
Town of
MARTINSBURG
Comprehensive Plan

ADOPTED: MARCH 31, 2026

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Introduction

PURPOSE of the Plan

The purpose of the plan is to provide guidance for the physical development of the Town of Martinsburg for the future. It is based on and reflects the planning ideals laid out in the Planning Accord for Tug Hill and the Tug Hill Reserve Act. The plan is intended to provide a framework for land development and land subdivision controls. It will also help assure that the growth of the area will be in concert with plans for infrastructure and road development, and will not negatively impact natural resources and rural character. Finally, it is hoped that other governments (state, county, and other local governments) will find the plan useful in shaping their future development activities. It is the purpose of this plan to create a vision for the community's future that is a shared vision of the citizens of Town of Martinsburg.

PERIODIC REVIEW and Update of the Plan

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

Town of Martinsburg History

Martinsburg, founded by Gen. Walter Martin at the turn of the nineteenth century, stands hard against the Tug Hill Plateau on high ground at the western edge of the Black River Valley. From Martinsburg, the view of the surrounding country, especially towards the Black River below it on the east, is magnificent, presenting an expansive panorama across a changing tableau of graceful woodlands, well-groomed farmlands, and the green-clad Adirondacks. The first settlers – farmers, lumbermen and businessmen – came chiefly from places near Salem, New York and Westfield, Massachusetts. Later, Irish immigrants, having completed work on the Black River Canal and finding the land and climate to their liking, established homes through the adjoining area. Although located in a rural, sparsely populated region, Martinsburg was the seat of Lewis County until 1864, when the local railroad, wanting to avoid construction up a difficult climb to the village, built its tracks on lower ground near the river and bypassed the community.

In the meantime, James Bush, upon settling in Martinsburg (a community of 210 people in 1855), opened a cabinet shop along Roaring Brook on the southwestern edge of town. Here he built cabinets and other home furnishings of wood taken from the nearby forests. He also made butter tubs and cheese boxes for dairy farmers in the area. In a two-story building that he owned on the corner of State Road (New York Route 26) and Cemetery Road which led west to the Martinsburg Cemetery, he rented space on the ground floor to J.H. Williams and L.M. Dunton, who operated a general merchandise store there for many years. On the second floor he may have operated for a brief time an “Undertaking Establishment”.

James and Caroline Bush resided on State Road adjacent to the store, in a home described in 1948 as “a smallish frame building with no architectural qualities”. In 1995, it was still occupied. Here Caroline Bush gave birth to nine children, three of whom died in infancy: James R., born February 10, 1847, died on March 30, 1848; Elizabeth, born December 6, 1851, died three days later; and Ella Amelia, born May 18, 1853, died August 15, 1854.

William H. Bush, born at his parents’ home in Martinsburg on October 28, 1849, was the second of nine children. The oldest of those who survived infancy, Will, as he was called, was four when his sister Emma Cornelia (the twin sister of Ella Amelia) was born in 1853. The others who reached adulthood were Harriet Northam (born in 1855), Clarrisa Bell (born in 1858), Edwin Samuel (born in 1860) and Mary Katherine (born in 1866). All six of the children eventually moved west to live in Illinois, Missouri and California.

The children received what education the country school of Martinsburg offered. Will may have, in addition, briefly attended the state academy at Lowville, a few miles north of Martinsburg and after 1864, the county seat, where he was to prepare himself for college. But, according to his daughter, he received little more than “a six grade education.” Nonetheless, his education emphasized classical literature, writing, mathematics, geography and spelling, with a heavy dose of western morality and virtue. It included a solid grounding in basic subjects standard at the time, and it imbued in him a love of reading “all good books no matter of what nature”.

Will's father, James Bush, described as "very tall and thin with fair skin, light brown hair and twinkling blue eyes", was popular among the Martinsburg boys. On several occasions, James took his sons and a few of their youthful companions on camping trips – "excursions" they were called – to Whetstone Gulf, a splendid camping site a few miles south of the village and near Houseville, Mr. Bush's youthful home. Perhaps the King boys (Henry, Charles and Philo), sons of William King, who owned a hardware store in Martinsburg, went along and perhaps James convinced his brother Henry in Houseville to bring his sons (Guilford, Stanley, Charles and Herbert) on the trips.

Called "one of the most spectacular scenic vistas east of the Rocky Mountains", Whetstone Gulf is a steep-walled, three-mile-long gorge cut by Whetstone Creek into the eastern edge of the Tug Hill Plateau. Here James Bush taught the boys to fish, trap, cook over an open fire and handle other responsibilities of camp life. They also enjoyed swimming in the creek and hunting and hiking in the gulf. Around an evening campfire deep within the gulf's towering walls, James told stories and taught the boys songs.

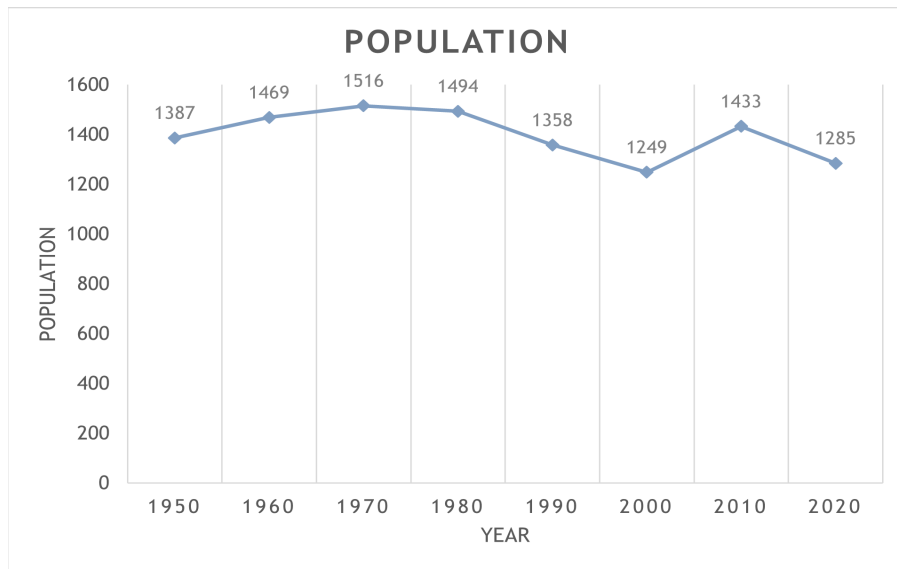
The popular camping place is today part of the Whetstone Gulf State Park. A recreation area since the early 1800's, the State Board of Park Commissioners purchased the 522 acre site in 1928. The State Conservation Department and the federal Civilian Conservation Corps developed the park in the 1930's, planting thousands of trees, building roads and clearing brush. Red pines, spruce and maples make up the bulk of the parks trees. A trail, six miles in length, extends along both sides of the gulf and crosses the creek at the gulf's upper end. The view from the rim of Whetstone Gulf is one of "wild and spectacular scenery".

