identify funding sources to complete repairs to the dam once the reparation designs have been completed.

Complete Asset Management Plan/Asset Inventory of Town Assets

- Identify grant resources to hire a firm to complete an asset management plan and to potentially inventory and map Town assets. The Development Authority of the North Country is one organization that can assist the Town with this task.

Support Renewable Energy Development in a Balanced Manner

- The Town understands the need for renewable energy; however, it should not be at the expense of the community's character or economy, or future. The Town should continue to accommodate small-scale solar installations, such as rooftop and farm-based systems, through streamlined permitting processes. At the same time, utility-scale solar facilities below 25 MW in size should be carefully sited to avoid undue impacts on prime farmland, scenic views, forested areas, and adjoining land uses, especially residential uses. This may involve identifying preferred development areas through a solar overlay district, establishing screening and setback standards, and requiring soil protection, decommissioning plans, and habitat considerations. Solar development beyond 25 MW in size would be very difficult to accommodate in the Town while also retaining community character, safety, and preserving the environment. Thoughtful solar siting can ensure that renewable energy contributes to local and statewide energy goals while remaining compatible with agricultural operations, rural character, and community expectations.

Economic Development

A gateway community to the western Adirondack region with unique access to the Black River and its tributaries, the Town of New Bremen provides housing and outdoor recreational opportunities at its doorstep.

The Town supports businesses. It adopted a Business Exemption available for new construction and renovations greater than \$10,000, with a 50% exemption in the 1st year, decreasing by 5% per year through the 10th year. This applies to Town and County taxes. Providing incentives like this can incentivize businesses to locate in your community and build wealth.

The Town also supports agriculture through its Agricultural Land Exemptions. This is available to land owners who own/lease: (1) seven or more acres of land used as a single operation in the preceding two years for the production for sale of crops, livestock, or livestock products having an average annual gross sales value of \$10,000 or more; (2) seven or more acres of land used in the preceding two years to support a commercial horse boarding or commercial equine operation with annual receipts of \$10,000 or more; or (3) less than seven acres of land used as

a single operation in the preceding two years for the production for sale of crops, livestock, or livestock products having an average annual gross sales value of \$50,000 or more.” Those interested in this exemption must apply through the Assessor’s Office.

Community Analysis

Based on the 2023 American Community Survey, 78.3% of residents living in the Town worked in Lewis County with an average travel time to work of 24.4 minutes, which is consistent with the County average travel time of 24.2 minutes. Over 50.4% of workers living in the Town worked for private companies, while 28.2% worked for local, state, and federal government. Interestingly, 3.3% of workers identified as self-employed in their own incorporated business, while 11.8% were self-employed in their own not incorporated business (sole proprietor doing business as type business). With almost 15% of workers self-employed, it demonstrates a strong entrepreneurial spirit in the Town. This is also reflected by the Town’s support for businesses through the Business Exemption.

Respondents to the survey had a strong desire for more local businesses, especially grocery stores, restaurants, general stores, and convenience shops. However, there was concern for large corporations and repeat businesses from nearby Towns.

New Bremen is home to many successful businesses. These include: Aries Chemical, Algonquin Power, Zehr’s Flowers & Landscaping, Farney Lumber Corporation, Jackson Timberland, Red Barn Meats, Croghan Candy Kitchen, and Adirondack Steel Works. There is deep concern over the potential loss of businesses like the New Bremen General Store and the loss of large industry such as the Adirondack International Speedway.

Goals and Recommendations

This section links the shared community Vision with the practical steps necessary to protect the Town’s long-term fiscal interest and rural legacy. The ensuing Goals and Recommendations represent a balanced approach, seeking to maintain our unique quality of life while cultivating a resilient and diversified local economy that provides job opportunities and a sustainable tax base. These planning objectives will inform future policy and investment across the Town of New Bremen.

Encourage Small Business Growth and Business Retention

- Residents exhibited desire for grocery stores, restaurants, general stores, and convenience shops. The Town should continue supporting small-scale, local businesses, especially those that complement its rural setting—such as home-based enterprises, craft manufacturing, agritourism ventures, and recreation-related services.
- The Town should consider clear performance standards in zoning to maintain compatibility between commercial uses and surrounding residential or agricultural areas.

- The Town should connect with Naturally Lewis and Lewis County (Codes and/or Planning) with potential entrepreneurs to create a standard process to assist small businesses with things like a small business toolkit and a roadmap for opening in the Town including navigating the permitting process and incentive programs like PILOTs and NYS grant programs, if eligible.
- Consider tax incentives for small businesses locating in the Town.
- The Town should serve as the liaison between the Center for Businesses in Transition (CBIT) through the Adirondack North Country Association (ANCA) to help business owners looking to retire to sell their businesses in order to maintain business succession. CBIT provides services across the North Country region and works with business owners looking to retire or leave the area find a willing buyer to take over operations.

Identify Locations Suitable for Medium-Scale Commercial Development

- Identify locations suitable for medium-scale business development in the Town. Residents are concerned about large corporations and repeat businesses from surrounding communities coming into the Town. However, the community supports small businesses. In regard to medium-sized businesses, the community can plan proactively to identify locations within the Town that make sense for such development, for example, locations near infrastructure (water, sewer, electric, etc.) and access to highways. This can be regulated through the Town's land-use plan and zoning requirements. By being proactive, the Town can control development while welcoming businesses and maintaining quality of life. Additionally, new businesses help maintain municipal infrastructure and services by adding to the tax base.
- Create a Medium Scale Commercial Development Overlay layer to target certain areas for particular development and add use standards to prevent unwanted development and lessen the negative impacts of such development.

Create Town-wide Business Marketing Programs

- Work with Naturally Lewis or a marketing firm to create a Town-wide marketing program to promote businesses located in the Town to increase business transactions within the Town.
- Create networking events for businesses located in the Town for owners to network and share ideas, strategies, resources, and information.
- Create a committee of business owners and residents to create community events that support the community while highlighting the Town's business and natural assets to help instill civic pride, connection, and involvement.

- Create a business recognition program for businesses located in the Town that engages the public to dispel assumptions of nepotism.

Encourage Redevelopment of Vacant/Blighted Properties

- The Town should work with county and regional economic development organizations to map vacant/blighted properties and identify redevelopment opportunities compatible with community needs.
- Public partners can assist the Town identifying grant programs to offset costs associated with inventorying, mapping, and planning for redevelopment. The properties are then often redeveloped by a private firm. This allows for controlled development, the removal of blight, and the return of properties to productive use and on the tax roll.

Environmental

The Town of New Bremen deeply values its environmental assets as they provide the many recreational, social and economic benefits valued by its residents.

Management of the environment is crucial to its preservation. Much of the land in the Town is either in certified agriculture districts (Map 2) or state forest land. Survey respondents felt that safeguarding natural resources and wildlife from overdevelopment was important.

Additionally, the protection of natural resources and opening of public recreation opportunities is likely to draw additional visitors to the area to enjoy the natural setting and recreate, expanding tourism and general spending in the vicinity of the property.

The Town recognizes the growing interest in large-scale energy storage projects, including Battery Energy Storage Systems (BESS) and Advanced Compressed Air Energy Storage (ACAES), driven by New Bremen's favorable location along major National Grid transmission infrastructure. While these systems can support renewable energy integration and regional grid reliability, the Town is committed to ensuring that any such developments do not compromise public safety, environmental quality, or community character.

Environmental – Community Analysis

A common theme throughout the survey was natural resources being valued for beauty or utility. According to the survey, residents choose to live in the Town because of its rural atmosphere, quality of life, and natural resources.

The community is open to increased recreational opportunities utilizing the natural resources including: walking/biking trails, safe paths, public parks, community events, and winter activities for children. Specific requests included: snowmobile corridors, dog parks, and more recreational use of natural resources.

The community desires to protect farmland and forests from being converted to unwanted uses like solar development. This also includes protecting wildlife throughout the Town.

