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# 5. RESOURCE MANAGEMENT PLAN

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HISTORICALLY, MAN HAS SETTLED OUR LAND BECAUSE OF THE ABUNDANCE OF ONE OR MORE NATURAL RESOURCES. BECAUSE OF THOSE RESOURCES HE FOUNDED COMMUNITIES AND INITIATED A WIDE VARIETY OF RELATED COMMERCE. IF THE RESOURCES OF THE REGION WERE RENEWABLE AND/OR DIVERSE, COMMUNITIES THRIVED AND EXPANDED. IF THE RESOURCES WERE EXTRACTIVE (SUCH AS COAL) OR OF LIMITED RENEWABILITY (SUCH AS SLOW GROWING TUG HILL HARDWOODS) COMMUNITIES FALTERED AND SOME DISAPPEARED. AS TIME PASSES, RENEWED RESOURCES OR ALTERED RESOURCE EMPHASIS MAY AGAIN CAUSE PRESSURE UPON THE LAND. IT IS IN THIS SITUATION THAT THE PEOPLE OF TUG HILL FIND THEIR COMMUNITIES IN THE DECADE OF THE SEVENTIES.

The plan section of this document identifies the future land use patterns proposed for Tug Hill. These patterns are shown on the Land Use Plan, at the end of this section. Each land use proposed has been assigned to one of the following categories according to the variety and intensity of uses desirable in it: Agriculture (A), Forest (F) and Residential (R).

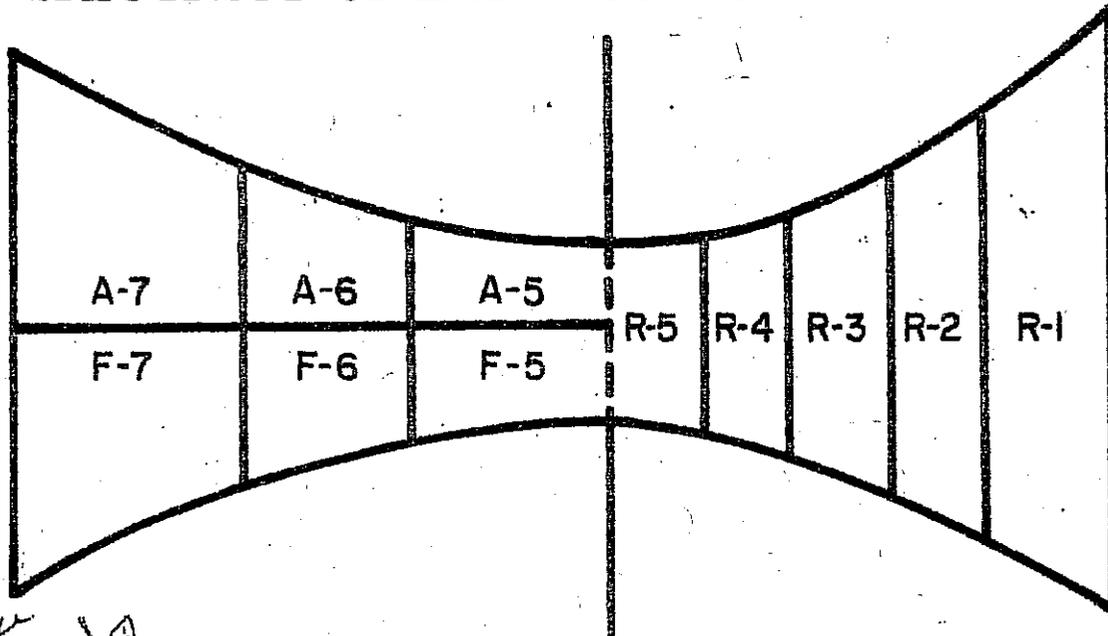
The range of proposed use intensities is reflected in the number that accompanies each land use category. For example, an A-7 or an F-7 category indicates a natural resource oriented area requiring a level of use compatible with natural resource management. As the type and intensity of use changes from natural resource orientation, the categories move through various levels of forest and agriculture use, becoming more oriented toward human settlement. Human settlement categories are defined by the extent and diversity of activities and services found in the area. For example, human settlement categories range from scattered rural development to small hamlets (eg. Barnes Corners, Redfield, Osceola, Martinsburg and Florence), to large hamlets and villages with more diverse services (eg. Glenfield, Lyons Falls, Constableville).