Will Bush must have enjoyed the trips to Whetstone Gulf, for he went with his father on several of them. He participated in many other recreational activities as well, including sledding on snow in the winter, skating on frozen ponds, hunting and trapping in the woods, fishing and swimming in the lakes and rivers in the summer and wrestling in any season of the year. When he was about eleven or twelve years old, according to his descendants, Will and an older cousin (perhaps Guilford, Stanley or Charles, from Houseville) walked sixty miles to Utica (south) sleeping in haystacks along the way, to see one of the early trains travel through upstate New York on tracks of the New York Central Railroad.

Closer to home, Will Bush enjoyed outings at Whitaker Falls. A 345 acre tract of woodlands and clearings bordered by Roaring Brook (a lively stream that breaks over a series of striking, pristine waterfalls that gave the place its name), Whitaker Falls was a popular place near Martinsburg for swimming, hiking and general community outings. Because Daniel Whitaker and his family made the place available to the public, villagers attracted by "the natural beauty of the falls, the terraces of limestone that wall its gorges, and the beautiful maple grove bordering the northern rim", used it for picnics and camping from Martinsburg's early days of settlement. Called "one of the region's hidden jewels" Whitaker Park offers its visitors one of Lewis County's best view of the sweeping Black River Valley and the majestic beauty of the Adirondack Mountains. Whitaker Falls was one of Bush's favorite places as a youth; as an adult he saw to its preservation as public park land.

From the Town of Martinsburg's Website: www.townofmartinsburg.org/history

Part I: Community Profile



POPULATION characteristics

Martinsburg's population was declining steadily between 1970 and 2000. In 2010, however, the trend reversed with an increase of 184 people (+15%), a much larger proportional increase than the county or state saw. Both the number and size of households increased by larger proportions than usual for the area. Martinsburg is one of the few places where the average household size increased between 2000 and 2010.

Since 2010 the population has been slowly declining, with the 2020 decennial census estimating that there were 1,316 people residing in the Town of Martinsburg.

Since 2010, the median age of residents increased from 37.2 to 40.5 in 2020, on par with the median age of the county and state which were 42.6 and 39, respectively. In the decade from 2010-2020 there were 20 new housing units established in the town.

	2010	2020	Change (2010-2020)	Change in Lewis Cty.	Change in NYS
Population	1,433	1,316	-8.16%	-1.86%	+4.25%
Number of Households	518	513	< -1.0%	+2.28%	+5.43%
Average Household Size	2.67	2.53	-5.24%	-3.92%	-1.17%
Median Age	37.2	40.5	+3.3 years	+2.4 years	+1.0 years
Housing Units	667	653	-2.10%	+2.33%	+4.69%

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

EMPLOYMENT/INCOME

characteristics

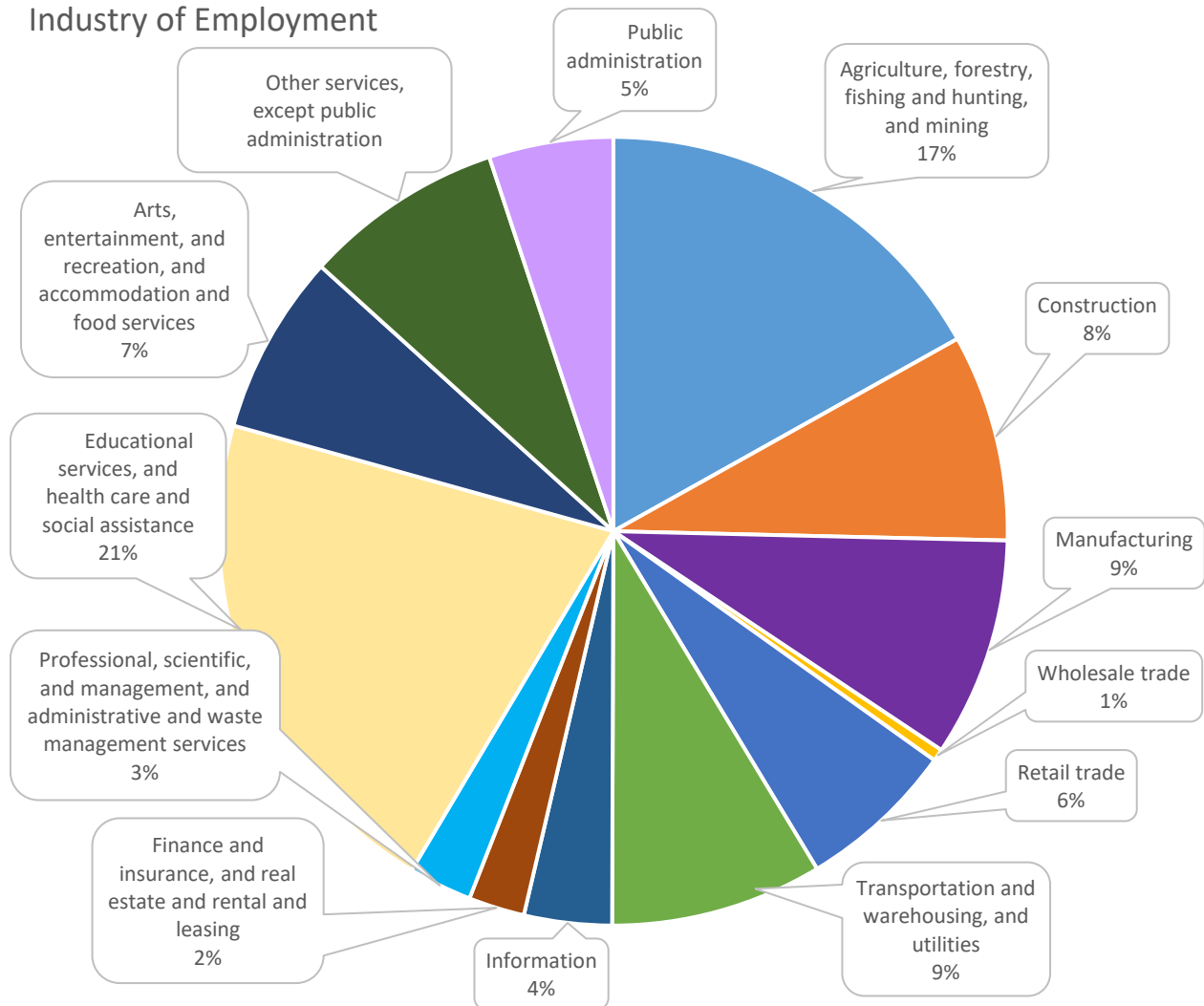
Martinsburg’s median income was about half its median housing value in 2023, which is considered generally healthy. As of 2023, 7.6% of the population is below the poverty line. Median averages do not account for the spread of data, so this proportion can help give a better understanding of the economic health of the area.