Environmental – Goals and Recommendations

This section translates our shared community Vision with the practical steps necessary to protect the Town’s natural resources and ecological health and rural legacy. The ensuing Goals and Recommendations represent a balanced approach, seeking to maintain our unique quality of life while safeguarding water quality, preserving natural areas, and promoting sustainable stewardship of the land. These planning objectives will inform future policy and investment across the Town of New Bremen.

Preserve Agricultural Land and Promote Agricultural Viability

- Recognizing the pressures on agricultural land in the Town of New Bremen, the Town should pursue strategies that protect prime farmland, sustain working farms, and manage non-farm development in rural areas. This includes implementing a solar overlay district or similar regulatory tools that guide solar development away from the most productive agricultural soils.
- The Town should encourage cluster development designs that allow single-family home residential growth while keeping larger portions of farmland intact and viable for agricultural use. Partnerships with county agencies, land trusts, and state programs can help provide technical assistance and funding for farmland protection, succession planning, and diversification of agricultural operations. These efforts collectively help maintain the continuity of agricultural landscapes and ensure long-term economic resilience for farm families.

Limit Fragmentation Through Cluster Development

- Large scale electric utility, natural gas pipelines and major highways can break up important natural habitats. The Town should work to keep as many large blocks of core forest as possible, potentially by clustering development.

Conserve Natural and Scenic Resources

- The Town should strengthen its efforts to protect waterways, wetlands, forestlands, and scenic landscapes by prioritizing riparian buffer restoration along the Black River, Beaver River, and key tributaries. Strategies include stabilizing streambanks, slowing floodwaters, and improving water quality through vegetated buffers that collectively achieve approximately 100 feet in width where feasible, using a multi-zone approach. Restoration should focus on mapped floodplains and erosion-prone areas to reduce flood risk and enhance ecological resilience.
- The Town should promote and encourage residents to participate in the Septic Replacement Program while funding is available. The Town should take particular

interest, and action, if it is aware of systems that may be designed to discharge directly into the Beaver River or Lower Tributaries, as there are documented water quality concerns related to such discharges. Property owners are encouraged to review the Septic Replacement Fund Mapper Tool for potential eligibility.

<https://lewisny.maps.arcgis.com/apps/instant/basic/index.html?appid=3fe056bb7f9a43ba9dc349c079cd84a8>

- The Town can encourage participation in voluntary conservation easements and forestry programs that protect habitat and maintain working forestlands. Incorporating low-impact development practices into site plan review—such as minimizing impervious surfaces, clustering buildings, limiting expanded stormwater runoff, and utilizing natural drainage features—will help reduce stormwater impacts. These actions work together to conserve environmental assets that provide ecological, recreational, and aesthetic value to the community.

Protect the Viewshed of Scenic Vistas

- Consider drafting land-use regulations that limit the height of new development and provide generous setbacks to protect privacy and the rural character of the land.
- The Town should consider creating a Scenic Vista and Viewshed Overlay layer to serve as a development overlay district, excluding certain visually obtrusive developments from these areas.

Ensure a Balance of Public Safety with Energy Storage Development

- Large-scale energy storage projects, including Battery Energy Storage Systems (BESS) and Advanced Compressed Air Energy Storage (ACAES) should be limited within the Town. Any proposed facilities must be sited on appropriate parcels that maintain safe distances from homes, schools, and key infrastructure.
- Projects must include hazard analyses, emergency preparedness planning, and compliance with recognized safety standards such as NFPA 855. Fire suppression systems, monitoring protocols, and containment measures should be required to reduce risks.
- Facilities should avoid prime agricultural soils, forested areas, sensitive habitats, and waterways. Visual impacts should be mitigated through buffers, and cumulative effects should be reviewed in the context of other existing or planned energy projects.

- Public engagement should occur early in the review process, with coordination among emergency services and utility providers. The Town may impose limits on the size, number, or density of facilities, and condition approvals on compliance with all safety, environmental, and operational standards, with provisions for revocation if requirements are violated.

- To protect the Town's rural character, consideration should be given to establishing an acreage threshold that caps the total land area available for renewable energy development.

How this Comprehensive Plan can be used

The following two scenarios describe how this comprehensive plan can be used. In order for a comprehensive plan to be an effective tool in guiding the desires of the Town of New Bremen's residents, it must be reviewed on a regular basis. Ideas and attitudes change over time. Five years from now a goal that is in the current plan may be met and a different goal may have taken its place. It is recommended that a comprehensive plan be re-examined every five years to ensure that its content is still relevant.

Scenario 1:

In a few years' time, a developer proposes a large-scale commercial development on a piece of property that is near, but not in, the water district. The development is contingent on municipal infrastructure, but the water treatment facility is reaching capacity.

What should the Town do?

Recommended Approach:

- **Review the Comprehensive Plan:** Confirm that the proposal aligns with the Town's goals for commercial development in suitable locations and efficient use of infrastructure.
- **Conduct a Capacity Analysis:** Work with engineers and the County to evaluate the current and projected capacity of the water treatment facility, identifying whether upgrades or expansions are feasible.
- **Explore Infrastructure Solutions:** Consider options such as extending the water district boundary, upgrading the treatment facility, or requiring the developer to contribute to infrastructure improvements through agreements or impact fees.
- **Assess Environmental and Fiscal Impacts:** Evaluate potential effects on water resources, farmland, and rural character, while also analyzing long-term fiscal benefits and costs to the Town.
- **Engage the Public and Stakeholders:** Hold public information sessions to gather input, and coordinate with utility providers and emergency services to ensure community needs are addressed.
- **Budget and Plan Ahead:** Use the Comprehensive Plan's goals as a reminder to incorporate infrastructure upgrades into capital planning, so the Town is prepared for future development pressures.

By following this framework, the Town can balance economic opportunity with infrastructure capacity, environmental stewardship, and community priorities.

Scenario 2:

Sometime in the future, additional funding from the State is released to assist communities with creating more recreational opportunities. Local government entities can apply for these funds through a competitive grant application process. The funds are available but difficult to obtain because of the high application rate. One of the conditions of the application is that the community applying has identified recreational opportunities as a key goal in its community.

What should the Town do?

Recommended Approach:

- **Review the Comprehensive Plan:** Confirm whether extending infrastructure into rural areas aligns with the Town’s vision and land-use goals.
- **Conduct a Growth Impact Study:** Evaluate how expanded service would affect population growth, housing demand, farmland preservation, and traffic patterns.
- **Assess Fiscal and Environmental Costs:** Analyze long-term maintenance obligations, potential tax impacts, and environmental consequences such as loss of agricultural soils or habitat.
- **Consider Phased or Limited Extensions:** Explore options for incremental expansion tied to specific development projects, rather than broad service extensions.
- **Engage Stakeholders:** Hold public hearings and coordinate with County and regional partners to ensure community input and regional consistency.
- **Establish Clear Policies:** If expansion is pursued, adopt policies that require developer contributions to infrastructure costs, safeguard rural landscapes, and ensure compliance with environmental standards.

By following this framework, the Town can make informed decisions that balance growth opportunities with fiscal responsibility, environmental stewardship, and preservation of rural character.

