

LAND USE PLAN

JEFFERSON COUNTY SNOWBELT

Adams - Lorraine - Rodman

Prepared by

Jefferson County Snowbelt Cooperative Planning Board

MARCH 1981

Environmental Assessment of the
Snowbelt Cooperative Planning Board Land Use Plan

An action may have a significant effect on the environment if it leads to substantial change in the intensity of use of land or other natural resources according to Department of Environmental Conservation master regulations. Since the primary purpose of preparing a land use plan for a community is to guide the land use changes that are expected to occur, such a plan should have a significant effect on land use intensities and natural resources. However, it is expected that the plan will enhance rather than act as a detriment to the area's environment.

The plan is a policy guide recommending various types and intensities of land use throughout the three town area. These recommendations are based on the best environmental data currently available. This data has been analyzed along with information regarding existing land use and community facilities to determine the most environmentally suitable places to guide higher development densities and intensive land use. The plan also clearly defines those areas of special environmental significance. These factors have then been considered in the light of community goals and objectives to determine the most economical and environmentally sound land use patterns for the future.

Areas for new growth are suggested in the plan and areas not suitable are also identified. The intent is to designate ample areas to satisfy expected growth and to recommend that major development be discouraged elsewhere. If this policy is followed, the best use of the area's land resources along with long-term consideration of environmental values should result.

Jefferson County Snowbelt Cooperative Planning Area

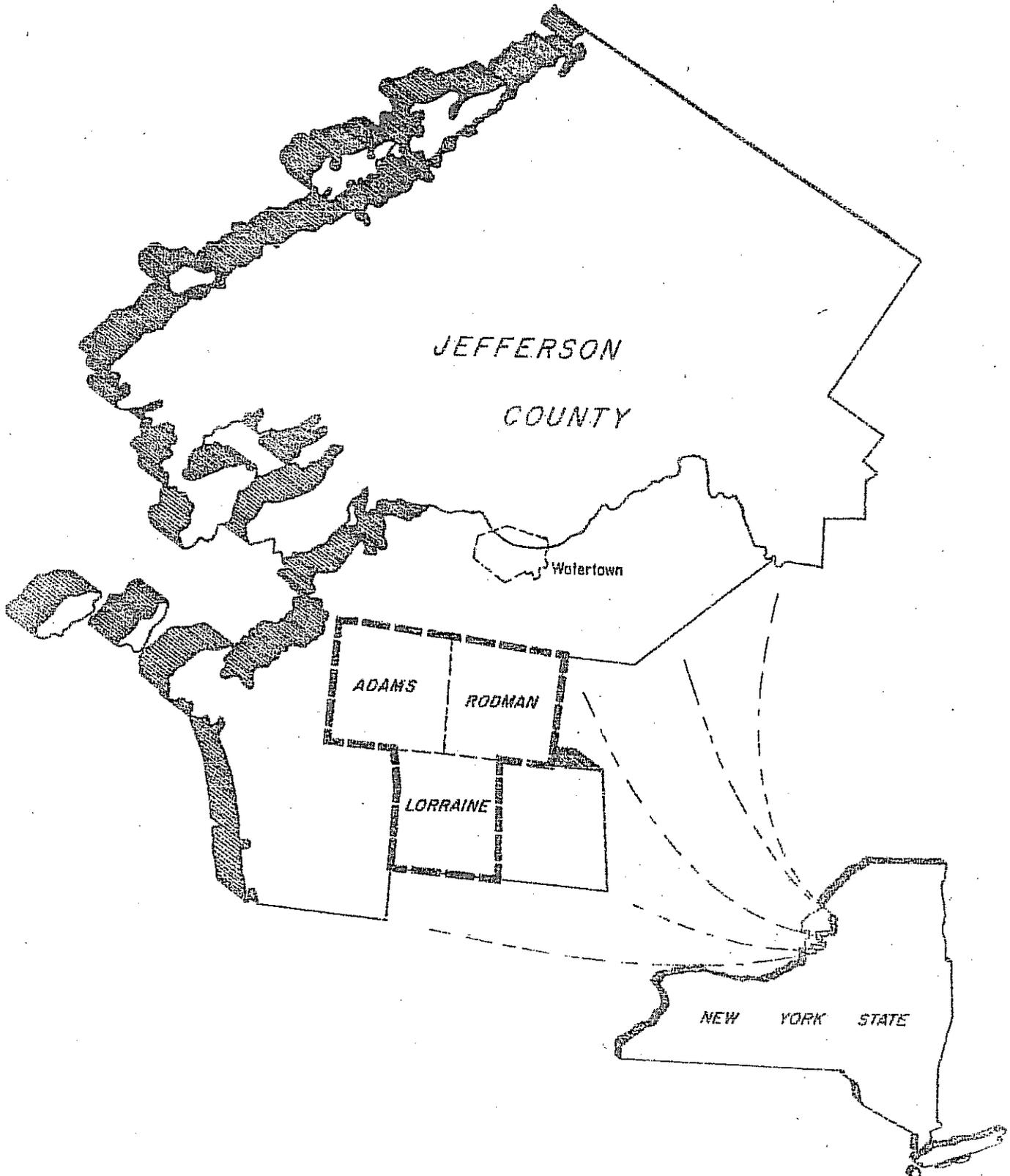


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INTRODUCTION

Since its inception in November of 1977, the members of the Snowbelt Cooperative Planning Board have been working to develop guidelines for the future development of the region. The Board consists of six positions, two each from the town planning boards of Adams, Rodman and Lorraine.

As part of their long-range planning activities, the Cooperative Board has

- conducted a community-wide survey of residents regarding their attitudes towards various planning related issues,
- analyzed background information about the region's natural features, existing land use, transportation, community facilities, and population/socio-economics,
- developed goals and objectives for the towns to work toward,
- developed a basic sketch plan and land use policy guide for the future development of the region.

COMMUNITY SURVEY

In April of 1978, the Snowbelt Cooperative Planning Board mailed a questionnaire to 1950 residents of the three-town planning area. About three-quarters of the 649 respondents were from Adams, while 8 percent were from Lorraine and 12 percent from Rodman.

Two-thirds of the respondents were male and about three-quarters were household heads. About 20 percent were retired, while most of the remainder were employed as skilled laborers or craftsmen, housewives, government employees, owners or managers of small businesses, and owners or managers of farms.

On the following pages are the highlights of the survey.

HOW DO YOU FEEL ABOUT THE FOLLOWING FOR YOUR COMMUNITY?

	<u>Favor</u>	<u>Neutral</u>	<u>Opposed</u>	<u>No Response</u>
1. Garbage/Refuse transfer stations	67.7%	20.2%	11.3%	5.9%
2. Recycling of wastes	78.0%	14.3%	5.3%	2.5%
3. Additional snowmobile trails	32.7%	38.2%	26.0%	3.1%
4. Formation of Agric. Districts	35.5%	44.2%	15.0%	5.4%
5. Local medical clinic	84.1%	5.9%	8.5%	1.5%
6. Local land use controls	32.4%	22.3%	29.4%	5.7%
7. Protecting wetlands/marshes	54.1%	18.6%	22.2%	5.1%
8. Joint town cooperative planning	69.0%	17.6%	10.5%	2.9%
9. Sharing highway equipment with other towns	65.9%	15.4%	16.2%	2.5%
10. Controlled community growth	47.4%	22.8%	25.9%	4.6%

	<u>Favor</u>	<u>Neutral</u>	<u>Opposed</u>	<u>No Response</u>
11. Protecting unique areas/gorges	74.3%	13.6%	8.2%	4.0%
12. Enforcement of stream quality standards	79.2%	11.1%	7.1%	2.6%
13. Minimum building construction codes/standards	60.7%	18.0%	37.0%	4.3%
14. Expansion of Fort Drum	57.4%	19.3%	31.2%	2.2%
15. Mobile homes	44.0%	31.0%	21.6%	3.5%
16. Public transportation (buses, etc.)	51.4%	27.3%	17.5%	3.5%
17. Tax exemptions for veterans	42.5%	21.6%	32.4%	3.5%
18. Tax exemptions for forest lands	36.7%	23.4%	35.5%	4.5%
19. Tax exemptions for prime agricultural lands	36.2%	20.3%	37.1%	6.2%
20. Tax exemptions for elderly	65.1%	11.1%	12.0%	11.6%

WHAT AREAS WOULD YOU LIKE TO SEE GROWTH IN?

	<u>More</u>	<u>About Right Now</u>	<u>Less</u>	<u>No Response</u>
21. Second homes/camps	13.6%	51.0%	10.2%	25.3%
22. Snowmobile trails	36.5%	46.2%	15.4%	11.7%
23. Large industry	61.9%	21.1%	7.9%	8.8%
24. Recreation facilities	52.4%	32.2%	5.7%	9.7%
25. Land use controls	27.3%	32.4%	28.2%	12.2%
26. Improvements to existing highways	66.4%	22.5%	3.9%	7.2%
27. Agriculture/Agri-business	49.2%	35.9%	4.3%	10.6%
28. Housing for elderly	61.9%	23.9%	6.9%	7.2%
29. State owned land	20.3%	36.4%	34.4%	8.9%
30. In-home occupations	49.8%	31.3%	6.3%	12.6%
31. Alternative energy sources	72.4%	10.0%	2.0%	15.6%

Please indicate if the statements below coincide with your sentiments:

	<u>Agree</u>	<u>Neutral</u>	<u>Disagree</u>	<u>No Response</u>
32. We should plan and control the future of our communities/towns ourselves.	73.7%	8.5%	4.8%	13.1%
33. Cooperative multi-town planning makes sense.	61.6%	18.8%	9.2%	10.3%
34. We don't need any rules or regulations. Everything will take care of itself.	9.7%	6.8%	75.7%	7.7%
35. We should plan now, to provide for a healthy, safe environment for our children.	80.3%	6.5%	6.9%	6.3%
36. There's no need to plan locally, the State's going to do it anyway.	11.4%	6.6%	73.2%	8.8%

GOALS AND OBJECTIVES

Soils, climate, and people to manage them are our only natural resources. Let us preserve, conserve, and encourage them.