2023 Median Household Income	\$81,103
2023 % of Population Below Poverty Line	7.6%
2023 Median Housing Value	\$166,700
2023 Mean Travel Time to Work	15.8 min.

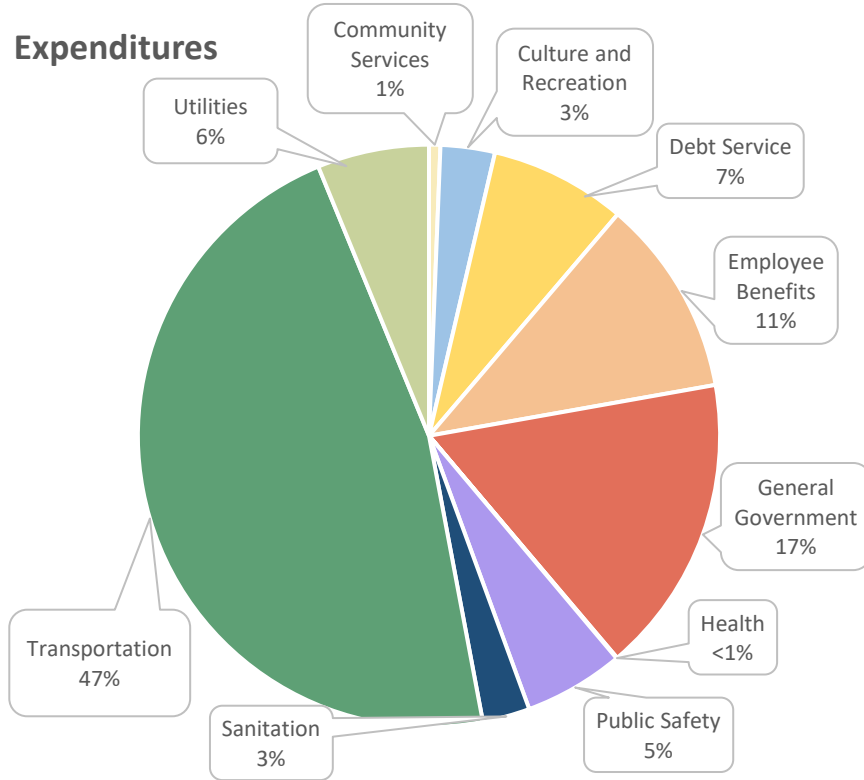
Source: U.S. Census Bureau (American Community Survey)

The average travel time to work in 2023 was estimated to be about 16 minutes. About 14.2% of residents worked outside Lewis County. Residents of Martinsburg were employed in a variety of fields, primarily educational/health care services (20.8%) and agriculture related (16.9%).

Industry of Employment



Expenditures



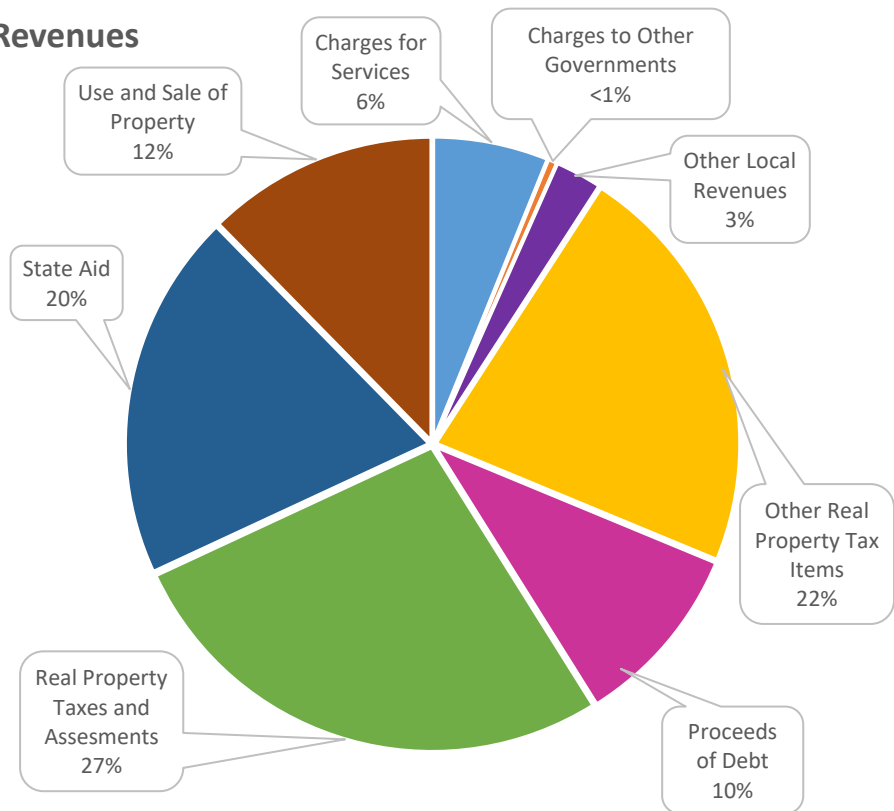
Expenditures (\$)	Martinsburg
Community Services	14,577
Culture and Recreation	70,177
Debt Service	175,981
Employee Benefits	254,588
General Government	385,364
Health	1,000
Public Safety	128,860
Sanitation	60,925
Transportation	1,084,488
Utilities	144,035
Total	2,319,995

TOWN BUDGET characteristics

In 2024, Martinsburg's total revenue (\$1,991,044) fell below total expenditure by \$328,951. Most revenues came from property taxes, accounting for \$997,244. Inter-governmental revenues (\$357,510) and proceeds from debt (\$200,000) also contributed.

The greatest expenditures were Transportation (\$1,084,488), General Government (\$385,354) and Employee Benefits (\$254,588), together accounting for approximately 75% of total expenditures.