Appendix 1: Quick Reference Implementation Matrix

Housing						
Goal	Specific Actions	Timeline	Lead	Key Partners	Funding / Programs	Success Metrics
Update Zoning Law to Address Housing Gaps	Adopt ADU ordinance; Add cluster development; STR registry	0–18 mo.	Town Board	Lewis County Planning	Pro-Housing Community designation; NYS HCR	ADU ordinance adopted; STR registry active
Manage Residential Growth Thoughtfully	Future Land Use Map; Residential Design Guidelines; Cluster wastewater feasibility	6–24 mo.	Planning Board	County Planning; Engineer	EFC Planning Grants; USDA RD	Map adopted; 2 feasibility studies completed
Enforce Property Maintenance Standards	Adopt Property Maintenance Code; IMA with County; Fee schedule	0–12 mo.	Town Board	County Buildings & Codes	Local budget; CDBG	Reduction in blight complaints
Identify Programs to Assist Homeowners	Create Homeowner Help page; Connect to Snow Belt Housing; Promote Septic Replacement Fund	0–6 mo.	Town Clerk	Snow Belt Housing; Lewis County Planning	Snow Belt Housing programs; EFC Septic Fund	# households assisted; # septic systems replaced
Community & Culture						
Goal	Specific Actions	Timeline	Lead	Key Partners	Funding / Programs	Success Metrics
Expand & Improve Town Website	Redesign site WCAG 2.2 AA; Add interactive maps; Annual accessibility audit	0–12 mo.	Town Clerk	Lewis County IT	NYS ICT Accessibility Policy; ADA compliance	Accessibility score improved; zero ADA complaints
Develop Recreational Opportunities	Prioritize rail-trail segments; OHV signage; Add park amenities	6–24 mo.	Town Board	Lewis County Planning; Naturally Lewis	NBRC Catalyst; DOS grants	Miles of trail improved; park usage counts

Update Zoning (Renewables)	Adopt wind energy siting standards; Strengthen solar/BESS standards; Add Solar Overlay	12–18 mo.	Town Board	County Planning; Utilities	NFPA 855 compliance; NYSERDA guidance	Ordinances adopted; % projects in preferred areas
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Public Infrastructure

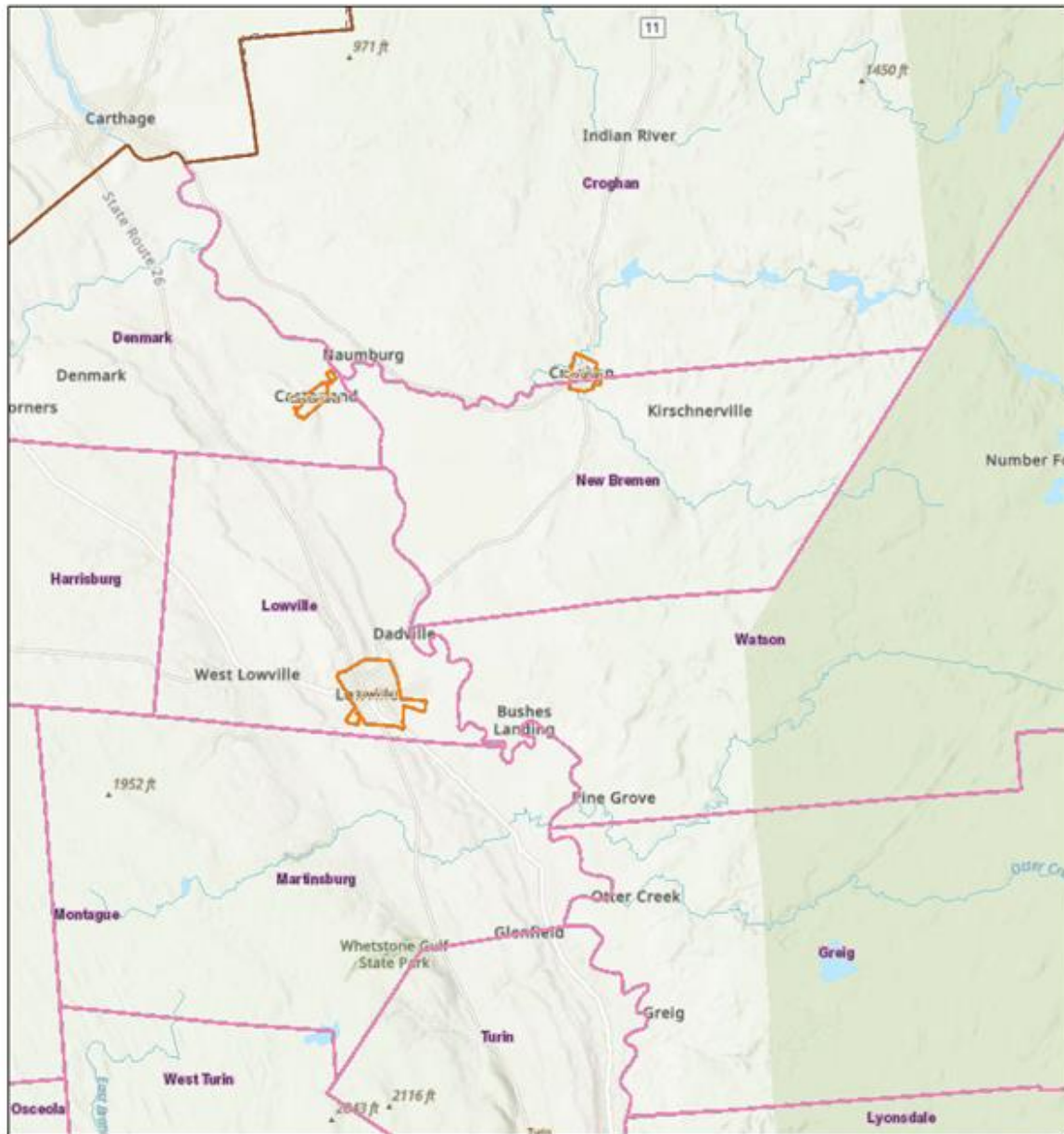
Goal	Specific Actions	Timeline	Lead	Key Partners	Funding / Programs	Success Metrics
Prioritize Growth Areas & Infrastructure Analysis	Map growth areas; Rate impact analysis before extensions	0–12 mo.	Town Board	Village of Croghan; Engineer	USDA RD Water & Waste; EFC WIIA	Growth map adopted; analysis completed
Crystal Pond Dam Repairs	Complete engineering assessment; Secure funding; Implement repairs	0–36 mo.	Town Board	Lewis County Soil & Water	EFC WIIA; USDA ECWAG; NBRC Catalyst	Assessment complete; permits issued
Asset Management Plan	Inventory & GIS map assets; Create capital plan; Annual update	0–24 mo.	Highway Superintendent	DANC; County GIS	USDA RD planning; NBRC Catalyst	% assets mapped; CIP adopted

Economic Development

Goal	Specific Actions	Timeline	Lead	Key Partners	Funding / Programs	Success Metrics
Encourage Small Business Growth & Retention	Launch Small Business Toolkit; Liaison program; Quarterly workshops	0–6 mo.	Town Board	Naturally Lewis	Naturally Lewis services; Main Street grants	# consults; business openings
Identify Medium-Scale Commercial Locations	Create Commercial Overlay; Adopt performance standards; Pre-application policy	6–18 mo.	Planning Board	County Planning; Engineer	NBRC Catalyst; DOS planning	Overlay adopted; tax base growth

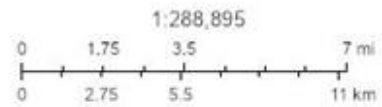
Town-wide Business Marketing	Partner with Naturally Lewis; Host networking nights; Recognition program	0–12 mo.	Town Board	Naturally Lewis; Chamber	Local sponsorships; marketing grants	Campaign reach; event attendance
Environmental						
Goal	Specific Actions	Timeline	Lead	Key Partners	Funding / Programs	Success Metrics
Preserve Ag Land & Promote Viability	Adopt Solar Overlay; Enable cluster layouts; Promote ag exemptions	12–18 mo.	Planning Board	County Planning; Ag partners	ESD/NY-Sun guidance; NBRC	% solar outside prime soils; acres preserved
Conserve Natural & Scenic Resources	Adopt riparian buffer guidance (~100' multi-zone); Require LID; Prioritize restoration	0–12 mo.	Planning Board	Soil & Water; DEC	EFC WIIA/IMG; DEC tools	Linear feet buffered; # projects with LID