Below the character description of each category are two charts. The shaded areas of these charts describe the extent to which the Natural Resource Limitations and the Social and Economic Elements help define the categories. For instance, by looking at the F-7 diagrams and comparing them to the F-5 diagrams, it is apparent that in the F-5 areas (1) soils are not so severely limiting, (2) surface water is less of a factor, (3) there are fewer critical wildlife habitats, and (4) climate is less severe. Similarly, the F-5 area has a weaker commitment to forest use, is more often found near other land uses and is somewhat more accessible. Such comparisons are possible among all the categories and are useful in showing the manner in which the Natural Resource Limitations and Social and Economic Elements were used to determine land capability.

The entire process may be tested by locating a particular parcel of land, reading its character description and then seeing why it falls into this category by looking at the physical, social and economic factors affecting its potential use. Each category is further defined by listing briefly the kinds of activities the category can accommodate without severely changing its character or harming its ecology. For instance, in an F-7 area compatible uses are wildlife management, passive recreation, and timber harvesting. If these activities are responsibly undertaken, the overall value, quality, and character of the area will be maintained.

# SPECTRUM OF LAND USE CATEGORIES

Natural  
Resource  
Orientation



Human  
Settlement  
Orientation

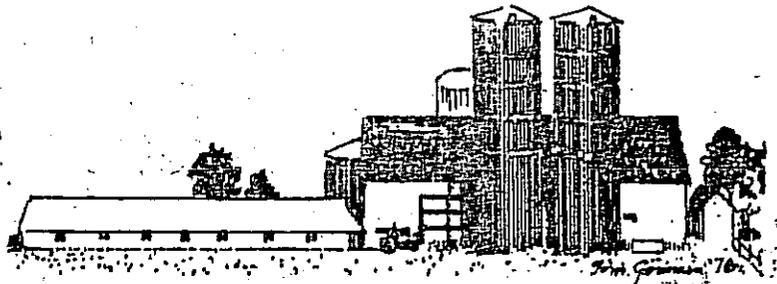


The Point of Citizen  
Determination  
(Land Use Decision Line)



THE CENTER LINE OF THE FIGURE ABOVE IS THE TRANSITION LINE OR LAND USE DECISION LINE, A TIME WHEN CHOICES ARE MADE BY THE CITIZENS OF THE REGION OF WHAT DIRECTION THEY WOULD LIKE LAND USE TO TAKE.

- Agricultural Practices.



These areas are under intensive agricultural management and there is continuing evidence of capital investment in buildings and new equipment. Another distinguishing characteristic is the presence of predominantly good to excellent agricultural soils. These factors together make these areas identifiable as having strong economic importance in New York State's agricultural products industry. Most of the lands are committed to an agricultural district, showing the land users' intention of farming for a period of at least 8 years to come. The majority of the farmers have opportunities for making a good income which is competitive with other land use alternatives. Agricultural business activity sustains other business in the region and thus, increases regional employment opportunities. Except for the homes and other buildings of those involved in agriculture, the area is open in nature. This category represents land that is best suited for crop production. Soils here have a high productivity rating and are currently being actively farmed. Any land use that would hinder agricultural practices or remove land from agricultural use should be discouraged.

Desirable Uses:

Uses in this category should encourage agricultural practices and related activities.