Revenues



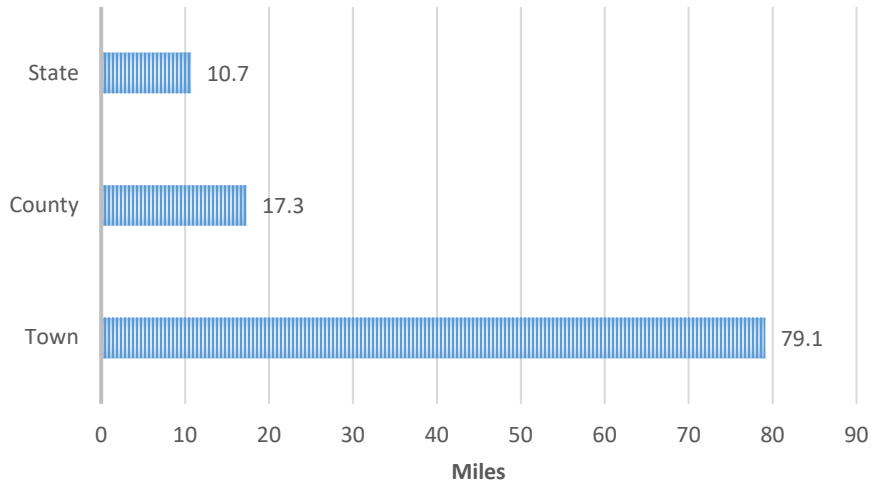
LAND USE characteristics

As of 2023, 73.9% of Martinsburg’s roads are owned by the Town, 16.1% by Lewis County, and 10% by New York State. Martinsburg has a total of 107.1 miles of roadway.

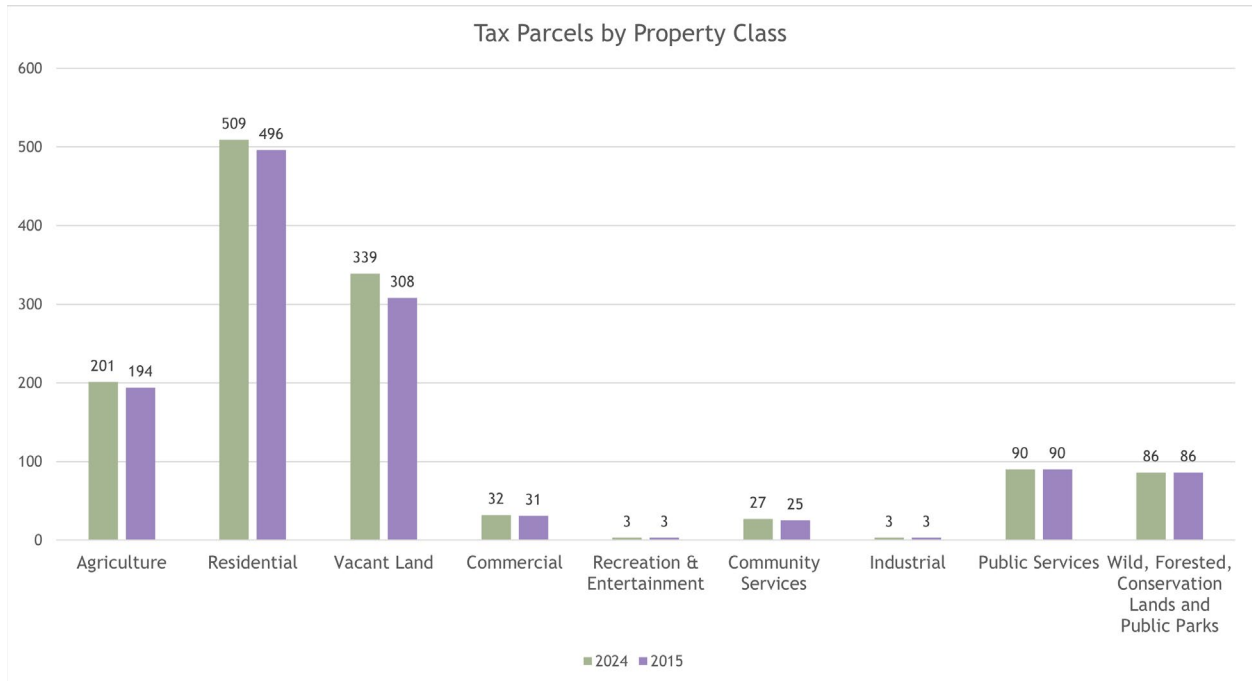
Overall, Martinsburg’s properties are mostly residential (39.21%), vacant (25.58%), or agricultural (15.02%). From 2015 to 2024, there was an increase of 13 residential, 31 vacant, 1 commercial, 2 community service properties, and 7 Agricultural properties. There was no change experienced in parcel numbers

for recreation and entertainment properties, Industrial properties, public parks, wild, forested, and conservation properties. Bear in mind that this data only captures the number of tax parcels in Martinsburg, not the size. For more complete information, refer to a map of the area.

ROAD MILEAGE



Source: NYS Dept. of Transportation, 2017/2023








Source: NYS Office of Real Property Tax Svcs.

Town of Martinsburg Community Resources

Martinsburg is in the center of Lewis County, bordered by the towns of Harrisburg and Lowville to the north, Watson and Greig to the east, Turin and West Turin to the south, and Montague to the west. The main tributary of the Black River runs north along its Eastern border. State Routes 12 and 26 are parallel and cross Martinsburg north to south. Rt. 12 is the most heavily travelled road in town with an average daily traffic of 6,076 vehicles in 2023. The town contains portions of Lewis County Agricultural District #212.08-04-13.100.


The Martinsburg Historical Society has a website: www.martinsburghistory.org

COMMUNITY BUILDINGS

Martinsburg Town Hall	<p>On National Register of Historic Places, built 1812</p> <p>About 6000 sq. ft., property 69x240 ft.</p> <p>6682 NY-26, Martinsburg, NY 13404</p>	
Martinsburg Town Barn	<p>About 16300 sq. ft.</p> <p>5405 Cemetery Rd, Martinsburg, NY 13404</p>	
General Walter Martin's House	<p>On National Register of Historic Places, built 1805</p> <p>See npgallery.nps.gov/AssetDetail/NRIS/08000698</p>	
Methodist Episcopal Church of West Martinsburg	<p>On National Register of Historic Places, built 1825</p> <p>See npgallery.nps.gov/AssetDetail/NRIS/83001704</p>	
Post Office	<p>5604 Whitaker Rd, Martinsburg, NY 13404</p>	

Martinsburg's primary municipal building is the Town Barn (about 16300 sq. ft.) on Cemetery Road. The Town Hall, a 2-story building facing west on State Rt. 26, was built in 1812 and is considered a historic property. It served as the first Lewis County Clerk's Office. There is a post office just a few hundred feet away on Whitaker Road. There are two more historic buildings in the area: General Walter Martin's House across the street from Town Hall (est. 1805) and the Methodist Episcopal Church of West Martinsburg on West Martinsburg Road (near intersection with West Road).