Appendix 2: Maps



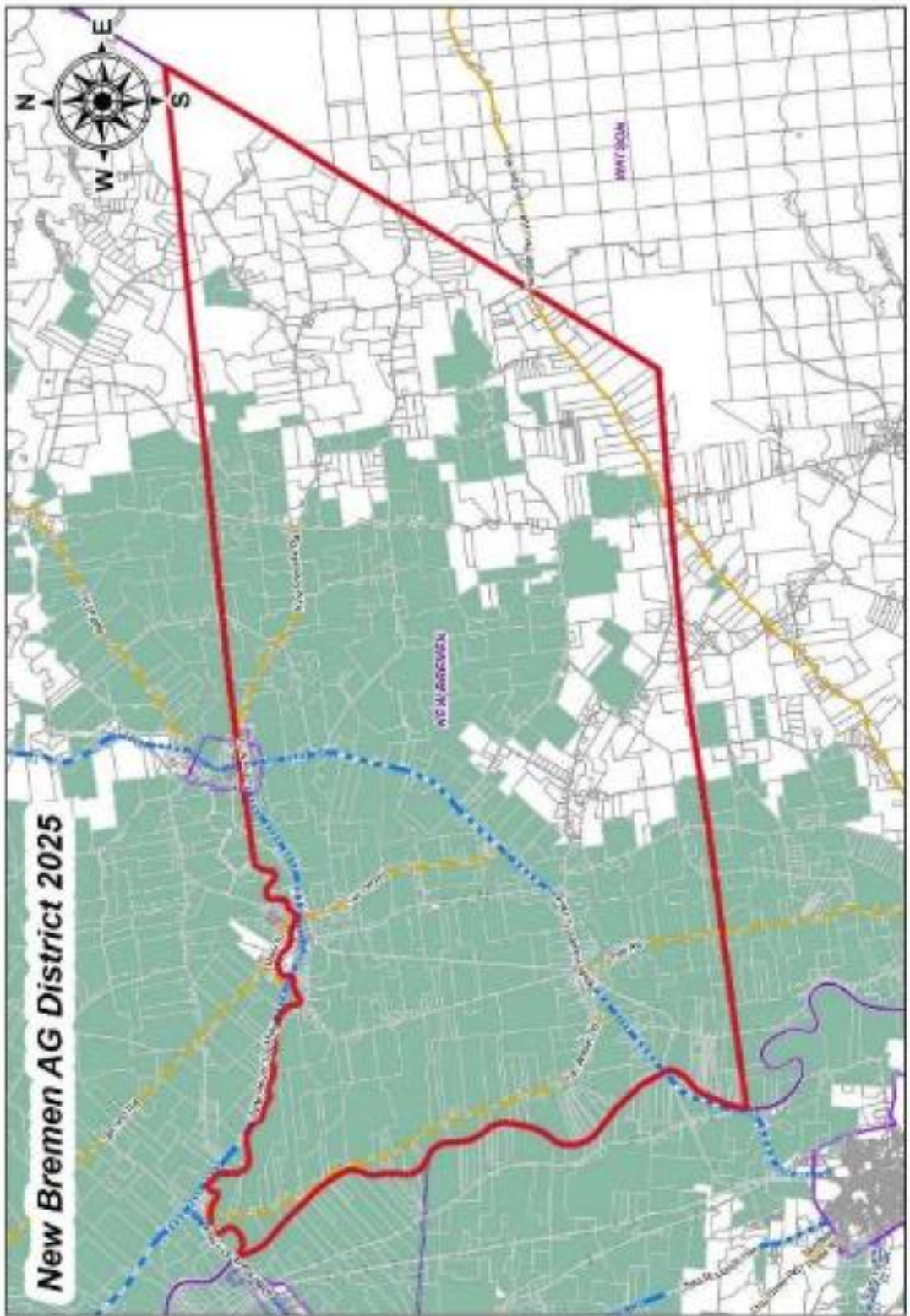
November 3, 2025

- Counties/Shoreline
- Cities/Towns
- Villages



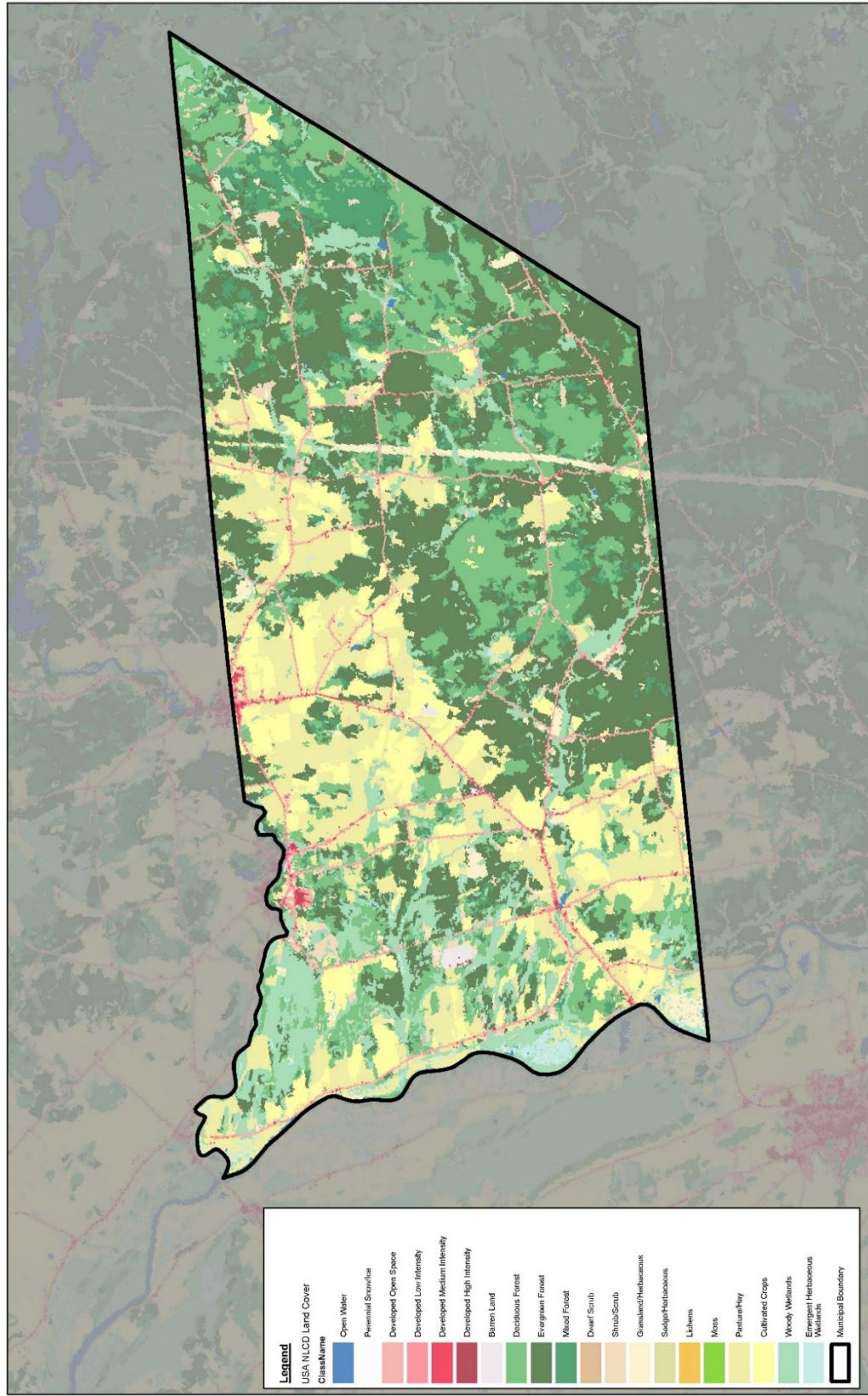
Esri, NASA, NOAA, USGS, Esri Canada, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, NRCAN, Parks Canada, NYS Office of Information Technology Services Geospatial Data Services, Primary Contact: nysgis@isi.ny.gov, 518-242-5029.