1. Preserve agriculture for its economic and social value.
 - a. support agricultural districts.
 - b. monitor and take action on public works projects that may adversely affect agricultural areas.
2. Encourage local employment opportunities.
 - a. support existing commercial and industrial activities.
 - b. maintain a viable agricultural base.
 - c. provide community facilities which will attract new growth.
 - d. explore possibilities for funding youth work programs.
3. Take steps to encourage local public decision making and citizen participation.
 - a. hold seminars and workshops for training public officials and citizens.
 - b. build town board awareness of state and county decision process so they can have input.
 - c. take over discretionary powers in land regulation when possible
 - d. take opportunities to initiate local studies.
 - e. encourage use of town and cooperative planning boards by local government and citizens.
 - f. support and make use of institutions which provide local government assistance.
 - g. make press releases.
4. Maintain adequate transportation facilities.
 - a. establish public transportation where feasible.
5. Provide adequate municipal facilities and services.
 - a. promote recreation facilities on the state, county and local level.
 - b. encourage publicity for and use of local institutions and services.
 - c. update studies of demographic characteristics to anticipate future needs.
 - d. support study of solid waste problem.

6. Maintain a high quality environment.
 - a. encourage understanding of natural cycles and processes through meetings, press releases and studies.
 - b. promote town and village enforcement of existing regulations.
 - c. discourage development in unsuitable areas.
 - d. support air quality and water quality enforcement in this & other states.

7. Encourage orderly and efficient human settlement patterns.
 - a. support desirable development in and around existing community facilities.
 - b. locate future industry and commerce in areas close to labor, resources, transportation, and community facilities.

BACKGROUND STUDIES

Several background studies have been conducted to act as a basis for planning in the Snowbelt region. These studies provide much of the information about the region necessary to make informed decisions about the future of the community.

These studies have been thoroughly reviewed and analyzed by the Cooperative Planning Board. As new data becomes available, it will be necessary to update some of the material presented in this report. These studies, however, provide the best data about the region currently available.

These studies are as follows:

Natural Features - addressing topography, hydrology, soils and development potentials.

Existing Land Use - addressing existing man-made structures, public lands, and agricultural districts.

Circulation Analysis - addressing the state, county, and town roads.

Population and Socio-Economics - bringing together the census data and population trends of the area.

Community Facilities - addressing the state, county and town properties.

NATURAL FEATURES

Introduction

Natural features are an important part of the environment which must be considered in the land use planning process. Natural features include the land's topography, soils, and hydrology. Information about the existing natural characteristics of the land will assist in making decisions about how the development of the land can be guided. This process of guiding development is to ensure that the type and intensity of development is suited to the existing characteristics of the land.

Measures are used to determine the development potential of the land. Development potential is based on septic system suitability, steepness of slopes, frequency of flooding, erodability of soils, and other factors. The development potential will, therefore, be an important indicator showing which areas are most economical, safe, healthy and environmentally sound to develop.

This information used in conjunction with additional studies of the Snowbelt region's community facilities, existing land uses, socio-economic factors, transportation patterns and future goals and objectives, one important component in the land use decision making process.

Topography

The topography of the land may be a critical factor in the assessment of development potential. Where slopes are too steep, it may not be possible to construct safe roads, and septic systems may not be feasible without excessive modifications. During periods of severe weather conditions, which characterize the region, public services such as school bussing and fire protection may be inhibited in areas with steep road grades. Therefore, for reasons of safety and economy, the development potential of level lands, depending on other factors, will be much higher.

The steepness of slope has been divided into two categories so that the effect of slope on the development potential of the land can be readily identified. The "high potential" category includes slopes of less than 15%. These are lands with little septic system limitations and suitable for most types of construction and farm uses. The "low potential" category includes 15% or higher slopes. These present major obstacles to roads, septic systems, farm uses, and construction activities. Slopes of 8% to 15% have been classed as "moderate potential".

There are several large gorges in the region. These may serve as obstacles to development due to slopes, but may also be considered for special protection because of their aesthetic qualities. These gorges include Lorraine Gulf, Towle Gulf, Mooney Gulf, Totman Gulf, and Inman Gulf.

Soils

There are over sixty types of soils in the Snowbelt region. Each of these soils is unique in terms of drainage, permeability, particle size,

depth-to-bedrock, acidity, and other such factors. These characteristics combine to give each soil type a different capability of supporting development.

There are two aspects of soil capabilities of importance in the Snowbelt region. These are the soil's ability to accept septic systems, and their ability to support general uses.

The soil analysis for the region shows that most of the area has severe limitations in terms of septic system capabilities. Special techniques may be necessary to have a properly functioning septic tank system. These techniques may include changes in site selection for the system, larger drainage fields, and soil conditioning. In some cases, other types of systems may be necessary. In areas with severe septic system limitations, on site soil tests for soil capabilities could identify problems if they do exist and serve to indicate what techniques may be necessary to correct problems.

General use capabilities are based on the suitability of building construction. This capability is also generally very limited in the region. These limitations are caused by a variety of factors including high water tables, high frost action, severe slopes or rock ledges.

The land with the highest potential in terms of soil suitability lies in long strips along the valleys of several streams in the region. Most of the land, with these exceptions, has severe limitations for septic system suitability. Large portions of land in the northwestern part of Lorraine and the eastern part of Rodman have a high potential for development in terms of general use capabilities.

A detailed soil survey was done by the U.S. Soil Conservation Service (S.C.S.) for the Town of Adams. The Towns of Rodman and Lorraine have not yet had a detailed survey. Thus, a meso-map depicting soil associations, also developed by S.C.S., has been used. This is not of comparable quality to the detailed survey, and has only limited planning applications. A detailed soil survey of Rodman and Lorraine is now being conducted by the S.C.S.

Hydrology

The water features of the Snowbelt region also provide some constraints on development which will have an influence on the development potential of the land. There are also features which, although not obstacles to development, may require special treatment to ensure their protection from over-development.

The region is covered by five drainage basins. These include about 200 miles of streams in the three town area. Streams have been classified in New York according to their best and most reasonable use under current conditions. Many of the streams in the Snowbelt region have not been given use classifications. Most of those that have been classified have been found good for fishing, some being suitable habitats for trout. Such streams may require some protection from development which will affect water quality.

There are several flood plains in the region. These are areas which may have a flood on the average of once each 100 years. Care must be taken to ensure that any construction in the flood plain is regulated to minimize or prevent flood damage and contamination or obstruction of flood waters. The most extensive of these flood plains is in the Cobville Swamp area. There are also narrow bands of flooding along the banks of several of the major streams, including Stony Creek, Sandy Creek, and Grunley Creek.

Wetlands should also be protected from unrestricted development. Wetlands protection is based upon their value for flood protection, wildlife habitat, open space and water resources, and due to the ever increasing scarcity of such lands. There are 2,500 acres of wetlands in the Snowbelt region, some of which are large enough to fall under the regulatory control of the New York State Department of Environmental Conservation. Of the 47 wetlands, the largest is Cobville Swamp, covering 915 acres alone. Much of the Cobville Swamp is also in the 100 year Flood plain.

There are also many bodies of water in the region which are unsuitable for development. This includes 30 ponds which cover about 83 acres of land.

These hydrological factors can give some indication of development potential. Flood plains, wetlands, and bodies of water are all generally considered to be of extremely poor development potential.

Information of water resources is available in the publication Resources of the Tug Hill Region, prepared by the State University College of Environmental Science and Forestry, Syracuse, New York, February, 1974, p. 86 - 119. Maps of flood plains are available from U.S. Department of Housing and Urban Development, Federal Insurance Administration. Stream classifications and wetlands mapping has been done by the N.Y.S. Department of Environmental Conservation.

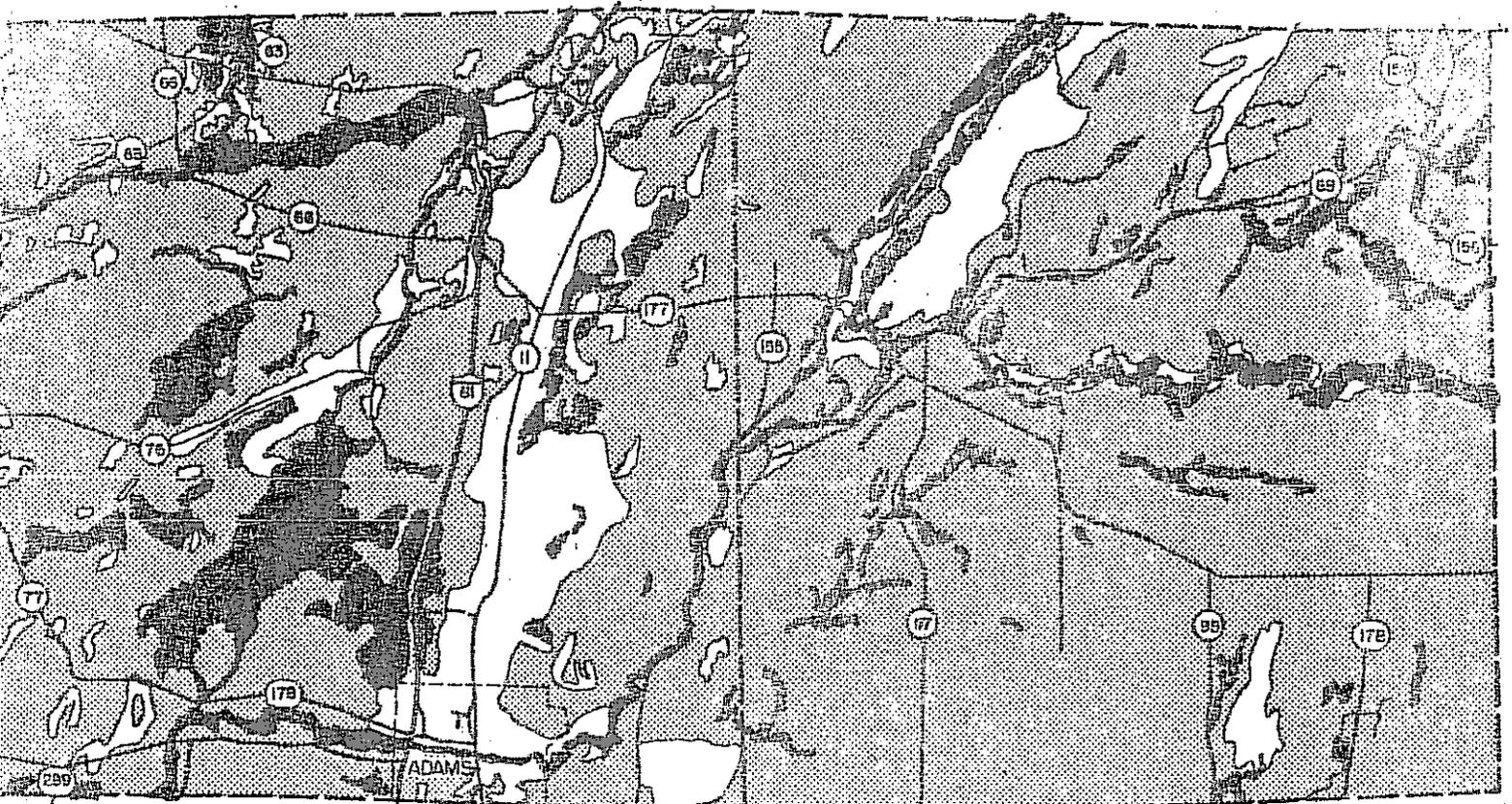
Development Potential Classifications (see Map 1)

The natural features of the Snowbelt region provide a basis for determining the most suitable sites for development. Lands with moderate or no slopes, free of flood plains and wetlands, and having soils suitable to septic systems have a "high development potential" classification. Lands with all the above characteristics but having severe septic system constraints have a "moderate development potential" classification. Areas with steep slopes, flood plains, or wetlands have a "poor development potential" classification.