- i.e. Agriculture and related commercial use
- Passive recreation -
- Scattered homes

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

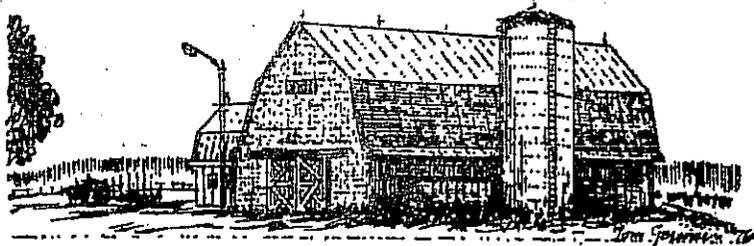
	Slight	Slight-Moderate	Moderate	Moderate-Severe	Severe
	1	2	3	4	5
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Agriculture Land Use Commitment
- Proximity of Agriculture to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Agriculture Land Use Commitment			
Proximity of Agriculture to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

- Agricultural Practices.



This area has generally good agricultural soils and is primarily in agricultural use. Much of the area has been committed to an Agricultural District for eight years. It is commercially productive, and therefore, is a valuable resource to North Country agricultural industry. There is a low frequency of other uses scattered throughout the area. Drainage, water table levels, and ability of soils to accept sewage discharge are in the moderate-to-good range. Localized spots of unproductive soil provide some sites for non-agricultural use. Such uses should not interfere, however, with functioning of the adjacent agricultural community.

Desirable Uses:

Uses in this category should encourage agricultural practices and related activities; and also accommodate other uses.

- ie. Agriculture and related commercial use
- Passive recreation
- Scattered homes

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	Slight 1	Slight- Moderate 2	Moderate 3	Moderate- Severe 4	Severe 5
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

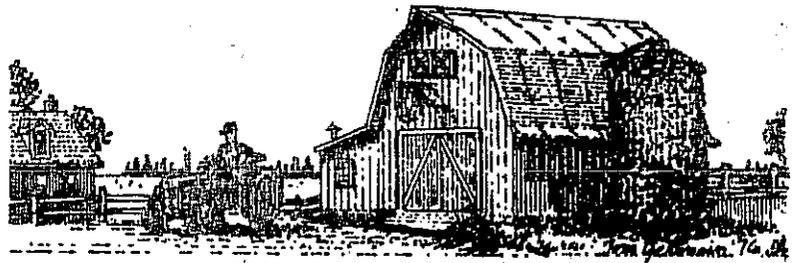
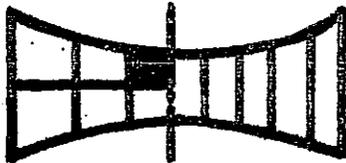
Social and Economic Considerations  
for Land Use

- Agriculture Land Use Commitment
- Proximity of Agriculture to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Agriculture Land Use Commitment			
Proximity of Agriculture to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - A-5.

- Agricultural Practices.



These lands are of agricultural nature, though a significant portion is in transition. There are a combination of physical and socio-economic factors that tend to limit the size of agricultural operations. These factors include soils, topography, climate and access to services.

Some of the areas in this category may continue to return to forest while others may face development pressure. Care must be exercised in the extent to which development is allowed because of the limited characteristics of these areas with respect to residential uses.

Commercial potential is limited by the same physical constraints but are even more restrained by the generally poor location of these areas with respect to transportation and population centers.

The desirable uses described for A-5 are those that have a small impact on the resource orientation of these areas and tend to preserve the rural open character of the land.

Desirable Uses:

Uses in this category should accommodate agricultural practices and related activities. Other uses should have a minimal impact on the natural systems and also allow for the maintenance of in-place services and facilities.