MAP 1: TOWN OF NEW BREMEN



MAP 2: CERTIFIED AGRICULTURAL DISTRICT

Town Of New Bremen Land Use Map

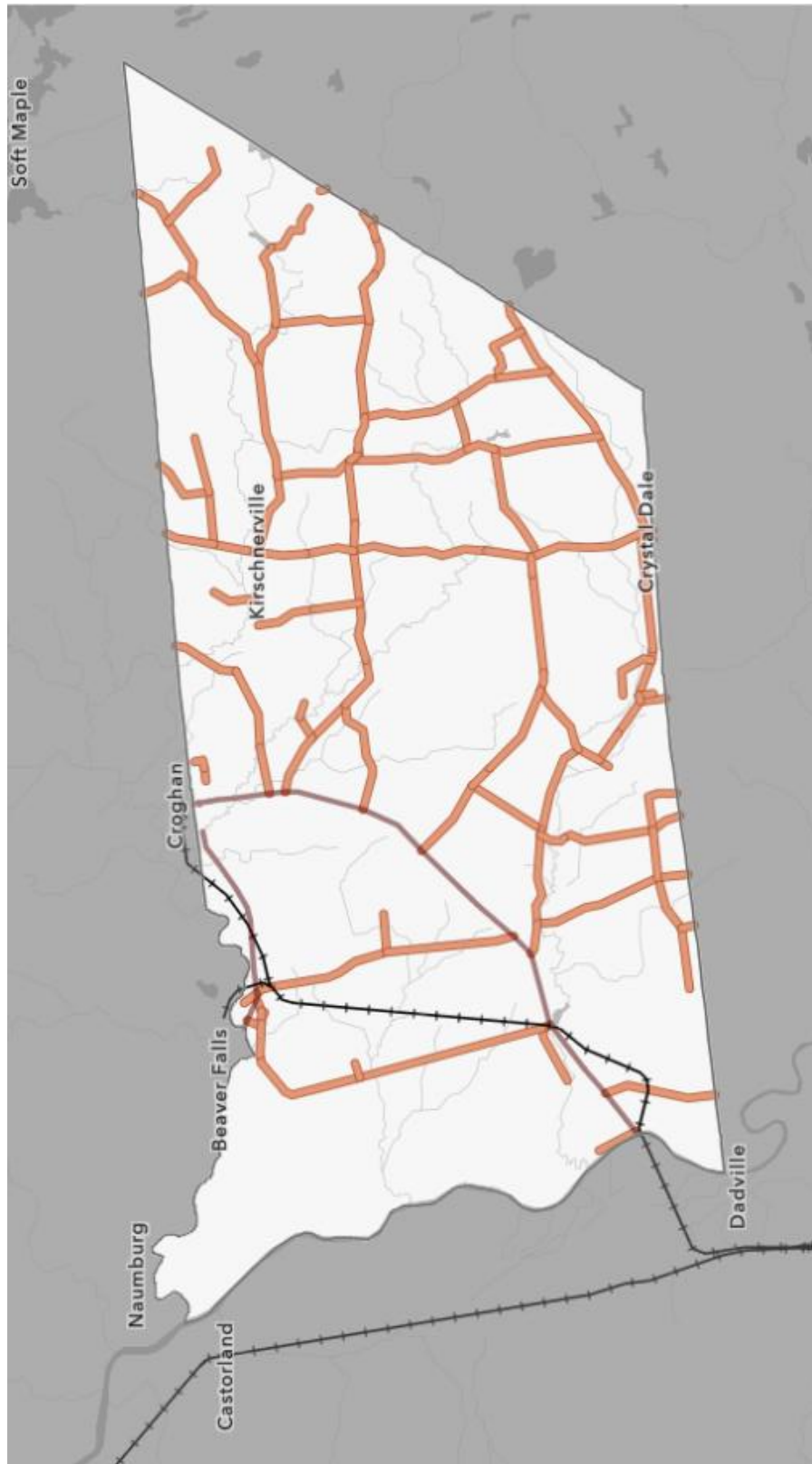


MAP 4: TOWN OF NEW BREMEN LAND COVER

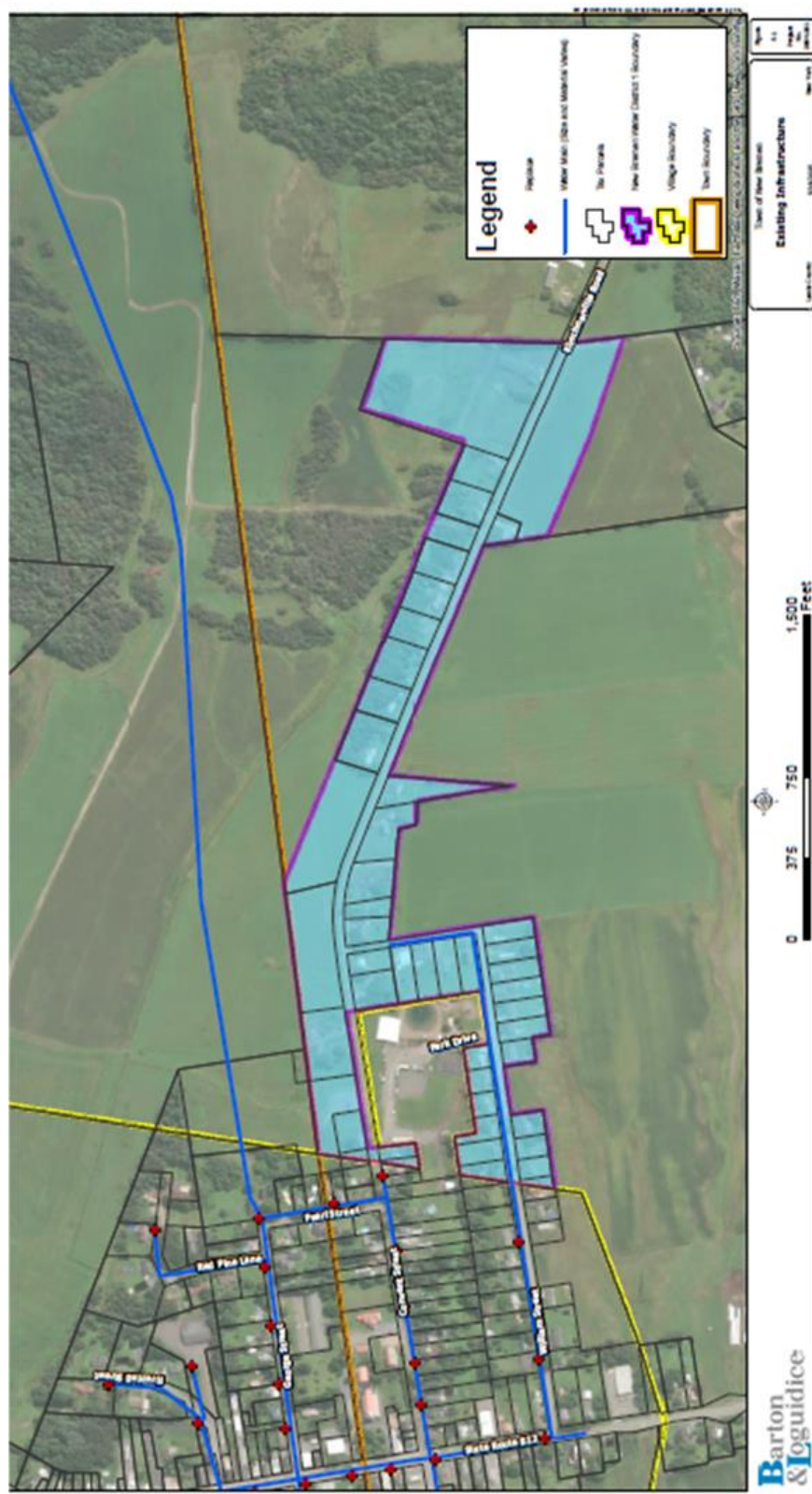
Town Of New Bremen Wetlands Map



MAP 5: TOWN OF NEW BREMEN WETLANDS MAP



MAP 6: TOWN OF NEW BREMEN OFF HIGHWAY VEHICLE MAP

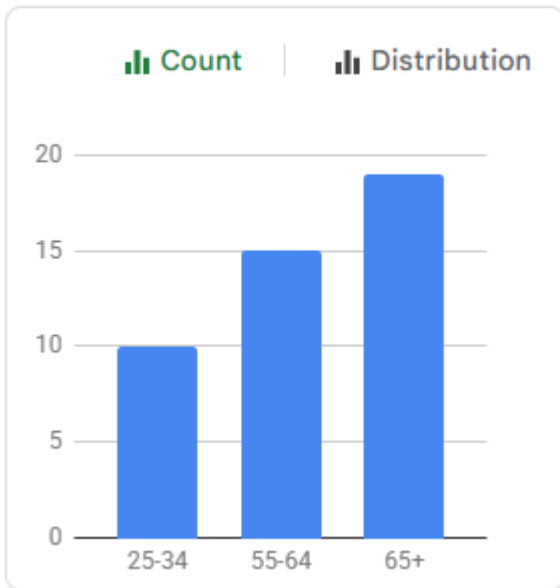


MAP 7: WATER DISTRICT #1

Appendix 3: Survey and Survey Results

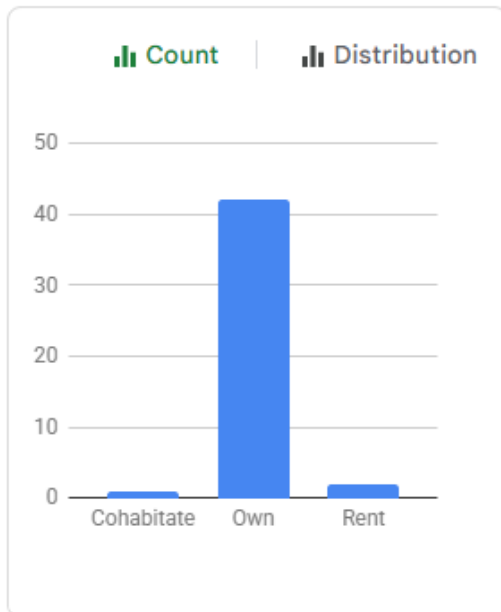
A Community Survey was conducted with responses received between 2/3/2025 and 11/3/2025. There were 69 respondents to the survey.

Age of range of respondent



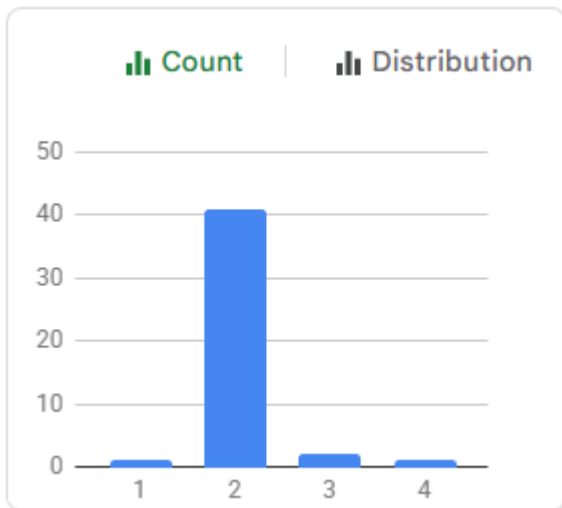
VALUE	FREQUENCY
65+	19
35-44	15
55-64	15
25-34	10
45-54	9

Rent or Own



VALUE	FREQUENCY
Own	66
Rent	2
Cohabitate	1

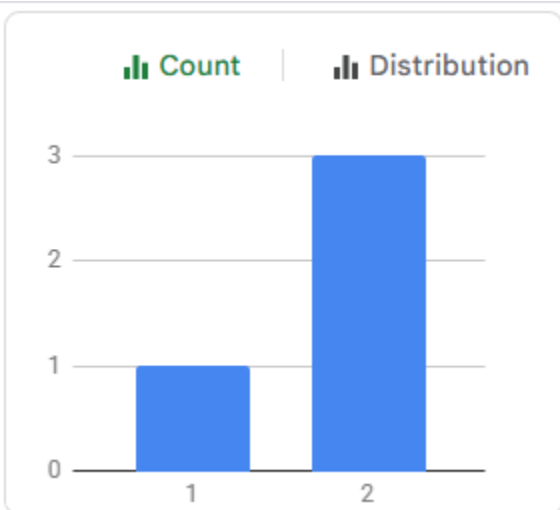
Number of adults in household