"High potential" areas have no problems or only minor, easily controlled problems with development. "Moderate potential" areas present major, but still controllable problems to development. Areas of "poor potential" present major and/or complex problems with development which would be costly or impractical to overcome or control.

These classifications have been based solely upon natural features. When used with other aspects of the environment such as man-made characteristics, current land uses, socio-economic factors, transportation patterns, and the region's goals and objectives, they can be important considerations in the land use planning process.

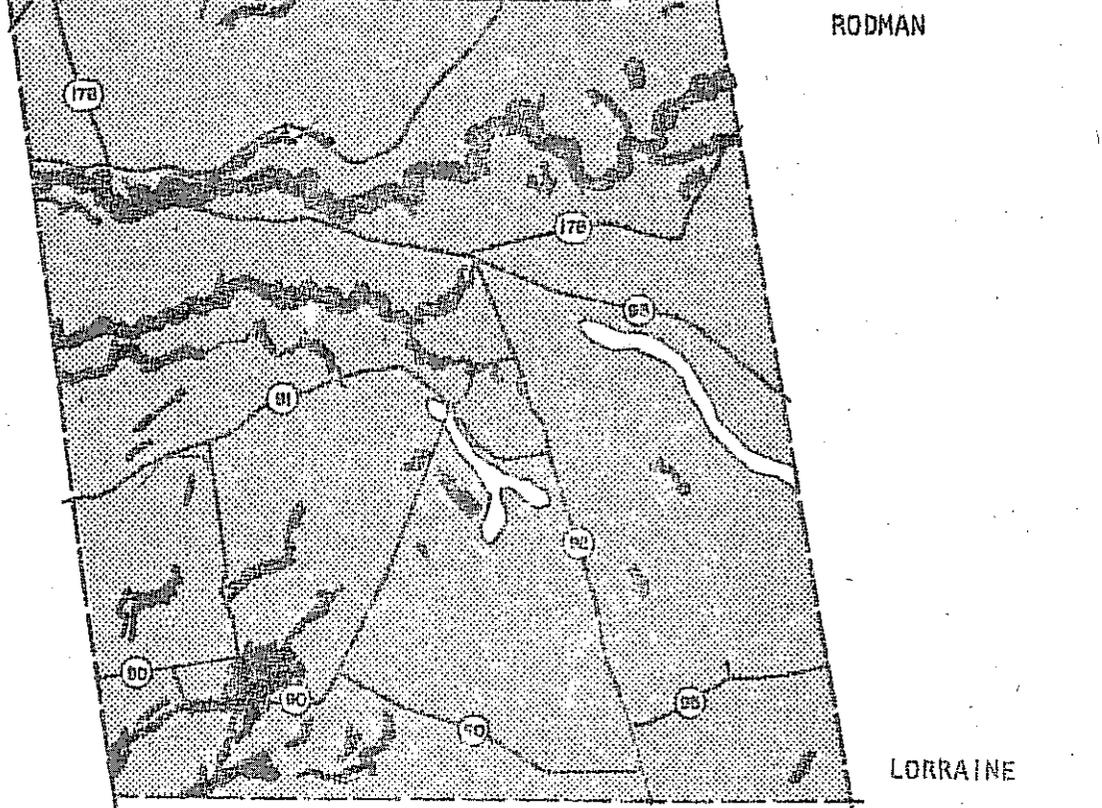
DEVELOPMENT POTENTIAL - PHYSICAL CHARACTERISTICS



ADAMS
LEGEND:

-  HIGH POTENTIAL
-  MODERATE POTENTIAL
-  POOR POTENTIAL

MAP I



PREPARED BY TEMPORARY STATE COMMISSION ON TUG HILL	 <p>Scale: 1" = 8000' Drawn by: TTG</p>	JEFFERSON COUNTY SNOWBELT COOPERATIVE PLANNING BOARD
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EXISTING LAND USE

Introduction

This report describes how the land of the Snowbelt region is currently being used. The existing land use study includes an analysis of the types and concentrations of development and the extent of public land use areas and agricultural districts. This information will aid the process of identifying the nature of future development and where it is most likely to occur.

General Situation

The Snowbelt region is completely surrounded and bordered by the political boundaries of its neighboring towns. There are no "natural features" borders for any of the three towns. The region is crossed by Interstate Route 81 and State Route 11, both running in a north-south direction through the Town of Adams. The Town of Rodman is bisected in an east-west direction by State Route 177, and the northern third of the Town of Lorraine is crossed in an east-west direction by State Route 178.

Land Uses

The largest land use in the Snowbelt region is agriculture. Most of the agricultural lands, including both crop and pasture lands, are centered in the northwestern part of Rodman and the eastern part of Adams. These lands amount to about forty percent of the region.

About twenty-eight percent of the region's land is in forest cover. These lands are primarily located in the southern part of Lorraine and the eastern part of Rodman. There are also significant portions of inactive agricultural lands and brushlands, accounting for about one-fourth of the region's land. These are generally scattered throughout the three town area, but with a major concentration being in the western part of Adams.

One other major land condition is wet woods, wetlands and other water covered lands. These account for about six percent of the land area and are primarily in the central part of Adams.

Development

Most of the physical development of the region is along the primary transportation routes. An urban corridor runs through the region centering around Route 11. Along this route is the region's only village (Adams) and the largest hamlet in the region (Adams Center). The three other major hamlets in the region are along Route 177 (Rodman) and along Route 178 (Lorraine), and on the West Adams town line (Smithville). The Village of Adams and the four hamlets are the centers of the region's development activities. These are the main centers of concentrated residential development and commercial land uses.

Most of the structures in the three major hamlets and the village are residential. About sixty-three percent of the residential units of the region are in these areas. About thirty-six percent are in the Village of Adams alone.

Most of the region's mobile homes are scattered throughout in isolated locations. Adams Center, however, has a very large concentration and is the site for over forty percent of the region's total.

There are numerous public service facilities throughout the region, these being located primarily in the Village of Adams and the three primary hamlets. There are several quarrying operations, these being scattered throughout Adams and Rodman. There are also two airstrips in the region, one in Rodman, and one in Lorraine.

Public Lands and Agricultural Districts

There are significant amounts of publicly owned land in the region. These are primarily in the Town of Lorraine and in Rodman as well. These lands are largely state owned reforestation areas. There are also some large holdings of Jefferson County lands in the Town of Lorraine. Thirty-one percent of the lands in Lorraine and seventeen percent of the lands in Rodman are publicly owned.

There is a major agricultural district in the Town of Rodman. This is the "Rodman-Watertown Agricultural District No. 3". This district covers most of the land between the Town of Adams line and the North Branch of the Sandy Creek. It also extends north into the Town of Rutland. A second district extends into one lot in the extreme north-eastern part of Rodman. This is part of the "Rutland Agricultural District No. 4".

Sources

Information on land uses has been obtained from the Land Use and Natural Resource (LUNR) Inventory conducted by Cornell University for the State of New York in 1968. This inventory was compiled from aerial photographs and was very comprehensive when conducted. This information is slowly becoming outdated and is somewhat decreasing in usefulness. Therefore, windshield surveys of the region have been conducted periodically since 1977, and as part of a continuing process, have been able to keep the Snowbelt region's development picture up to date. Some statistical data has been obtained from the publication 1973 - Jefferson County - Land Use and Development Guide prepared by the Jefferson County Department of Planning.

Information on public lands has been obtained from the Jefferson County tax records.

Table 1 Land Use

Adams

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of Town Total</u>
Agriculture	12,358	45%
Inactive Agriculture and Brushland	6,667	25%
Forest	3,112	11%
Wetlands, Wetwoods & Water	3,684	13%
Residential	513	2%
Public, Semi Public, Transportation & Utilities	555	2%
All Others	513	2%
Total	<u>27,402</u>	<u>100%</u>

Rodman

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of Town Total</u>
Agriculture	12,383	46%
Inactive Agriculture & Brushland	5,410	20%
Forest	8,877	33%
Wetlands, Wetwoods & Water	381	1%
All Others	118	-
Total	<u>27,169</u>	<u>100%</u>

Lorraine

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of Town Total</u>
Agriculture	6,688	26%
Inactive Agriculture & Brushland	7,812	31%
Forest	10,424	41%
Wetlands, Wetwoods & Water	416	2%
All Others	103	-
Total	<u>25,443</u>	<u>100%</u>

Region Totals

<u>Land Use</u>	<u>Acres</u>	<u>Percentage of Region Total</u>
Agriculture	31,429	39%
Inactive Agriculture & Brushland	19,889	25%
Forest	22,413	28%
Wetlands, Wetwoods & Water	4,481	6%
Others	<u>1,802</u>	<u>2%</u>
Total	80,014	100%

Table 2 Development Types

Adams

Village of Adams

514 conventional units
7 mobile homes
6 churches
2 cemeteries

Adams Center

285 conventional units
133 mobile homes
16 camps
2 churches

Town Total

1103 conventional units
244 mobile homes
9 churches
18 camps
6 cemeteries
3 quarries

Rodman

Hamlet of Rodman

57 conventional units
1 church
1 cemetery
3 town service facilities

Town Total

221 conventional units
36 mobile homes
20 abandoned dwellings
3 cemeteries
2 quarries
28 camps
1 church