- i.e. Agriculture
- Wildlife uses
- Some commercial activity
- Low density residential

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

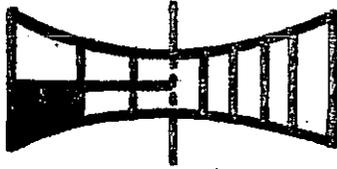
	Slight	Slight-Moderate	Moderate	Moderate-Severe	Severe
	1	2	3	4	5
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Agriculture Land Use Commitment
- Proximity of Agr. to other Land Uses
- Quality of Transportation System
- Relation of Land Use to Service Centers

	Weak	Moderate	Strong
Agriculture Land Use Commitment			
Proximity of Agr. to other Land Uses			
Quality of Transportation System			
Relation of Land Use to Service Centers			

- Forest Management.



This area is often described as the Tug Hill wilderness, an unbroken forest with many wet areas. Slowly recovering from overcutting of timber, the forests need protection, management and improvement so that the multiple use value of the forest may continue. The area is relatively inaccessible by public roads, and should remain so. Though prime timber growing sites are limited, this northern hardwood/spruce-fir forest can continue to supply part of New York's demand for wood and paper products, and at the same time provide for recreational activities. Vital wood-using industries, which require a continuing supply of saw logs, pole timber, and fiber, demand a close source of this wood to remain economically sound. Active forest management, in terms of a commitment of money and time, is generally lacking due to better investment opportunities. The soils in this forest cannot support much development. Significant changes could destroy the wetlands, the watersheds, and the abundant opportunities for controlled recreation.

Desireable Uses:

Uses in this category should have minimal impact on natural systems that define the area.

- i.e. Wildlife uses
- Passive recreation
- Timber related activities

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Forest Land Use Commitment
- Proximity of Forest to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Forest Land Use Commitment			
Proximity of Forest to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - F-6

- Forest Management.



The character of this area is much the same as the F-7 area, except that it is more accessible. Public roads are established which give access. An abundance of environmentally sensitive resources, especially wetlands, are scattered throughout. Alterations to these natural resources might well result in changes throughout the watersheds. Topography and climate combine with poor soil characteristics to make it economically unfeasible for more than a minimal level of development. The presence of deer yards makes these areas special and disturbances here would affect wildlife in the total forest system. The need for forest management parallels that of the F-7 category because many acres are necessary to support forest industry and its associated employment. There are managed state forest lands adjacent to these areas that, together with private forest management efforts, can provide a continuous yield of wood and fiber products.

Desirable Uses:

Uses in this category should have minimal impact on natural systems that define the area.

- i.e. Wildlife uses
- Passive recreation
- Timber related activities
- Some limited residential

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Forest Land Use Commitment
- Proximity of Forest to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Forest Land Use Commitment			
Proximity of Forest to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - F-5

- Forest Management.



These areas are usually close to the large forest areas. They are capable of supporting low to moderate types of development, but within the setting of the forest environment. Soil characteristics, such as drainage, distance to urban commercial services, and limited potential for public services, make these areas unsuited for much heavier development than at present. Partly because road access is adequate there exists a greater possibility that changes will occur to convert from forest to more intensive use. Care must be taken to insure that any development activity fits in with the character of the surrounding forest community.

Desirable Uses:

Uses in this category should have minimal impact on natural systems and not interfere with existing forest-related uses.

- i.e. Wildlife uses
- Recreation
- Timber related activities
- Agriculture
- Low-density residential

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Forest Land Use Commitment
- Proximity of Forest to other Land Uses
- Quality of Transportation Systems
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Forest Land Use Commitment			
Proximity of Forest to other Land Uses			
Quality of Transportation Systems			
Relationship of Land Use to Service Centers			

Character Description - R-5

- Residential Areas.



Rural residence areas are those areas where significant natural resource limitations and public considerations require stringent development controls. Consequently, these areas are characterized by a very low level of development and a variety of rural uses that are generally compatible with the protection of sensitive physical and biological resources and with the preservation of open space. Some residential development is found, but dwellings are located on very large lots or on carefully chosen and well planned sites with a minimum of non-residential type activities.