Most | Least

VALUE	FREQUENCY
2	61
3	4
1	3
4	1

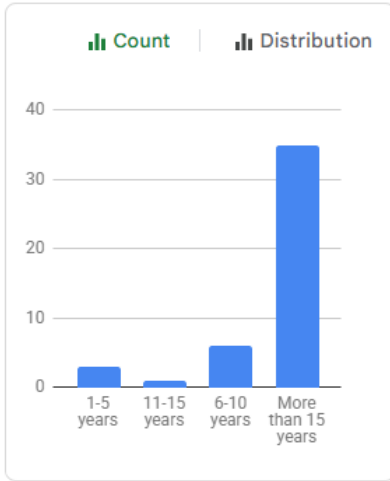
Number of children in household



Most | Least

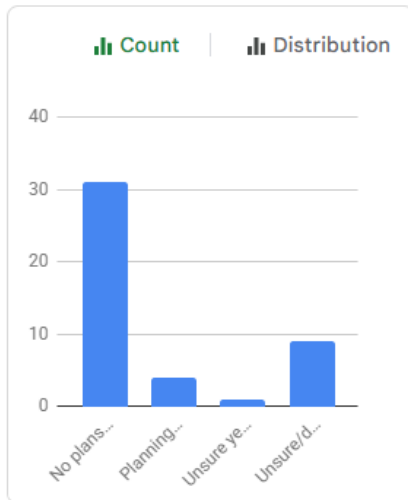
VALUE	FREQUENCY
2	9
3	4
5	3
1	3
4	2

How long have you lived in the town?



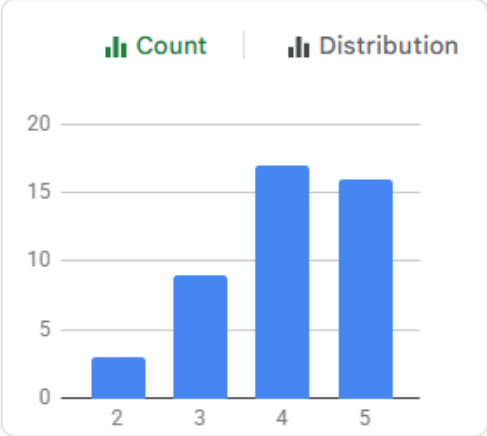
VALUE	FREQUENCY
More than 15 years	47
6-10 years	10
11-15 years	6
1-5 years	5
Less than 1 year	1

Do you plan to move out of the area?



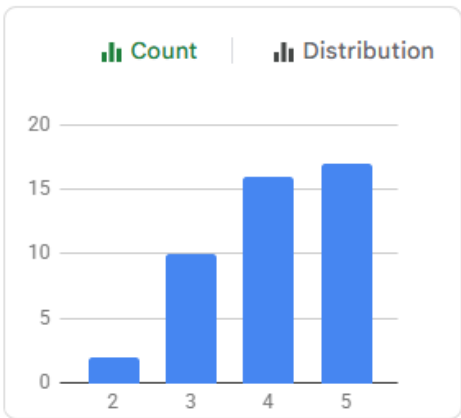
VALUE	FREQUENCY
No plans to move	47
Unsure/don't know	14
Planning to move w...	6
Unsure yet dependi...	1
Planning to move in...	1

On a Scale of 1-5, with 5 being very satisfied, how satisfied are you with the Town of New Bremen as a place to live?



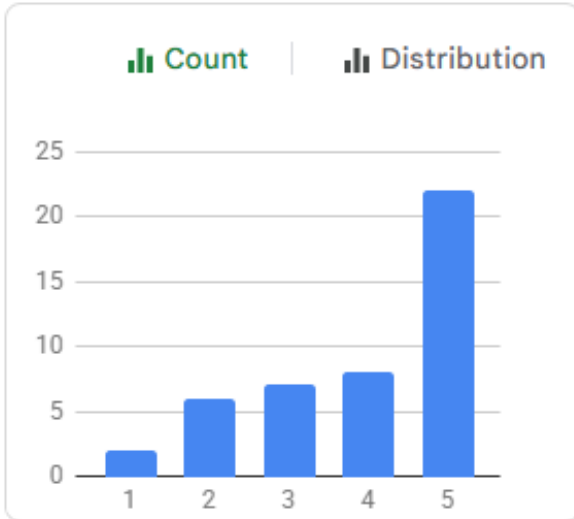
VALUE	FREQUENCY
4	27
5	26
3	12
2	4

On a Scale of 1-5, with 5 being highest quality, what is your quality of life living in New Bremen?