Lorraine

Hamlet of Lorraine

40 conventional units
7 mobile homes
1 abandoned dwelling
1 camp
1 church

Town Total

186 conventional units
33 mobile homes
27 camps
2 churches
6 cemeteries

Regional Totals

1510 conventional units
313 mobile homes
73 camps

Table 3 Public Land Ownership

<u>Adams</u>	<u>Owner</u>	<u>Acres</u>	<u>Percent of Town</u>
	New York State	111	-
	Town of Adams	13	-
	Village of Adams	169	-
	South Jefferson Central School District	52	-
	Total	345	1%

<u>Rodman</u>	<u>Owner</u>	<u>Acres</u>	<u>Percent of Town</u>
	New York State	4292	16%
	Jefferson County	378	1%
	Town of Rodman	4	-
	Total	4674	17%

<u>Lorraine</u>	<u>Owner</u>	<u>Acres</u>	<u>Percent of Town</u>
	New York State	5001	20%
	Jefferson County	2745	11%
	Town of Lorraine	11	-
	Town of Adams	13	-
	South Jefferson Central School District	-	-
	Total	7770	31%

Snowbelt Region

Total public lands	12,789 acres
Percentage of region lands	16%
Percentage of regional total in Adams	.2%
Percentage of regional total in Rodman	37%
Percentage of regional total in Lorraine	61%

COMMUNITY FACILITIES

Introduction

Community facilities refer to public, semi-public and privately sponsored services operated for the benefit of a community. Among the areas of concern when discussing community facilities are: 1) the many public buildings needed for administration, education, culture, recreation, health, safety and service; 2) public works and various utilities, waste water treatment and solid waste disposal; 3) public open space for recreation parks and other forms of leisure time activity.

The demand for more and varied community facilities and services increases as a community's populations increase, development expands, facilities become outmoded, and living standards and public expectations change. As an area expands, greater pressures will be exerted on the existing facilities, thus creating problems that may lead to overcrowded and ineffective services. By planning ahead and anticipating future needs, towns and villages will be better prepared to handle these problems as the communities grow.

Community facilities can be grouped according to their levels of administration and how the service functions. Facilities that are fully supported through public funds and are open to serve the total population of an area are considered to be "public" facilities. These are normally associated with the various levels of general government and special districts.

Community facilities may also be of a "semi-public" nature. That is, facilities that are normally open to the general public, but would often have a "membership" requirement and are of a non-profit nature. Funding for such facilities may be received directly from the private sector, or they may be supported through contributions from public funds. Clubs and civic organizations often fall into this category.

A third category included in community facilities are private enterprises that are regulated to some degree by some level of government. Utilities constitute the majority of these types of community facilities.

Community Facilities Inventory

Adams

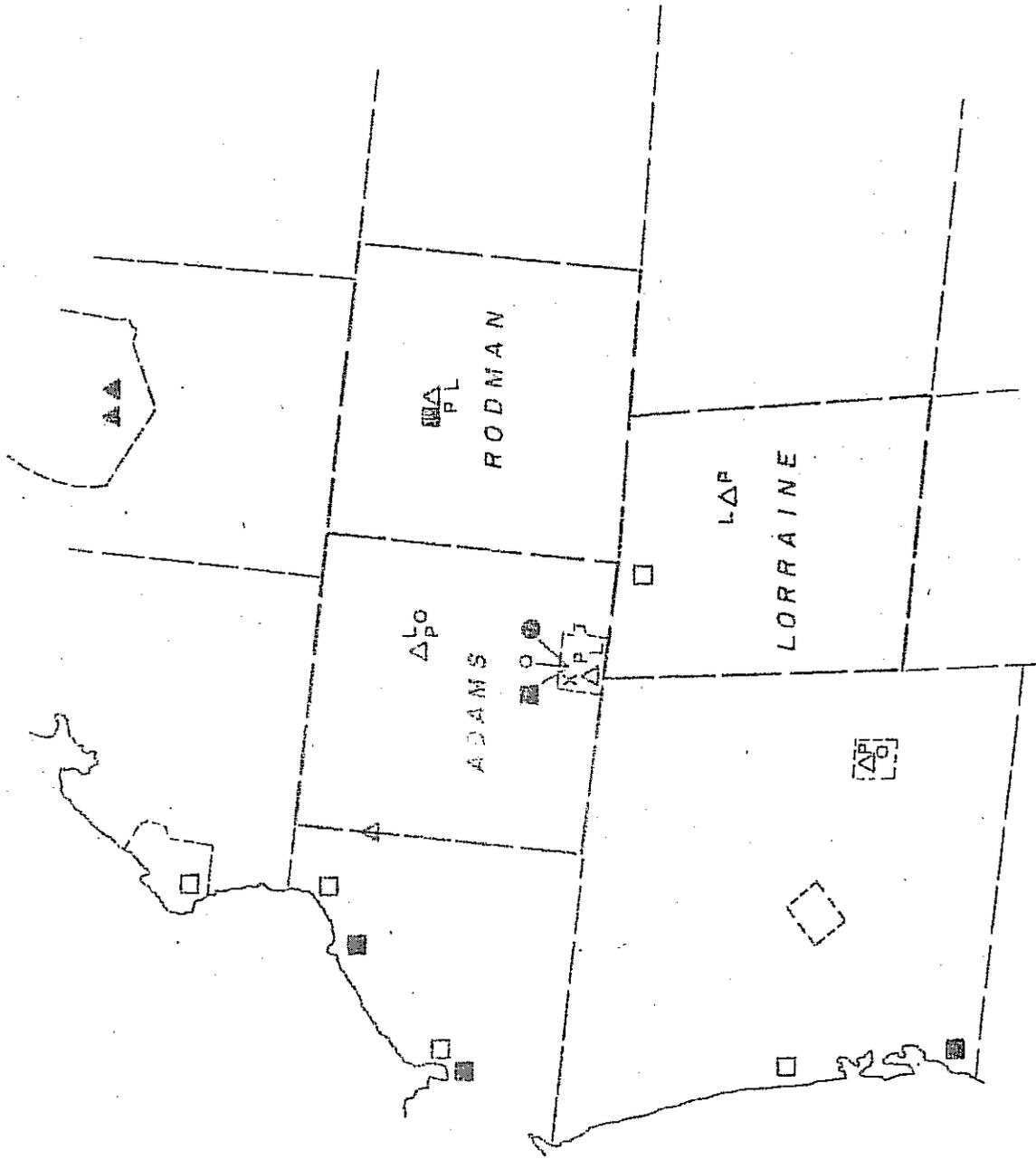
Federal - Adams Village - Post Office - RR #1
RR #2 Adams
Star Route

Adams Center - Post Office

COMMUNITY FACILITIES

SERVING JEFFERSON COUNTY SNOWBELT
COOPERATIVE PLANNING AREA

- O — ELEMENTARY SCHOOL
- — HIGH SCHOOL (JR.-SR.)
- △ — FIRE STATION
- ▲ — HOSPITAL
- — PARK — OUTDOOR RECREATION
- ⊞ — PRIVATE AND MUNICIPAL RECREATION
- P — POST OFFICE
- L — LIBRARIES
- X — RESCUE SQUAD



MAP 2

- State - Honeyville Wildlife Management area
Fishing right-of-way D.E.C.
- Town - Town barn
Meeting chambers
Town fire district
Refuse transfer station
Adams Center water district
Adams Center lighting district
North Adams Heights lighting district
- Village - Municipal building & fire hall
Lighting district
Water system
Sewer system
- Schools - Wilson Elementary
Bruce C. Clarke Junior-Senior High
Adams Elementary
- Cemeteries - Elmwood Cemetery
Rural Cemetery
Union Adams Cemetery

Rodman

- Federal - Post Office - located in town hall, Rural Route 1
- State - State reforestation area
Parking & access areas to state lands
Fishing right-of-way
- County - Reforestation area
- Town - Equipment barn
Town hall
Refuse transfer site
Hamlet lighting district
Town fire district
Hamlet water district
Hamlet recreation area
- Cemeteries - East Rodman Cemetery
Zoar Cemetery
Fairview Cemetery
Patrick Road Cemetery

Lorraine

- Federal - Post Office - located in Moore's General Store, Rural Route 1
- State - Little John Wildlife Management area
Reforestation lands
Parking & access areas to state land

Fishing right-of-way
Field headquarters station

County - Reforestation areas
Washington Park

Town - Town barn - Route 178
Town hall - used as fire barn
Fireman's hall - leased to the town on yearly basis
Refuse transfer site
Lorraine lighting district
Town fire district

Cemeteries - Lorraine Cemetery
Lyman Cemetery
Mooney Gulf Cemetery

Education

The South Jefferson Central School District is the school district in the Jefferson County Snowbelt Cooperative Planning Board area. Its service area includes all of Lorraine and much of Adams, Rodman, Ellisburg and Worth. Also included in the school district are very small southern portions of Hounsfield, Town of Watertown and Rutland.

There are four schools maintained by the South Jefferson Central School District. All buildings are located on Route 11, with the exception of the Adams Elementary which is located in the Village of Adams.

Wilson Elementary. This is located in the hamlet of Adams Center along Route 11. The school maintains an enrollment of 510 students and a staff of 30 teachers. The facility serves kindergarten through sixth grades. The Wilson building was originally constructed in 1925, and an addition added in 1960.

General Bruce Clarke Junior-Senior High School. This school has a 1977 enrollment of 1018 students as well as a full time staff of 61. The facility serves grades 7 - 12. It was originally constructed in 1965 with an addition built in 1970.

Adams Elementary. This school is located in the Village of Adams and provides kindergarten through sixth grades. It provides a staff of 18 to serve a total enrollment of 322 students. The school was originally built in 1899 as the Adams Union Free School, providing K - 12 grades.

Mannsville Manor Elementary. This school is in Mannsville. Located along Route 11, the school provides facilities for 326 students and a full time staff of 18. The Mannsville Manor building was originally built in 1929.

The South Jefferson Central School district originated in 1968 when the Adams Center - Adams Central School system merged with Mannsville Manor. The entire enrollment of the four schools as of September 1977 was 2176 students, total professional staff totaled 129.

Community use of these buildings is encouraged. Adult education and youth recreation programs are sponsored by the school district. All schools have complete facilities, libraries, gym, audio visual center and kitchens. These facilities, at the present time, are quite adequate to handle the stable enrollment trends of the school system.