These areas are similar to the A-5 and F-5 categories in terms of the intensity of development that it can support. The generally poor soils require a dispersed settlement pattern. This, in turn means that the cost of construction of public sewer and water facilities would be prohibitive. Further development here should be similar in nature to that already in place.

Desirable Uses:

Uses in this category should have minimal impact on natural systems and be consistent with maintaining the existing rural settlement character as defined by development and service patterns.

- i.e. Agriculture
- Recreation
- Low - medium density residential.
- Some commercial

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

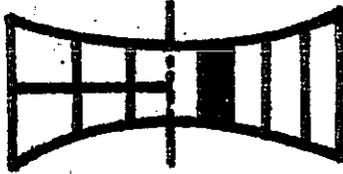
Social and Economic Considerations for Land Use

- Residential Land Use Commitment
- Proximity of Residential to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Residential Land Use Commitment			
Proximity of Residential to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - R-4

- Residential Areas.



These areas tolerate a more moderate level of development than R-5. However, physical site limitations and public considerations still require development intensity to be relatively low. Although these areas have a variety of open space, their character is residential. R-4 areas are usually located between sparsely settled areas and more densely populated hamlets and villages.

Though soil characteristics are more suited to moderate development, their nature is such that care must be taken in actual siting of structures. Accessibility exists by an adequate road system and to public and/or commercial services. However, public sewer and water system costs would be prohibitive and should therefore be discouraged.

Desirable Uses:

Uses in this category should have minimal impact on natural systems and be consistent with maintaining the existing rural settlement character as defined by development and service patterns.

- i.e. Agriculture
- Recreation
- Low - medium density residential
- Some commercial

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	Slight	Slight-Moderate	Moderate	Moderate-Severe	Severe
	1	2	3	4	5
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

Social and Economic Considerations for Land Use

- Residential Land Use Commitment
- Proximity of Residential to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Residential Land Use Commitment			
Proximity of Residential to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - R-3

- Residential Areas.



These areas are typically small rural communities. Housing is varied but is more concentrated than in R-5 or R-4 areas. A few retail businesses, such as gas stations and restaurants, may exist. There may also be an occasional, small processing or manufacturing facility or a one-person service business, such as a real estate office. Institutional and public services are unlikely to be present. Costs for public sewer and water systems would be greater than the dispersed population base could carry.

Desirable Uses:

Uses in this category should reflect the settlement orientation as characterized by the services and facilities already in place.

- i.e. Recreation
- Medium density residential
- Diverse commercial

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

	1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe
Soils					
Slopes					
Surface Water					
Wildlife Habitat					
Climate					

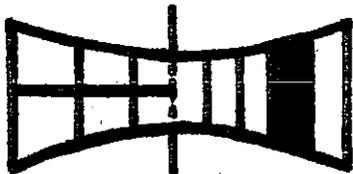
Social and Economic Considerations for Land Use

- Residential Land Use Commitment
- Proximity of Residential to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

	Weak	Moderate	Strong
Residential Land Use Commitment			
Proximity of Residential to other Land Uses			
Quality of Transportation System			
Relationship of Land Use to Service Centers			

Character Description - R-2

- Residential Areas.



These areas have the character of a large rural hamlet or small village. A variety of housing types, slightly diversified business activities, and a relatively concentrated population are characteristic. Physical conditions can accommodate relatively intensive development. Sewer and water supply systems may exist. Institutional uses are located here that draw residents and associated service (commercial) functions.

Desirable Uses:

Uses in this category should be directed toward the expansion of existing public services and facilities in order to accommodate a growing population. (Specific use recommendations will require more detailed planning.)

- i.e. Medium - high density residential
- Recreation
- Commercial
- Industrial/manufacturing

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe

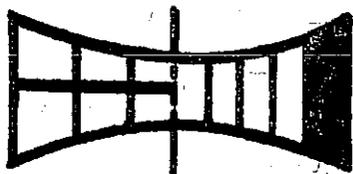
Social and Economic Considerations for Land Use

- Residential Land Use Commitment
- Proximity of Residential to other Land Uses
- Quality of Transportation System
- Relationship of Land Use to Service Centers

Weak	Moderate	Strong

Character Description - R-1

- Residential Areas.