PUBLIC LANDS



Grant Powell Memorial State Forest	• 8,077 acres
Lesser Wilderness State Forest	• 13,793 acres
Whetstone Gulf State Park	• 2,100 acres
Whitaker Park	• 550 acres

Martinsburg contains portions of Grant Powell Memorial State Forest (Rector Road), Lesser Wilderness State Forest (Toole Road, Talbot Road or North Road), Whetstone Gulf State Park (West Road), and Whitaker Park (Whitaker Road). Whetstone Gulf itself lies primarily within the town's boundaries, and is a popular location for fishing, swimming, and camping. Whitaker Park boasts trails and a waterfall, see www.whitakerpark.com. Lesser Wilderness S.F. has lots of trails for skiing, snowshoeing, hiking, biking and snowmobiling. Although not technically public property, another gulf holds Roaring Brook Falls (accessible from West Road).

Note that not the entire acreage of some of the parks is not completely within the township of Martinsburg.

Part II: Plan Goals and Strategies

Economic Development

Vision: Promote a diverse economic base that provides income, employment, and fiscal resources to the community in a manner that is compatible with the rural and natural character of the town while protecting environmental quality and historical properties.

Recreation

Vision: Provide and promote diverse, affordable, and accessible recreational and tourism opportunities for all Town and Hamlet residents and visitors.

Martinsburg is home to or near State Forests and Forest Preserves, the Tug Hill Wildlife Management Area, Whetstone Gulf State Park, Whitaker Park, and has access to the Black River, local parks, and trails. Together, these resources make Martinsburg rich in recreational assets.

The Town is supportive of the existing recreational opportunities and welcomes collaboration with other municipalities and organizations to assess the need for additional community recreational infrastructure while recognizing budget constraints.

Goal:

- Highlight Black River and its tributaries as a blueway opportunity and natural assets for businesses, tourism, and recreation

The Black River is a prime recreation and tourism draw. The Town supports the goal of enhancing the quality of the Black River and developing additional recreational opportunities with this natural asset.

Strategy:

- Maintain and develop recreational opportunities while focusing on conservation, sustainability and fiscal responsibility.

Goal:

- Welcome ideas for the development and expansion of infrastructure that supports tourism and recreation in the Town while minimizing the financial burden on the taxpayers.

Infrastructure and Public Utilities (Essential Services)

Vision: To provide a resilient utility and infrastructure system that meets the needs of current and future residents by maintaining existing assets, integrating renewable energy, and strategically expanding public water and sewer services to support sustainable growth.

To maintain the efficiency and capacity of the system, proper maintenance of roads, hydrants, manholes, and storm drainage projects should continue and upgrading water delivery lines and water meters should continue, as needed.

Strategies:

- Continue developing a sewer and water capital plan to evaluate future expansion projects. Stormwater and drainage infrastructure and sewer treatment capacity requirements should be monitored and assessed, as needed
- Upgrade water delivery lines and meters, as needed.
- If Town water quality concern is brought to the Town, it should be addressed as soon as possible

Goal:

- Continue to coordinate with Lewis County leaders to improve and expand infrastructure and public utilities
- Continue to maintain roads, bridges, and culvert infrastructure.

- Continue to consider the impact of renewable energy systems on land use, economy, and quality of life in Martinsburg.
- Continue to support studies and communication with other municipalities for improvements to Martinsburg's infrastructure and public utilities
- Continue to evaluate renewable energy development and conservation efforts to align with modern sustainability

Part III: Land Use and Development Policies

1.0 Retain the quality of our area's surface and groundwater. These waters are essential to providing individual and municipal water supplies. They are essential to many industries of our area. They are important to the retention of fishing opportunities and wildlife habitat.

- 1.1 Discourage adverse development near major wetlands and concentrations of wetlands.
- 1.2 Discourage adverse development near major stream corridors.
- 1.3 Discourage adverse development near significant springs, wellhead areas of water supply systems, and aquifers.
- 1.4 Continue to identify and map major wetlands, concentrations of wetlands, major stream corridors, significant springs, water supply well head areas, and aquifers.
- 1.5 Raise awareness of the importance of Tug Hill waters.

2.0 Retain major forested areas most important to forest industry, hunting, fishing, and other types of recreation. Major blocks of forest land on Tug Hill are not only important for retaining the area's economy and recreation opportunities, they are also important in providing wildlife habitat and the very character of the area. In addition, Tug Hill's vast reaches of forest are key to maintaining the purity of its waters and to controlling rates of runoff.

- 2.0 Continue to identify major forested areas.
 - 2.1 Discourage subdivision and development that would take major forested lands out of productive use for forest industry, hunting, fishing and other types of recreation.
 - 2.2 Discourage unreasonable restrictions on forestry activities that adversely affect businesses.
 - 2.3 Encourage forestry-related businesses as a means of maintaining a healthy economy, and as a means of retaining large parcels of forestland.
 - 2.4 Encourage educational programs that show the importance of forested lands to the area's environment, economy and recreational opportunities.

2.5 Promote sound forestry practices for all commercial and private harvesting through the establishment of minimum forest management standards.

3.0 Retain the area's most important wildlife habitat and unique areas to conserve hunting, fishing, and recreational opportunities, and to help retain the character and biological richness of our area. Important wildlife habitat areas and unique areas such as our gulfs are a significant part of the character of our heritage, and can provide important recreational opportunities. They also are of great importance to our economy because of the economic contributions hunting and fishing make to the area, and the economic benefit that comes from the viewing of wildlife and scenery by snowmobilers, skiers, hikers, motorists, and others.

3.1 Discourage adverse development in important wildlife and plant habitat areas, and in and near gulfs.

3.2 Support town-by-town identification of important wildlife habitat and unique areas. Encourage further research to identify such areas.

3.3 Encourage educational programs regarding the importance and benefit of habitat and unique areas for use in schools and with civic and adult groups.

4.0 Retain area's existing farms and best farm soils for farm production. Local action alone cannot retain our farms. This depends on the individual actions of our farmers, the natural economy and state and national farm policy. Locally, we can take actions that help keep good farm land from inappropriate development and help farm diversification.