Libraries

There are two kinds of libraries in the planning area. School district libraries, owned and operated by the school district, are directed towards the 5 - 17 year old age group and are not open to the general public. Normally, they are open only during school hours and thus are not a source of leisure time reading. The second group are association libraries; private non-profit organizations chartered by the State which are usually open several days a week and some evenings. They are supported by towns and villages and by private contributions. All association libraries in the area are members of the North Country Library System; a cooperative association of autonomous local libraries in the four upstate counties, Jefferson, Lewis, Oswego, and St. Lawrence. Through weekly exchanges of books throughout the four county area, the system augments the resources of association libraries.

Rodman Public Library is located in the Rodman Town Hall. The facility employs one part-time librarian and is open 2:00 - 8:00 Monday and Friday; member of North Country Library System.

Adams Center Free Library is located on the South Harbor Road, Adams Center. The facility employs one part-time librarian and is open Monday and Friday 6:30 - 9:30, and Wednesday 2:00 - 5:00; member of North Country Library System.

Adams Village Library is located in the Adams Village Municipal Building, Main Street, Adams. The facility employs one part-time librarian and is open Monday and Wednesday 2:00 - 5:00 and 7:00 - 9:00, and Saturday 2:00 - 5:00; member of North Country Library System.

Lorraine Methodist Church Library. The facility is privately maintained and operates with no permanent schedule. It may be used by all town residents. It is not a member of the North Country Library System. Townspeople of Lorraine also make use of Adams and Watertown based libraries.

Postal Service

The three towns of the Jefferson County Snowbelt Planning Board area are included in six rural routes and two star routes. These routes are serviced by four area post offices.

Lorraine Post Office - The Lorraine Post Office is housed in Moore's General Store, located on the corner of Main and Lorraine Streets in the hamlet of Lorraine. The Lorraine Post Office is equipped with 70 post office boxes for the residents to pick up their mail. The postal delivery service is all covered under one 43 3/4 mile long rural delivery route.

Adams Center Post Office - The Adams Center Post Office is located on North Street in the hamlet of Adams Center. The facility houses 350 private post office boxes, at which hamlet residents receive their mail. The rest of the postal delivery service is covered under one rural delivery route as well as a small portion by Star Route, Adams.

Adams Village Post Office - The Adams Village Post Office is located on Church Street in Adams. At present there are 147 post office boxes available that village residents rent to receive their mail. Their postal delivery service is covered by two carriers on two different routes, Rural Route #1 and Rural Route #2. A small portion of residents receive mail through the Star Route.

Rodman Village Post Office - The Rodman Village Post Office is located in the Rodman Town Hall. There are 81 post office boxes available to hamlet residents to receive their mail. The rest of the postal delivery service is covered by one rural route and carrier. A small northeastern section of Rodman is serviced by a Watertown Star Route.

Recreation

Parks, Recreation Facilities

Open space facilities and outdoor recreational programs serve three differing functions. They provide leisure time activity for people, protect and enhance natural resources for public use, and expand the economic potential of the area by increasing its attractiveness to home buyers, tourists and businessmen. In the South Jefferson area the recreation industry is increasing in dollar value and is steadily becoming more important to the economic base.

State Parks

The Thousand Island State Park Commission currently operates three parks, serving the area of the Lake Ontario shoreline.

Westcott Beach State Park - Located in northern most Henderson, this park has a beach, tent sites and a boat marina. There was recently an improvement program completed which resulted in 39 additional trailer sites, a new entrance route for the west side of the park, and an extension of the water supply and sewer system. The park is situated on 318 acres and provides for a total of 207 campsites.

Henderson Harbor Boat Launch - This is a five acre site in the hamlet of Henderson Harbor with a launch capacity of 84 boats per day.

Southwick Beach State Park - This 472 acre park has a beach, bathhouse and campsites, as well as picnic areas and provides 110 sites for camping trailer use.

Sackets Harbor Historical State Park - This is located in the Village of Sackets Harbor. The park offers picnic facilities, a museum and several historical landmarks. Operating hours during the summer are as follows: Monday, Wednesday through Saturday 9:00 - 5:00 and Sunday 1:00 - 5:00.

County Parks

Washington Park in northeast Lorraine between Lawrence Road and County Route 97 is currently the only county park in the area. The park encompasses 759 acres. It has a playground and picnic facilities. It is the county's policy to buy up abandoned farm land where it can be purchased in the area. However, there are no plans existing to expand the present park.

Local Parks

Semi-public - These sites are owned and operated by institutions such as school districts and fire districts. They open their facilities to the public, subject to certain restrictions and limitations.

Adams Village: Fireman's Park has a baseball diamond and refreshment stand.

Adams Town: American Legion Park just south of the village; no facilities.

Fire Protection

The Jefferson County Snowbelt Cooperative Planning Board area is divided into five fire protection areas - each of the fire protection districts is served by an incorporated fire department under contract arrangements with the town boards.

Adams Volunteer Fire Department - The Adams Volunteer Fire Department currently has 60 active and 25 inactive members. Presently three are trained emergency medical technicians. Its contract area includes: the entire Village of Adams and portions of the Towns of Adams, Lorraine and Ellisburg. In 1977, the department responded to approximately 63 calls. The Adams Fire Department owns five vehicles; 1960 G.M.C. 750 gallon pumper, 1962 G.M.C. 1200 gallon tanker, 1968 Chevy pickup truck, 1970 Ford 1000 gallon per minute pumper, 1973 Ford rescue truck.

Rodman Volunteer Fire Department - The Rodman Volunteer Fire Department contains 54 members and have responded to 63 calls in 1977. Its contract area includes the entire Township of Rodman. The department owns four vehicles; 1958 G.M.C. 750 gallon pumper, 1962 Ford 900 gallon tanker, 1973 Ford 2300 gallon tanker, 1975 G-30 Chevrolet equipment van.

Lorraine Volunteer Fire Department - The Lorraine Fire Department currently has 40 members. Its contract area includes all of Lorraine except the southwest portion, this is contracted to the Nannsville Fire Department. The department responded to approximately 40 calls in 1977. The company owns three vehicles; 1 tanker 1200 gallon capacity, 1 pumper 600 gallons and 1 equipment truck.

Adams Center Volunteer Fire Department - The Adams Center Volunteer Fire Department has a membership of 60 active and 15 inactive members, two members are E.M.T.'s. Its contract covers the entire northern half of the Township of Adams. The company responded to approximately 40 calls in 1977. They currently own five vehicles; 1954 LaFrance 750 gallon pumper, 1972 LaFrance 1250 gallon pumper, 1965 G.M.C. walk-in van used as a rescue vehicle equipment truck, 1969 International 2650 gallon tank truck, 4-wheel drive 3/4 ton pickup to be converted to a brush truck-mini pumper.

The Adams Center Fire Company has recently completed a community recreation hall. It is located in the hamlet of Adams Center across from the fire hall. This large facility is equipped with a kitchen, bar and entertainment area. In addition, the facility is available for community affairs and emergencies such as the Blizzard of '77.

Mannsville Volunteer Fire Department - The Mannsville Volunteer Fire Department has 41 active and 7 inactive members. Their contract area includes the southwest corner of Lorraine as well as the western portion of the Town of Ellisburg. The company responded to 21 calls in 1977. They presently maintain four vehicles; 1964 750 gallon per minute pumper, 1965 1100 gallon tanker, 1969 2600 gallon tanker and a 1968 equipment van.

Health Care

Health care involves the various medical facilities and services in the area. There are two doctors serving the area.

Hospitals - Many residents take advantage of the primary medical health care service offered through Mercy Hospital of Watertown. This facility has gained increasing success as nearby rural communities find themselves with a doctor shortage. The service is designed to serve area residents that have no attending physician. The facility is staffed with two full time doctors, appointments are necessary but usually same day requests are possible.

The following is an inventory of hospitals available to residents of the three town area with distances to get there.

<u>Watertown</u>	- House of the Good Samaritan Mercy Hospital	} - approx. 15-25 miles
<u>Syracuse</u>	- Community General Hospital of Greater Syracuse Crouse Irving Memorial Hospital St. Joseph's Hospital St. Mary's Hospital Upstate Medical Center U.S. Government Veteran's Administration Hosp.	} - approx. 55-65 miles
<u>Oswego</u>	- Oswego Hospital	- approx. 50-55 miles
<u>Fulton</u>	- Lee Memorial Hospital	- approx. 52-62 miles

Ambulance

South Jefferson Rescue Squad - This is the primary rescue and ambulance service in the area. The South Jefferson Rescue Squad is based in the Village of Adams, it serves five townships in southern Jefferson County (Adams, Rodman, Lorraine, Ellisburg, and Worth). Its membership includes 35 active and 6 inactive members, thirty of which are emergency medical technicians. In 1977, 508 emergency and transfer calls were responded to. The rescue squad is completely volunteer and is equipped with two ambulance type vehicles (1975 Dodge maxi van).

The ambulance service is located on Main Street in the Village of Adams. The group has recently completed a three bay garage, complete with living quarters and kitchen facilities. There is a twenty dollar (\$25.00) service fee anywhere within the five towns and a twenty-five dollar (\$45.00) fee for outside the contract area. The activities of the rescue squad and the Adams Fire Department are closely coordinated.

Northern Oswego County Ambulance, Inc. - The Northern Oswego County Ambulance, based in Pulaski, serves seven townships in Oswego County (Orwell, Albion, Redfield, Boylston, Williamstown, Sandy Creek, and Richland), and has nearly 150 members, 97 members have emergency medical technician training and eight nurses are members of the organization. In 1977, 898 emergency and transfer calls were answered. Donations are accepted in services. Northern Oswego County Ambulance is considered a primary backup for the South Jefferson Rescue Squad.

Mannsville Rescue Squad - Although not contracted to serve the Jefferson County Snowbelt Cooperative Planning Board area, it is used as a backup for the South Jefferson Rescue Squad. The Mannsville Rescue Squad has a membership of thirty-five active volunteers, twelve of which are trained emergency medical technicians.

Public Utilities

Water

Adams - The Village of Adams and Adams Center utilize the same municipal water system. The system is supplied with water from village owned springs. Transportation of the water is accomplished by a 4" water-main along Route 11 to the hamlet of Adams Center. The village has a reservoir with a 300,000 gallon capacity. The Adams Center reservoir will hold 150,000 gallons. Demand on the water system is approximately 250,000 gallons per day. The rest of the town that is not serviced by the water systems, utilize on lot wells.