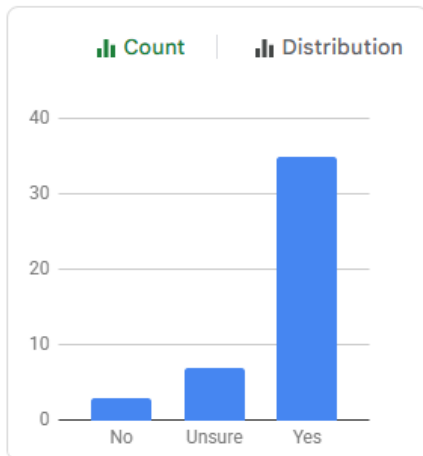
VALUE	FREQUENCY
4	28
5	26
3	12
2	3

On a scale of 1-5, with 1 meaning very unconcerned and 5 being very concerned, how concerned are you if natural/rural areas and farmland in the Town of New Bremen are converted to their land uses, such as renewable energy, industrial uses, housing developments, etc?



VALUE	FREQUENCY
5	40
3	11
4	10
2	6
1	2

Would you recommend living in New Bremen?



VALUE	FREQUENCY
Yes	55
Unsure	10
No	4

Please list two things you would like to improve/change in the Town of New Bremen (such as recreation opportunities, building/zoning/code enforcements, businesses/economic development, etc.)

Lower taxes , no more solar panels

Increased recreational opportunities for young people (high school age students).

Need lower taxes, less building/ zoning codes, and more businesses.

Would like to spur industrial grow, and

Economic growth

We need walking/bicycle trails since there are no sidewalks

High property taxes are unsustainable in retirement especially. We will have to move for that reason. Need more zoning enacted to stop the area from becoming a town full of solar panels.

Recreation, cleaning up the homes on the Lowville side of the tracks

Lower taxes economic development

Not sure will decide if opportunity is presented

More business and less exploitation of land by big corp.

Would like to see the old cheese factory on route 812 cleaned up.

Nothing

Recreation - Business

With the loss of Monnat's IGA it would be nice to see a store with fresh fruits and vegetables as part of their products.

Speed enforcement on 812

1) Keep my place of residence 2) Don't demolish our home

Add more community events, such as the Firemans Field days of years ago. Develop some winter activities for kids.

recreational opportunities, more small businesses

Convenience store

I would like to see more recreation opportunities, in particular a trail of some kind for our families to walk and/or ride bikes. I know we have the walking trails at the park, which we use ALOT, but something more bike friendly and a bit longer.

Enforcement of the clutter liter debris law the town lboard being more aware of happenings that effect individuals...for ex. The Adirondack speedway

Code enforcement.

Would like to see more business opportunities. Maybe some sort of tax break for small businesses or companies.

Banning Stuck in the Muck and addressing the safety and public health issues that are part of it! the safetypublic health Cleaning the Pond Area, although it may be privately owned

Recreation opportunities like public parks, dog parks, community events, etc. Also, there are not many locally owned businesses, so business development could be improved.

Recreation opportunities, More Places to Eat

tough question consider us a bedtime community had to general business/ economic development.

Lowering the taxes if possible without extreme measures

More businesses, help with properties that flood

I believe that we need moderate zoning regulations that can allow some control over the type of development that occurs to maintain our quality of life while not being overly restrictive or prohibit future growth and development.

Less solar farms. More ATV/snowmobile options

1. ATV and snowmobile trails that connect to Lowville and Croghan. 2. A convenience store.

Need to map gaps for broadband & cellular coverage. Coordinate with providers to resolve unserved pockets first.

Do you have any concerns for Town of New Bremen (loss of businesses, renewable energy development, dilapidated properties, etc.?) Please explain.

I love New Bremen for its natural beauty, so I am concerned with renewable energy development. There have been talks about a solar farm adjacent to my home, which I fear will take away from the beautiful views, as well as decrease the property value of my home. I also have concerns about the impact that a nearby solar farm could have on my health, especially if there were a fire. I would hope that the Town could take proximity to nearby homes and views of adjacent property owners, as well as people driving through, into consideration before approving solar development.

The store closing power lines trying to take land

No

Need more businesses

NO farmland for solar farms

Renewable energy projects should be strictly monitored for siting, safety, and future removal.

None that come to mind. I like living here!

If renewable energy is installed, how about keeping the power in our town and lower the electric bill.

renewable energy development

See above

Loss of businesses, new power line going through downtown New Bremen

Solar development and the Power line project,

Corner of Patty St and Artz Rd. It wasn't like that when we moved here and it needs to change. It's a dump and it has been reported to the town , county many times and yet it is still there. Yet our land taxes continue to rise. Now it's your turn. Why?

I am concerned that we lost a store. We definitely need a convenience store.

We are in a state of stagnation here, loss of businesses is ongoing.

Loss of business, (statewide problem not just here) the power line project. Splits my land and I'm getting no answers on use, what's going to happen, etc

Lack of businesses to help with taxes and employment

Corp. Renewable energy and loss of farm land

Dilapidated properties in the town are not monitored for clean up. Not policed to follow junkyard rules because some are owned by a town board member.

Renewable energy

Need more Businesses

I am concerned that more businesses will close in the area. Am not interested in farm land being turned into solar farms. I believe in alternative energy sources but do not want it to change the beautiful landscape of our town.

Loss of New Bremen Genl Store

I want to keep living where I am. I do not want any development coming in, removing my home and causing myself and family to become homeless.

Loss of business is a concern.

!! Would like to see dam on Crystal Pond repaired !! Energy upgrade by National Grid is causing loss of businesses/homes

Renewable Energy Development- We have very important prime agricultural land in our Town, and I was to ensure this land is protected and kept in agriculture.

Dilapidated properties and overall general appearance of our community

Dilapidated properties. Properties that have clutter and debris. The stuck in the muck and housing that is not up to code

Corner of Patty St and Artz Rd. That is a disgrace. You want our town to flourish, bring people to work and live, businesses to move here. Would you put a business next to that ? Would you live next to that ?

The farm on the corner of Patty Street and Artz Rd, the trailer beside the farm
Should a new electrical line come in, it should be rerouted around land that does not have families living close by.

Renewable energy development is a concern. The solar farms installed recently in the area (north country) have had numerous issues/safety concerns with them. They are also not aesthetically pleasing to the area.

No

Was a shame we lost the the New Bremen Store, with the Dollar General in Croghan(Town Of New Bremen) and Nolts an Millers increasing, renewable energy is ok, we just need to regulated so the whole township is not cover with it.

Crappy yards, NO solar panels taking up farmland

We do not need renewable energy in this area because it doesn't benefit us.

Dilapidated properties and controlling or limiting the presence of low income housing are my primary concerns.

High taxes. Do NOT like solar farming.

No. Businesses come and go. Some major ones have fizzled, but some are booming. Government has only a tiny role in this. I think the numbers of dilapidated properties are fairly low.

Yes, dilapidated properties through out the Town need to be addressed. And as renewable energy development occurs, the Town needs to ensure the developer maintains the property to agreeable standards. Solar projects can often look run down and not appealing to view.

What should New Bremen consider when it comes to supporting local businesses and economic development?

The Town should consider the benefits that local businesses and economic development would bring to the area in terms of job opportunities and quality of life.

Taxes

Again work more with people not fighting

Thrift store should be enlarged.

Overall suitability to the community as a whole

I suppose anything that may reduce taxes. Not sure this is possible?

Make sure the cost isn't inflated just to give higher ups money in their pockets.

lower taxes

Business in tune to our area. Less red tape, be inviting

Tax Breaks that make sense

Tax breaks.

New Bremen should have sewer and water.

Consider more beneficial services for the taxpayers so that paying \$300 a month in property taxes alone seems more feasible.