4.1 Support identification of important farm lands, and updates of existing farm land inventories.

4.2 Update land use controls that would encourage farm lands to remain in agricultural production.

4.3 Support voluntary actions taken by individual farmers to keep their farms in production, through tools such as ag districts, and ag land assessments.

4.4 Support programs to help strengthen dairy farming and to help farmers that wish to diversify their operations.

4.5 Encourage educational programs that demonstrate to school students and adults the importance of farming to our area.

4.6 Encourage those land uses to existing agricultural land that will lend support to the agricultural industry.

4.7 Encourage large-scale solar and wind energy facility design to have limited impacts on prime farmland and viewsheds.

5.0 Retain private and public hunting and fishing opportunities, and other outdoor recreational activities, in our area.

- 5.1 Support voluntary actions, of private landowners to improve hunting, fishing and other recreational access to public lands designated for these uses, such as the sale of access easements, or involvement in fish and wildlife cooperator programs.
- 5.2 Discourage actions that would lead to the subdivision of lands important to hunting, fishing and other recreation where that subdivision would remove lands from such use.
- 5.3 Identify areas important to recreation. These might include designated public motorized and nonmotorized recreation trails, public roads opened for recreational trail use, and parking areas.
- 5.4 Encourage educational programs that demonstrate the importance of hunting, fishing and recreation to our way of life and our area's economy. Also encourage educational programs and appropriate law enforcement to protect private property rights and to provide safe hunting, fishing and other recreational opportunities.
- 5.5 Direct the development of active recreation facilities and programs to areas near population concentrations where services can be provided more economically.
- 5.6 Encourage the proper design and management of passive recreation activities in the more remote areas in order to minimize impact on water and forest resources

6.0 Retain historic sites and structures that are important to the character of our area.

- 6.1 Identify historic sites and structures.
- 6.2 Orient planning and develop land use controls to protect the quality of historic sites and structures throughout the town

7.0 Control the costs of public road maintenance.

- 7.1 Limit creation of new public roads into or across remote areas not now served by public roads, especially in the core forest of our area, and in areas that would lead to the breakup of lands important to forest management, wildlife, farming, hunting, fishing, and other recreation.
- 7.2 Identify portions of roads that might be appropriate for some form of abandonment, minimum maintenance designation, or seasonal use designation.
- 7.3 Support state legislation that would limit town responsibilities for maintenance on designated remote roads.
- 7.4 Discourage development of year-round residences along seasonal and minimum maintenance roads.

8.0 Help keep the hamlets good places to live.

- 8.1 Plan for hamlet improvement projects, and apply for grants to assist in such work.

8.2 Direct development, through regulation and other means, into and around already existing hamlets and communities away from those portions of the region where significant physical and economic limitations to growth exist.

9.0 Allow for new construction outside of hamlets

9.1 Periodically update land use controls to ensure the town vision is adhered to.

10.0 Aesthetic Views

10.1 Scenic roadsides and viewsheds should be identified and preserved. (All zones)

10.2 Design recommendations could be supplied for new development and construction that fit the character of the community where the property is located. (All zones)

10.3 Original woodwork, stone, brick, metalwork, and windows should be preserved on existing buildings when practicable. (All zones)

10.4 Architectural elements in new developments and renovations of non-residential buildings, whether simple or ornate, should be encouraged with placement around the eaves, trim, and porches to avoid blocky buildings with no detailing. (All zones)

10.5 All existing residential buildings should maintain their historical styles and architectural elements around the eaves, trim, and porches. Original porches and original woodwork, stone, and brick detailing should be preserved on historical buildings. (All zones)

10.6 Manufactured homes and accessory dwelling units should be permitted in some areas and be subject to design and review standards appropriate for the areas in which they are located.

10.7 Windows in historical residential and non-residential buildings should be restored and authentic to their historical design and style

10.8 Mature street trees should be maintained. Cutting down healthy, mature trees should be avoided. (All zones)

10.9 Planted areas should be retained and maintained along the street, especially between the street lawand sidewalk. However, plantings cannot impede the sight distance from crosswalks, street intersections, driveways, or sidewalks. (All zones)

10.10 Parking areas around public facilities and walkways should have adequate lighting. (All zones)

- 10.11 Exterior lighting should be controlled by turning off or turning down when no longer needed, be dark sky compliant, and use energy-saving technology for residential as well as non-residential uses. (All zones)
- 10.12 Agricultural support uses should be allowed near primary agricultural zones and uses. (All zones allowing and containing ag uses)
- 10.13 The pedestrian friendliness of the Village Center should be continued through building setbacks, street trees, and sidewalks.
- 10.14 An earth-tone color scheme, or unpainted masonry, or natural materials should be considered for building exteriors for all non-residential uses.
- 10.15 Encourage the active remediation of abandoned or dilapidated properties, as structures that have fallen into disrepair present safety hazards, potential contamination, etc.

Town of Martinsburg Development Laws

The Town of Martinsburg Development Law was adopted as “Local Law No. 1 of 1980.” This was amended by local laws in 1985, 1993, 1998, 2001, 2004, 2005, 2008, and 2009. The town also has a subdivision law adopted in 2005.

LAND USE & ZONING laws

The Town of Martinsburg Development Law serves as a baseline for all zoning in Martinsburg, and has been tweaked over the last 30 years. It establishes 4 districts and 2 overlays:

- **Hamlet** – Developed to some extent and includes low or medium density residential uses with some commercial and industrial uses.
- **Agricultural** – Generally used for agricultural activities. Mostly open in character with some scattered spots of forest, wetland, and residential use.
- **Rural Residential** – Sparsely settled, but generally accessible by highway. Some forest and agricultural use may be present.
- **Forest Resource** – Predominantly covered by dense vegetation and contains many wet areas and stream courses. Relatively inaccessible by automobile and contains few permanent residences and some seasonal residences.
- **Wind Power Overlay** – Wind power generating facilities are allowed.
- **Water Supply Protection Overlay** – Within 200 feet or 60-days groundwater time-of-travel from the supply wells of Martinsburg Water District #1 and the Glenfield Water District.

The law defines general regulations for all districts (and district-specific regulations), such as uses permitted, lot sizes, height, distance from road, and waste disposal standards. The law outlines processes

and procedures and provides rules for amending the law, changing zoning, and applying for land use permits.