Rodman - The hamlet of Rodman has recently completed a refurbished water system. The system utilizes wells and springs for a constant supply. The water system has a storage capacity of approximately 72,000 gallons of water, and a gravity flow distribution system. Currently there are 54 users on the line. All families pay a flat \$30.00 per year fee. The rest of the Town of Rodman residents use water from on lot well systems.

Lorraine - The Town of Lorraine has no municipal water system. All residents of the town receive their water from individual on lot wells and springs. Currently no plan exist for a central system in the future.

Sewage Disposal

At the present time, there are no sewage treatment facilities in the area. Individual on lot disposal systems, consisting of septic tanks or seepage pits, are used by all residents.

The Village of Adams has completed a sewage system which operates only inside the village limits.

Telephone Service

The entire three town area of Adams, Rodman, and Lorraine is serviced by the Continental Telephone Company of Upstate New York, Inc. There are approximately 3,000 subscribers to General Telephone in the area.

Gas and Electricity

Presently Niagara Mohawk furnishes gas and electric services to the Town and Village of Adams. Electricity only is provided in the Towns of Rodman and Lorraine. There are presently no existing plans to extent the gas service to these towns because of low population density.

There are currently two parallel 115 kV electrical transmission lines running through the eastern part of Rodman. There are no substations along this route. There is a substation near the Village of Adams on Spook Hill, and one in Honeyville, which are the routes of a 23 kV line. There is a third transmission route between the Coffeen Street substation in Watertown and a new West Adams substation near the Village of Adams.

Summary

The demand for community facilities and services tend to expand as an area develops and becomes more densely populated, and as people become more accustomed to receiving such services. However, the ability for an area to provide facilities and services is greatly dependent upon the overall costs. In planning, it is important to not only understand existing facilities and services, but to anticipate what the needs and costs will be in the future. This will be done by carefully studying population trends and development patterns.

TRANSPORTATION ANALYSIS

Town road systems are major planning considerations. Maintenance of the road system is one of the major expenditures of local government. It is important to consider the ways in which road maintenance can be minimized. It is also important to consider the ways that the road system can be used as a tool for creating more efficient land use patterns.

Road maintenance can be minimized by encouraging development to concentrate in areas that are easily accessible, where roads are already in good condition, and where additional services such as snowplowing are already done. If new development is concentrated where the road system is already adequate, the taxpayer will not be burdened with improving or re-opening new road stretches in less accessible areas of the town. Opening up less accessible areas of the town for more intensive development not only increases demands for more road maintenance, but may also create greater demands for police and fire protection, school bussing, and other services.

Roads should be viewed as the "skelton" of the town upon which all other services are attached. This skelton must be well planned based upon concentrating new demands for services so as to minimize the tax burden of supplying these services.

The requirements of a traffic circulation system are based upon the traffic generating characteristics of land use within a community and the needs of through traffic. The pattern of the road system should, therefore, function to accommodate both of these elements.

The road pattern should work as a system. A well-functioning road system will permit traffic to move easily and safely from community to community, between various sections of the community and provide access to abutting properties. Each road should be designed to accommodate the expected traffic volume and to carry out certain functions. As a basis for design standards, roads can be classified into three general functional groups - major roads, collector roads and local roads.

Major Roads

The primary function of major roads is to carry relatively large volumes of traffic from one community to another. A secondary function of major roads is to collect traffic from collector roads and distribute it between various sections of the community. Major roads also provide some degree of access to abutting property. Generally, roads of this type are state and county roads.

Major roads require sufficient width to permit free movement of traffic with minimum conflicts at relatively high speeds. Access to individual properties should be controlled to prevent interference with moving traffic through such devices as adequate setbacks, the provision of off-street parking facilities and proper design.

There are three major roads running through the region along with one limited access highway. Route 11 and Interstate 81 run north-south through the Town of Adams and provide the major access to the region. Route 177 and 178 provide access to the Towns of Rodman and Lorraine respectively from Route 11. Route 11 is the primary transportation link between the region and the major commercial and employment center of Watertown. Interstate Route 81 also provides this linkage with Watertown as well as convenient access to more distant population centers. These major roads provide the spine of the region's road network.

Collector Roads

The primary purpose of collector roads is to carry local traffic to and from major roads and to provide internal circulation between various sections of the community. A secondary purpose is to provide direct access to abutting properties. Collector roads are generally county and town roads. They should have sufficient width to provide two lanes of moving traffic.

The county roads act as the main collector roads. In Rodman, this function is served particularly by Creek Road (running east-west) and Dry Hill Road (running north-south). In Lorraine, Washington Park Road, Worth Center Road, Pierrepont Manor Road, and Mannsville Road are the primary collector roads. In Adams, the main collector roads are the Town Line Road through Smithville, South Harbor Road, and Green Settlement Road. Depot Street acts as a collector road in Adams Center.

Local Roads

The primary purpose of local roads is to provide direct access to abutting properties. They also provide internal movement within residential neighborhoods and other areas within the community. Local roads are generally town roads. They should be designed to discourage high speed traffic.

All remaining roads in the Snowbelt area are used primarily to provide access to abutting properties and are therefore classified as local roads.

Jurisdiction

About one-half of the roads in the Snowbelt region are owned and maintained by the towns. This includes about 108 miles of roads. The county owns about one-third of the roads (about 70 miles) and the state owns about 17% of the roads (about 35 miles).

Traffic Volumes

Traffic volumes have been estimated for the region's state roads. A ranking of state roads by usage is as follows:

- (1) Interstate 81
- (2) Route 11

- (3) Route 178 (Adams to Thomas Settlement)
- (4) Route 177 (Adams Center to Honeyville)
- (5) Route 178 (Adams to Lorraine)
- (6) Route 177 (Honeyville to Rodman)

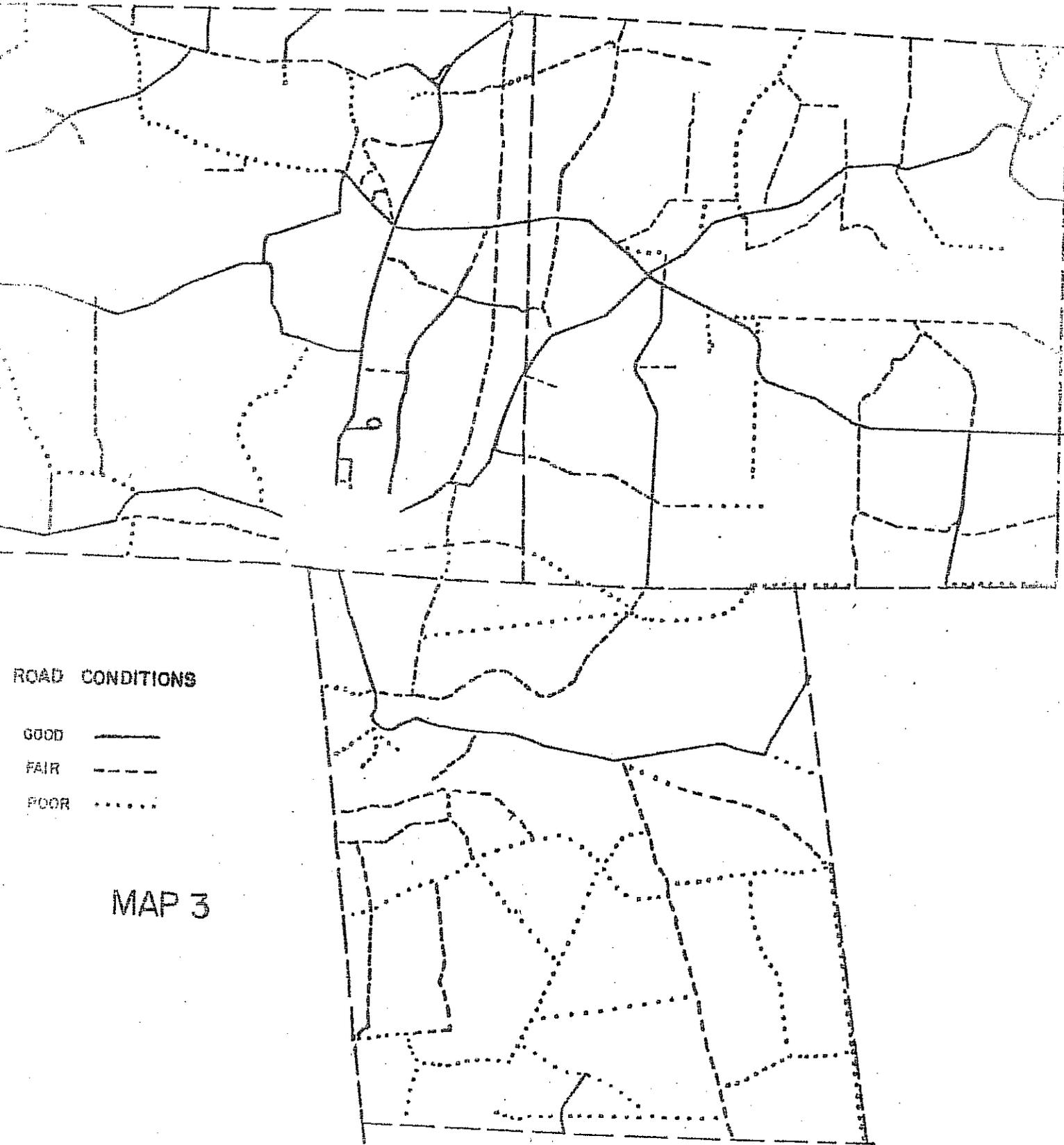
A comparison of 1972 and 1977 traffic volumes indicates that there has been relatively little change over the five year period.

Public Transportation

There are very limited public transportation services currently available. These constitute Greyhound bus runs on Route 11 through the Town of Adams. They are primarily for the use of long distance riders, and serve no useful purpose for commuter ridership. At present there are no public transportation systems for the use of commuters in the Snowbelt area.