This problem cannot be addressed at a town level in my opinion. NYS

Environmental impact

I think the town board does an excellent job keeping taxes down and supporting businesses

Safeguard our natural resources and not sell out to corps. That have little to no connection to this area.

More input

Grants

I'm not always in favor of PILOT programs because of the longevity given but maybe if the pilot was capped at 5 years on average, businesses may be more apt to come to the town.

Lower taxes

It should consider the people who are renting homes here and what will happen to them if they lose their home. It seems like no one cares about what happens to us. Which is probably true.

Attracting business that promote what we have for natural resources, and utilize the skills of the people that live here.

perhaps consider pilot programs, will it provide jobs?

Lower taxes for local business or tax credits

Assist with grants or tax breaks

Tax breaks. With no other infrastructure what else can be offered?

Another little general store

Collaboration between the Town and local businesses to understand the need/struggles of the businesses. Encouraging community events to support local businesses.

Be open to new business ideas

Services that the town can help the local business

Better breaks on the property and cleaning up what has been condemned

Local businesses are more important than big name stores

We need infrastructure (public water, sewer, and gas) to service economic development.

Free advertising, less taxes.

encouragement, small tax breaks.

Leverage what already draws people to Lewis County: snowmobiling, hiking, etc. And use the Tug Hill Commission for technical support for businesses to write grants.

What should New Bremen consider in regards to renewable energy?

The Town should consider how renewable energy would affect the Town as a whole in terms of viewsheds, public safety, loss of farmland, etc. We are currently known for our beautiful, rural landscape, so we do not want to lose that. They should also consider the impact to adjacent properties, and whether development close to residences will decrease the value of these properties or impact the quality of life and/or health of these property owners. Hopefully they will be able to work with any solar developer that comes in on areas that are out of sight.

Don't let them put up new high lines and solar panels

None

How will it effect the area

as above - no solar on farm land

Public and environmental safety-The State is currently ramming projects through with little thought to residents and businesses

Whatever is offered i suppose. Not sure of the options the Town may have offered to them.

Land and water pollution and make sure that the land is cleaned up after any construction.

not filling every space with windmills

Ban further development

No more

The Town should support efforts to increase construction of renewable energy resources.

Large scale Renewable projects should be off the table no value to town in my opinion long term

If you live in New Bremen for more than eight months of the calendar year you get a discount on your electricity. Simple reimbursement check or equivalent credit to your land taxes.

There should be no LOCAL incentives for renewable energy and ZONING in place to limit the impact on neighboring land owners.

Not having solar panels ruin agricultural land

I would discourage it. It will take up viable farm land

To be concerned how it affects neighbors and the community. We should not be all power poles and solar that helps downstate

The long long term problems that will occur. Limit lease times to less than 10 years.

Select location that does not include farm land

No solar panels more development

Do not know enough about the subject to give an opinion

Bring it!!

If you want to have renewable energy, then put it where it does not affect people's homes and does not put them out on the streets.

Try to keep it out of sight as much as possible. Keep it from interrupting/conflicting with the natural characteristics of the area.

Do not want renewable energy taking over agricultural lands

Anything that does not take away the natural beauty. Solar panels can be hidden from view. Big high lines can't.

The Town should consider the safety concerns associated with renewable energy sources when they are being proposed, as well as the location of them, and if the renewable energy source will simply become an eyesore to the Town.

Use renewable energy but draw power from areas where people don't live

should tke a slow approach, need to consider the saftey to the public on these projects, need to have a plan what happens to the Solar farms in 30 years who responsible for clen-up ?

Stop raising prices

Say no

We need to balance the need for renewable energy with the need to protect our aesthetic resources.

No solar!

people have a right to have these things on their property. The PB should make sure the contract has an acceptable exit strategy when the project reaches its end of life.

Ensure the Town has up to date local laws and guidance for renewable energy options.

What would an ideal community look like to you in 10 years?

I would love to see a cohesive, self-sustaining community with plenty of local businesses and recreation to support the local population. It would be nice to not have to run to Lowville for everything and be able to enjoy our time in New Bremen.

No big power and solar farms

More business

place for recreation -

Very much what it is today with some modest gain in employment opportunities to our community

Not a whole lot different than today. I feel fortunate to live in this community. I like it like this!

Clean and safe

untouched/unspoiled land, no high speed power lines/windmills everywhere

Just keep it country, family businesses

Remove the people from the corner of Patty St and Artz Rd. Clean the property up and charge it to the county.

Lower taxes. Walking trails. A store, restaurant
Water and sewer.

A growing population, which because of job opportunities, allows our children to stay in the area.

Cleaned up version of what it is now

New businesses. Employment opportunities

I think it looks great

More small farms coming back

Better than today

More Development

A safe place to raise a family.

Senior duplexes

One where everyone looks out for each other, it is quiet and peaceful and there is no crime or violence.

Have a few more activities for Kids to enjoy the outdoors. Have some sort of small store again, where people can gather?

A place where families feel safe, and children have a place to play, some small business thriving,

A quiet community... noise ordinance in place due to the race track/ stuck in muck. Clean roadways. Upkeep of pond and general areas

Clean well kept propertie

Small town that people would like to stop and just walk around on their way through. Some little shops, stores that look and feel home town not chains, dinners maybe ice cream shop. Clean and friendly.

A trail to walk, or bike from New Bremen to Lowville or NB to Croghan. Non-motorized. The cars drive too fast on the roads to walk safely.

There would be more local businesses within the Town, more community engagement and community events/recreational opportunities.

A community that draws young adults rather than drives them away

safe family community with a stable tax base

Lower taxes, more Senior housing

More farm land, more wild life, no renewable energy

Less dilapidated housing with more property maintenance laws and enforcement.

More local and small businesses

Not too dissimilar than today; vibrant communities with the occasional parade, ball fields aplenty, neatly arranged neighborhoods, solid school.

What does the Town project the population to be in 10 years and what age range(s)? Assuming more of the population is aged, consider what the Town (and County) can do to support that age group. Key issues will be housing, transportation and medical services.

If there is anything else that you would like to share, please use the space below.

You need to lower taxes for older people on a fixed income

Highway Dept does an awesome job - way back to the days of Bub Hall

Yes, a huge shout out to Doug and his crew at the highway department. They have more than proven their worth and abilities, especially lately. Thanks to all of you.

We want it a friendly and respectful place to live

I feel I've said enough. Now it's your turn.

Would love a year round maintained outdoor walking trail, a several mile loop. Envious of communities who do this! It can be done. You MAY contact me for more input on anything pertaining to this survey.

I feel the New new Bremen is doing a good job with their work for the youth in area.

I have concerns that farmers are selling out to solar (ugly landscape) corps with no consideration to neighboring properties and the decline in property values and they give 20-50 year leases which is usually beyond the farmers life span.

Entertainment

Catch big trucks speeding on 812!!!!

Just please do not cause us to be homeless.

We find people in New Bremen are very friendly and willing to help anytime it is needed. It is a great place to live. Being close to Lewis County General Hospital is a plus.

I feel that the board needs to take more responsibility in enforcing the current laws. The junk law should be enforced by the town not driven by community member complaints. I wish there was a way to reward properties that are kept nice instead of punishing us with higher taxes. Have the town offer to clean up debris and possibly assist with fall and spring cleanup like leaves branches and a general garbage pick up once a year for larger things people can't get rid of

Not allow junk yards to develop on private properties

I feel I've said a lot already. Now it's time to see what the town board plans on doing with the surveys.

Thank you for considering responses to this survey

No

Please make ALL BOARD COMMITTEES do their jobs and be fair and honest. Everything ABOVE board!

1. Work with other Towns and the County to fund key infrastructure projects through FEMA, as well as other federal, state and private funding sources.
2. Track National Grid's Black River/Beaver River transmission rebuild and advocate for local benefits.
3. Develop a 10-year road, bridge, culvert maintenance plan. Ensure the Town's Highway Department has the staff and equipment needed to do this critical work.

4. Last, take necessary steps to ensure the Town has high-quality drinking water and to guard aquifers and watersheds from contamination.