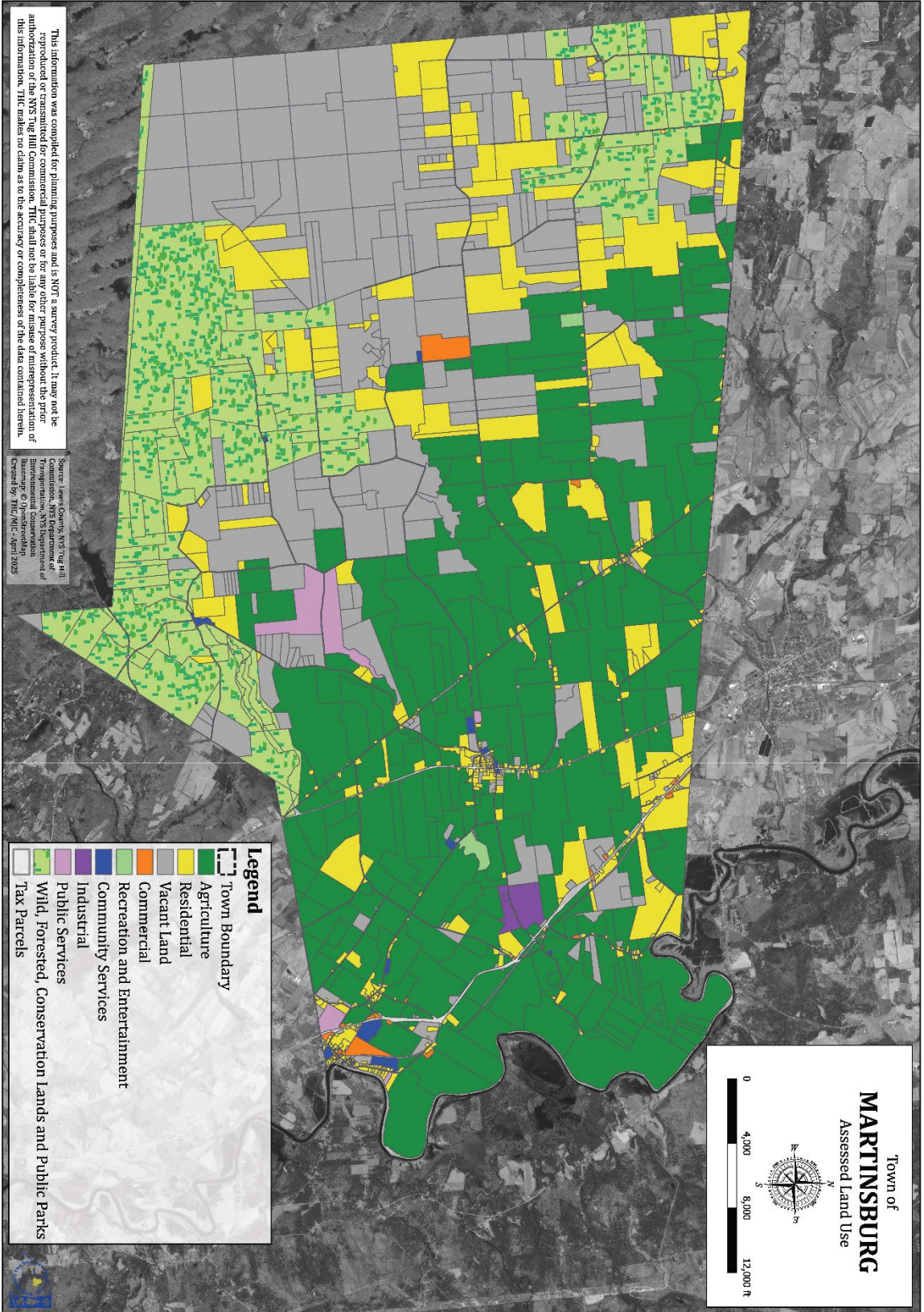
Martinsburg has also opted out of solar and wind energy tax-exemption (NY Real Property Tax Law Section 487) as of 2018.

Agricultural parcels in Martinsburg are additionally subject to New York State Agriculture and Market Law Article 25AA.

“Special Areas” in Martinsburg are subject to the provisions of the Tug Hill Reserve Act, Chapter 486 of the New York State Laws of 1992. The town board must be consulted before development in these areas.