Sources

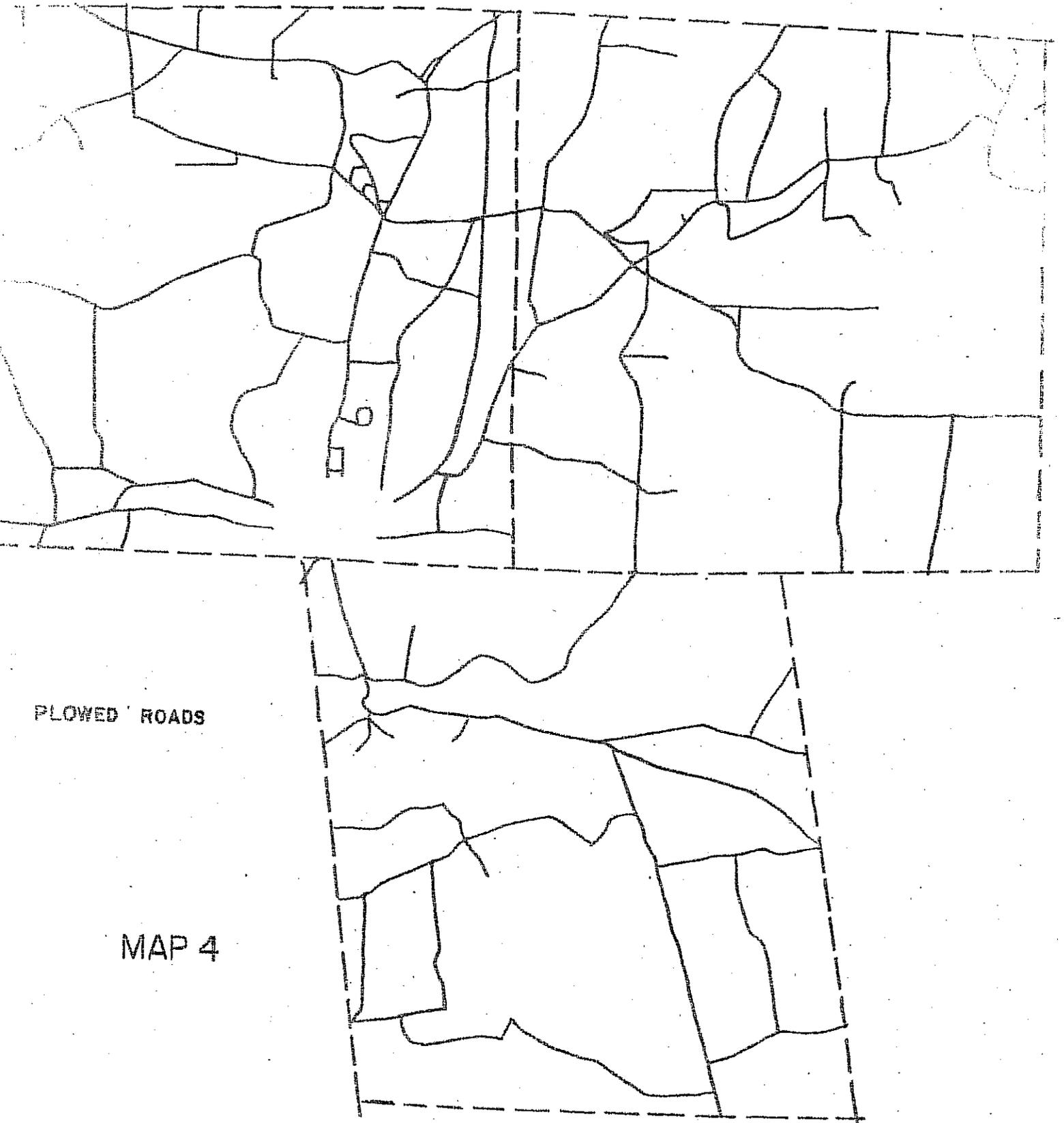
Information on roads has been obtained from U.S. Geological Survey maps. Information on road conditions is available from the New York State Department of Transportation (NYSDOT) and town road supervisors. A breakdown of the jurisdictional responsibilities for roads is in the publication Local Highways System Inventory - 1972 Town and County Road Mileage, and information on state traffic volumes is available in 1972 Traffic Volume Report. Both of these publications are produced by NYSDOT.



ROAD CONDITIONS

- GOOD ———
- FAIR - - - -
- POOR ·····

MAP 3



FLOWED ROADS

MAP 4

Table 4

Road Jurisdictions

Adams	Town	-	36.51 miles	
	County	-	24.65	"
	State	-	17.96	"
Lorraine	Town	-	36.14	"
	County	-	23.40	"
	State	-	8.21	"
Rodman	Town	-	35.75	"
	County	-	22.37	"
	State	-	9.39	"
Regional Totals	Town	=	108.40	"
	County	-	70.42	"
	State	-	35.56	"
Total Roads			214.38	"

Regional Percentages

Town	-	50%
County	-	33%
State	-	17%

POPULATION AND SOCIO-ECONOMICS

Population

The study of population is important for long-range community planning. Population trends and the composition of the population base is important for determining future growth, and the need for community services, facilities, capital needs, and when these improvements will become necessary.

Population Projections

Population projections have been forecast by the New York State Economic Development Board in 1975. These figures are based upon an analysis of past trends of the town's share of the county population. These have been altered where appropriate to take into consideration shifts in development patterns and land capability.

There is an important point to be considered before accepting these figures at face value. When considering population divisions as small as towns, it should be noted that even small changes in the town's economic picture can have large impacts on town population. A new commercial development or industrial site in or within commuting distance of the town can result in a new subdivision or apartment complex, or simply in several new scattered residences. Such an occurrence can have significant growth impacts above and beyond the forecast. Likewise, the moving or closing of a large employment center can have the opposite impact - resulting in an absolute decline in population. Such events are impossible to predict and therefore, cannot be accurately incorporated into the projections.

The projections are intended to indicate population changes barring major shifts in the economic structure of the region. It should be noted that these projections were made four years ago, and the census to be conducted in 1980 will either contradict or confirm the assumptions made by the Economic Development Board. This information will probably be available in 1981.

Analysis of Population Trends

The region has shown a general increase since the 1920's with the exception of a short lived decline during the 1930's. This regional decline was due to a population decrease in Lorraine and Rodman, while Adams has experienced a steady population expansion.

The trend since the 1960's has been one of increase. While Lorraine and Rodman may remain somewhat stable in future years, with only slight increases throughout the remainder of the century, Adams will probably experience a great deal of expansion. A twelve percent increase is expected by the year 2000. The region as a whole is expected to have a ten percent increase by the year 2000, largely due to the influence of Adams. Adams currently constitutes 75% of the region's population, and this should increase slightly throughout the century.

The bulk of the future increase will concentrate in Adams, due to the ease of access to Watertown and Onondaga County, and the availability of community facilities. There is also a considerable amount of preexisting development which will tend to "generate" further development more easily than will the more sparsely settled towns of Rodman and Lorraine.

Village of Adams

Population figures are not readily available for the Village of Adams. It is known that the 1960 population was 1914 (48.3% of the town) and the 1970 population was 1950 (44.5% of the town). We can assume from this trend that the Village is not growing as rapidly as the surrounding areas. While there has been substantial growth in the village, there has been proportionally greater growth in the outskirts of the Village and in such population nodes as Adams Center.

This trend will probably continue and intensify as more facilities, supportive of development, are expanded beyond the Village limits. New sewer, water and lighting districts are examples of facilities now existing or being proposed which will tend to spread new development out over the land further from the Village.

Age

Over one-third of the inhabitants are under 18, and about thirteen percent are over 65. This leaves about one-half the population in the primary wage earning category.

Occupations

About forty percent of the region's labor force work in the "white collar" occupations. About thirty percent are equipment operatives or work in the crafts. Farm employment totals about eleven percent for the region, although this percentage is relatively higher in the individual towns of Rodman and Lorraine.

Most of the labor force works in Jefferson County. Only about six percent commute to neighboring communities, most of these going to Oswego and Onondaga Counties.

Income

The incomes of families tend to be grouped around the low and middle incomes in 1970 dollars with very small numbers of families in the upper middle class categories.

Education

The region is composed primarily of people with elementary and high school educations. There are few individuals (15%) which have gone into higher education, these being largely from the Town of Adams.

Summary

The region, as a whole, should experience slight expansion in the next twenty years, barring a major population stimulus such as the proposed Fort Drum expansion. Most of this regional increase will be attracted to Adams, where existing facilities will stimulate further pressures for growth.

About half the population is in the wage earning category, and most of these wage earners are in "white collars", crafts, and equipment operative occupations. It is believed that many of these skilled and semi-skilled workers commute to nearby towns and the City of Watertown for employment. Most of them stay within Jefferson County, however.

About eleven percent of the region's labor force is involved in agriculture, and about half of these are in the Town of Adams alone.

Sources

All statistics on socio-economics are from the 1970 Census of Population, conducted by the U.S. Department of Commerce - Bureau of the Census.

Population projections are from the State of New York Economic Development Board (December 1975) (run #2).

All statistics and projections for Adams include the Village of Adams.

Table 5

Past Trends

<u>Year</u>	<u>1920</u>	<u>1925</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
Adams	3194	3243	3284	3334	3629	3964	4381
Lorraine	790	807	848	782	681	609	628
Rodman	1027	1012	935	856	816	765	772
Region	5011	5062	5067	4972	5126	5338	5781

Future Projections

<u>Year</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Adams	4432	4583	4749	4907	5021	5148
Lorraine	620	629	639	648	650	655
Rodman	797	808	821	833	836	842
Region	5849	6020	6209	6388	6507	6645

Population by Age and Sex

Adams

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	204	183
5-15	485	503
16-24	270	197
25-34	224	103
35-44	234	211
45-54	239	265
55-64	199	225
65 +	235	362
Total	2090	2049
Grand Total	4139	

Median age - 29.8
 % pop. under 18 - 34.8%
 % pop. over 65 - 13.6%

Rodman

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	37	28
5-15	98	108
16-24	55	42
25-34	34	43
35-44	29	40
45-54	58	45
55-64	32	31
65 +	46	46
Total	389	383
Grand Total	772	

Median age - 28.0
 % pop. under 18 - 38.7%
 % pop. over 65 - 11.9%

Lorraine

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	35	29
5-15	83	85
16-24	39	35
25-34	37	38
35-44	26	26
45-54	35	35
55-64	32	25
65 +	28	40
Total	315	313
Grand Total	628	

Median age - 25.8
 % pop. under 18 - 41.4%
 % pop. over 65 - 10.8%

Snowbelt Region

<u>Age</u>	<u>Male</u>	<u>Female</u>
0-4	276	240
5-15	666	696
16-24	364	274
25-34	295	184
35-44	289	277
45-54	332	345
55-64	263	281
65 +	309	448
Total	2794	2745
Grand Total	5539	

% pop. under 18 - 35.7%
 % pop. over 65 - 13.1%

Table 7

Count of Employed Population 16 Years Old and Over by OccupationAdams

	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	444	25
Legal, Clerical and Kindred Workers	361	20
Craftsmen, Foremen and Operatives, Except Transport	430	24
Transport Equipment Operatives	96	5
Laborers, Except Farm	86	5
Farmers, Farm Managers, Farm Laborers and Farm Foremen	127	7
Service Workers Including Private Household Workers	254	14
Total	1798	100

Rodman

	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	22	10
Legal, Clerical and Kindred Workers	62	28
Craftsmen, Foremen and Operatives, Except Transport	40	18
Transport Equipment Operatives	6	3
Laborers, Except Farm	14	6
Farmers, Farm Managers, Farm Laborers and Farm Foremen	60	27
Service Workers Including Private Household Workers	18	8
Total	222	100

Lorraine

	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	4	2
Legal, Clerical and Kindred Workers	26	16
Craftsmen, Foremen and Operatives, Except Transport	48	29
Transport Equipment Operatives	9	5
Laborers, Except Farm	10	5
Farmers, Farm Managers, Farm Laborers and Farm Foremen	59	36
Service Workers Including Private Household Workers	6	4
Total	162	100

Snowbelt Region

	<u>Number</u>	<u>Percent</u>
Professional, Technical, Managers and Administrators	470	22
Legal, Clerical and Kindred Workers	449	21
Craftsmen, Foremen and Operatives, Except Transport	518	24
Transport Equipment Operatives	111	5
Laborers, Except Farm	110	5
Farmers, Farm Managers, Farm Laborers and Farm Foremen	246	11
Service Workers Including Private Household Workers	278	13
Total	2182	100

Table 8

Commuting Patterns

<u>Adams</u>		
<u>Place of Work</u>		<u># of People Commuting</u>
Onondaga County (except Syracuse)		29
Oswego County		43
Lewis County		6
St. Lawrence County		13
Jefferson County		1444
<u>Rodman</u>		
<u>Place of Work</u>		<u># of People Commuting</u>
Syracuse		8
Jefferson County		211
<u>Lorraine</u>		
<u>Place of Work</u>		<u># of People Commuting</u>
Onondaga County (except Syracuse)		5
Oswego County		12
Jefferson County		136
<u>Snowbelt Region</u>		
<u>Place of Work</u>		<u># of People Commuting</u>
Syracuse		8
Onondaga County (except Syracuse)		34
Oswego County		55
Lewis County		6
St. Lawrence County		13
Jefferson County		1791

Table 9

Count of Families by Family Income

<u>Adams</u>	<u>Number</u>	<u>Percent</u>
\$ 0 - 2,999	128	11
\$ 3,000 - 4,999	68	6
\$ 5,000 - 6,999	136	11
\$ 7,000 - 9,999	359	30
\$10,000 - 14,999	330	28
\$15,000 - 24,999	152	13
\$25,000 & over	23	2
Total Families	1196	100
Average Family Income		9971

Towns of Adams - Rodman - Lorraine

Land Use Policy Summary

The Snowbelt region has four distinct land use areas which require separate treatment when considering land use policy. These areas have been called Resource Management, Agriculture, Rural Development, and Urban Development.

Resource Management - These lands are largely forest, inactive agriculture and wetlands. They include Adams Swamp, Pine Hill, land along the gulfs, reforestation areas, and wetlands areas. These areas are very difficult to develop. They are also largely inaccessible and would be costly to extend municipal facilities and services to.

These lands are important because they are critical to the maintenance of clean and plentiful water supplies. These areas also act as a valuable recreational area, providing possibilities for hiking, hunting, fishing, cross-country skiing, snowmobiling, and other types of open space activities.

Recommendation: It is recommended that development in these areas be extremely limited. Only those types of development requiring no municipal facilities or services and those necessary for the pursuit of agriculture, forestry, mining, and public recreation are encouraged. In these cases, it is only encouraged when there is adequate protection for the natural environment, particularly the water resource of the region. The objective is to preserve these unique areas for their open space value, and to provide adequate protection to the region's water supplies.

Agriculture - These are the viable agricultural lands distributed throughout the region.

These lands are important because agriculture is one of the most important parts of the region's economic base. The agricultural activity of the region is important not only for its economic impact, but for the environment it offers the residents of these areas. Low density housing, large open spaces, clean air and water, opportunities for outdoor recreation, privacy, and an atmosphere of freedom and independence are associated with this type of life style.

Recommendation: It is recommended that development in these agricultural areas be limited to that which is essential and compatible with agriculture. The objective is to protect the rural life style and economic base of the region.

Rural Development - These are the areas north of Adams Center; along Green Settlement Road; the hamlets of Smithville, Rodman and Lorraine; Zoar; and East Rodman. These areas are characterized by higher density residential development, and some municipal facilities and services.

These areas are important because they provide a necessary place for more concentrated residential patterns while at the same time maintaining a partly rural atmosphere.

Recommendation: It is recommended that only development which is compatible with the essentially residential and rural nature of these areas be encouraged. Some commercial and industrial uses are encouraged, as long as they do not upgrade the rural residential environment. These are areas that are most feasible for the upgrading of municipal facilities and services.

Urban Development - These are the areas north of the Village of Adams, the hamlet of Adams Center, and a strip of land along Route 11 between the village and the hamlet. This area is characterized by intensive residential, commercial, and industrial development.

This area is important because it is easily accessible by the primary transportation routes through the region. There are already a variety of intermixed land uses. This area also has the highest levels of municipal facilities provided to it, most importantly water service with sewers soon to become operational.

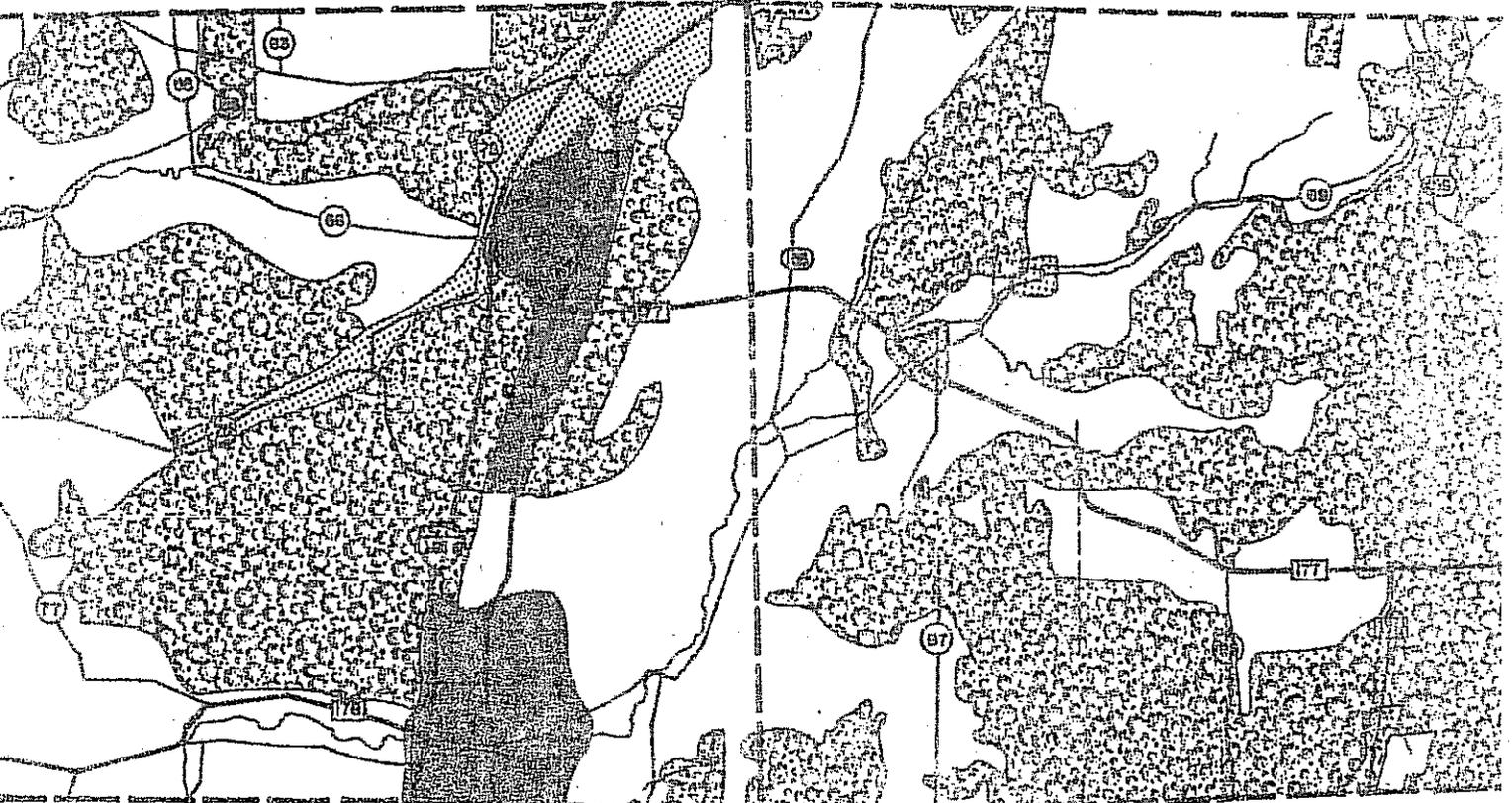
Recommendations: It is recommended that all types of development be encouraged in this area. This is the most logical area for the highest intensity and variety of land useage. It is also the most cost-effective place to further develop municipal facilities and services.

LAND USE POLICY CATEGORIES

Snowbelt Region

Category	Encouraged Activities	Discouraged Activities
Resource Management	Public recreation, agriculture forestry, mining	All types of residential, commercial, and industrial development
Agriculture	Agriculture, farm dwellings, forestry, mining	All types of development not necessary for agriculture
Rural Development	Agriculture, low density residential, commercial and industrial uses if compatible with rural environment	Commercial and industrial development not compatible with rural environment
Urban Development	Agriculture, all types residential, commercial and industrial uses	None

LAND USE PLAN



ADAMS

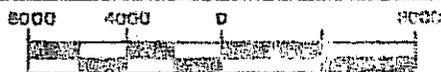
RODMAN

KEY:

- URBAN DEVELOPMENT 
- RURAL DEVELOPMENT 
- AGRICULTURE 
- RESOURCE MANAGEMENT 



LORRAINE



Scale: 1" = 4000'
 Drawn by: DJW

JEFFERSON COUNTY SNOWBELT
 COOPERATIVE PLANNING BOARD