SUBDIVISION laws

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

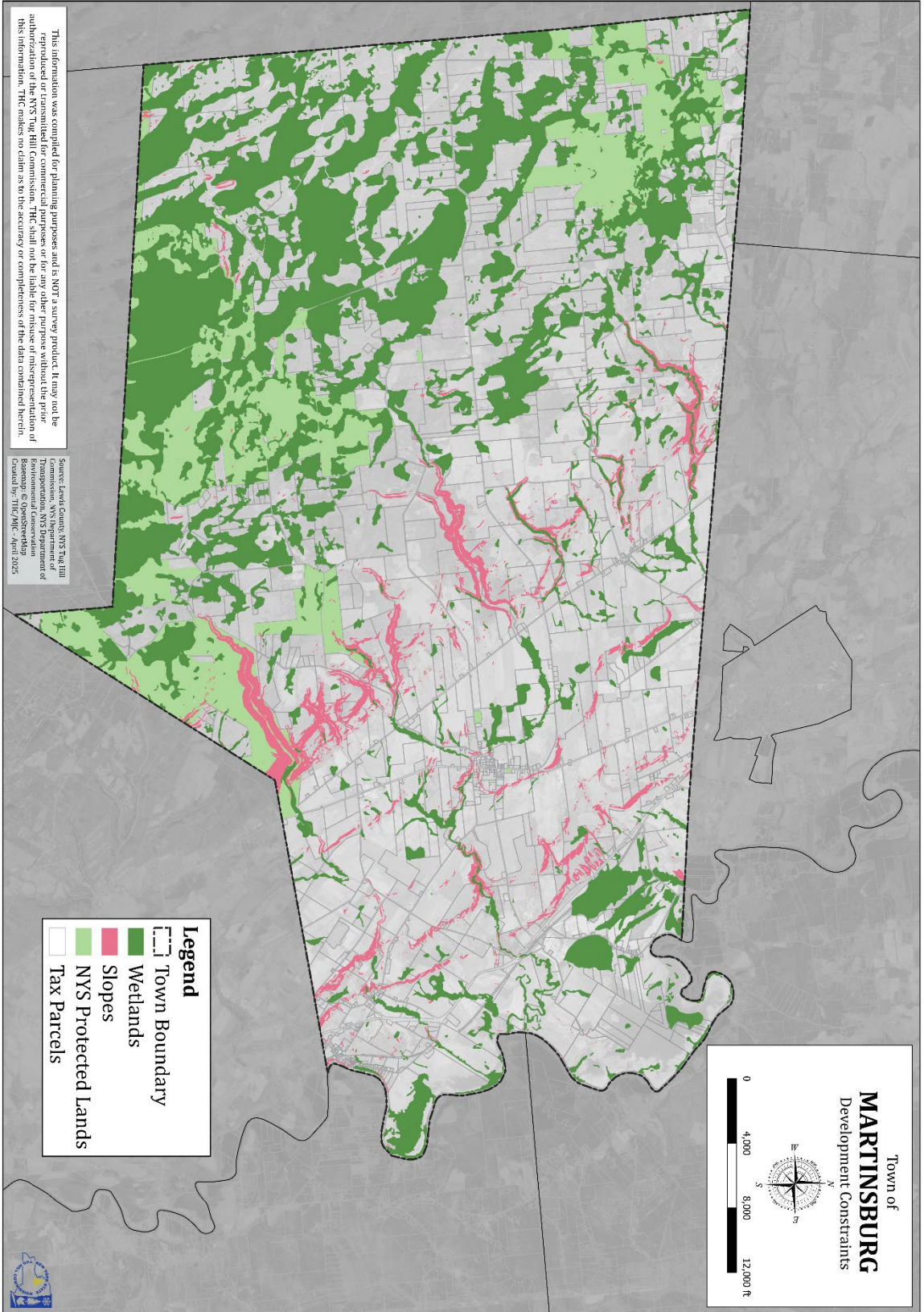


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Source: James Gowrie, NYS High Hill Commission, NYS Department of Environmental Conservation
 Created by: TFL/MJC - April 2025

- Legend**
- Town Boundary
 - Agriculture
 - Residential
 - Vacant Land
 - Commercial
 - Recreation and Entertainment
 - Community Services
 - Industrial
 - Public Services
 - Wild, Forested, Conservation Lands and Public Parks
 - Tax Parcels

Town of
MARTINSBURG
 Assessed Land Use



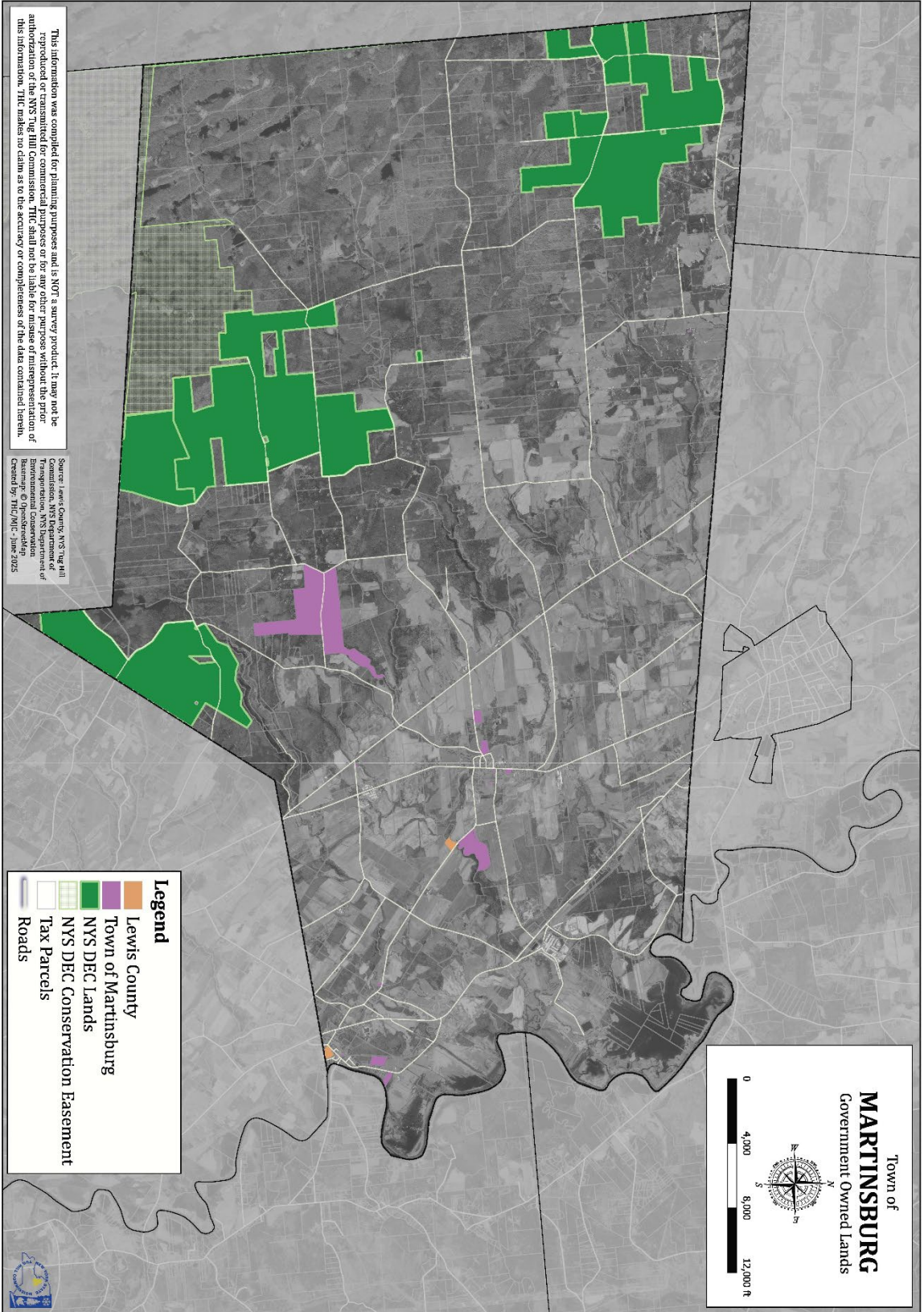
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Source: Landis County, NYS Topographic Commission, NYS Department of Transportation, NYS Department of Environmental Conservation
 Created by: TIC/MIC - April 2025

Legend

- Town Boundary
- Wetlands
- Slopes
- NYS Protected Lands
- Tax Parcels





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Source: Lewis County, NYS High Hill Commission, NYS Department of Transportation, NYS Department of Environmental Conservation
 Created by: TIC/MJC - June 2025

Legend

- Lewis County
- Town of Martinsburg
- NYS DEC Lands
- NYS DEC Conservation Easement
- Tax Parcels
- Roads

**Town of
MARTINSBURG**
Government Owned Lands