These are large, varied and concentrated communities containing sizable permanent and seasonal populations. They contain a variety of housing types (one family dwellings, two family dwellings, multiple dwellings, etc.) necessary to meet the needs of their residents. Diverse retail and service businesses, recreation and entertainment facilities, tourist accommodations, establishments serving food and beverages, automobile service facilities and industrial and wholesale uses may be found.

The local governments maintain a relatively high level of public services, perhaps including water, sewage, street lighting, police and fire protection, libraries and refuse collection. Schools normally locate in or near such places. Private and semi-public institutions satisfy a variety of needs. Buildings may be situated on a variety of lot sizes, and generally development occurs at the level that is needed to serve the diverse housing demands generated in such communities. R-1 areas may have a need for further classification into different use districts (such as residential and commercial) so that these uses will not interfere with one another. The community is largely self-supporting and often located on major travel corridors.

Desirable Uses:

Uses in this category should be directed toward the expansion of existing public services and facilities in order to accommodate a growing population. (Specific use recommendations will require more detailed planning.)

- i.e. Medium -high density residential
- Recreation
- Commercial
- Industrial/manufacturing

Natural Resource Limitations for Land Use

- Soils
- Slopes
- Surface Water
- Wildlife Habitat
- Climate

1 Slight	2 Slight-Moderate	3 Moderate	4 Moderate-Severe	5 Severe

Social and Economic Considerations for Land Use

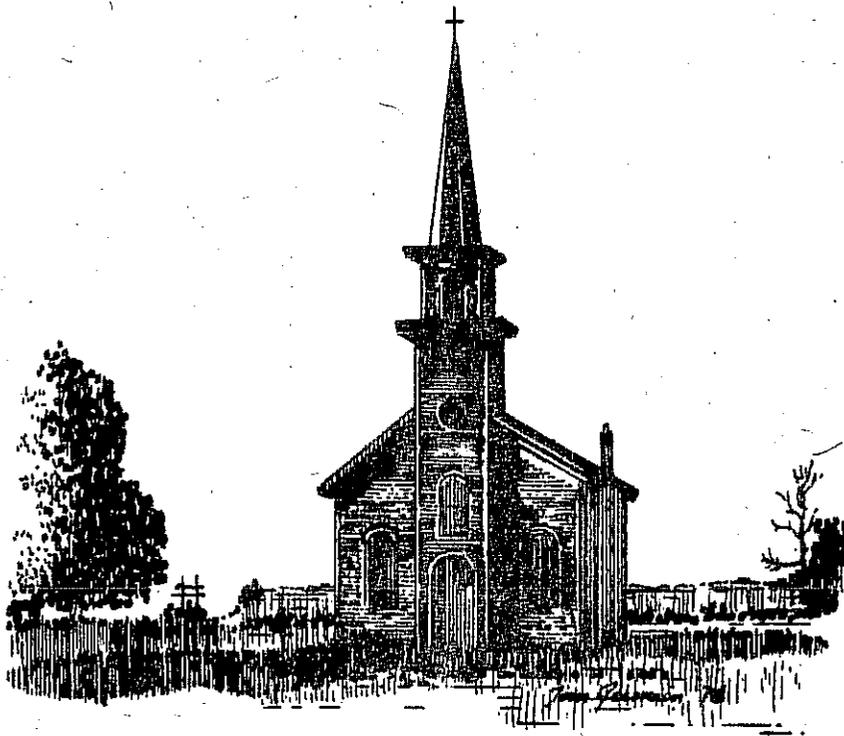
- Residential Land Use Commitment
- Proximity of Res. to Other Land Uses
- Quality to Transportation System
- Relationship of Land Use to Service Centers

Weak	Moderate	Strong

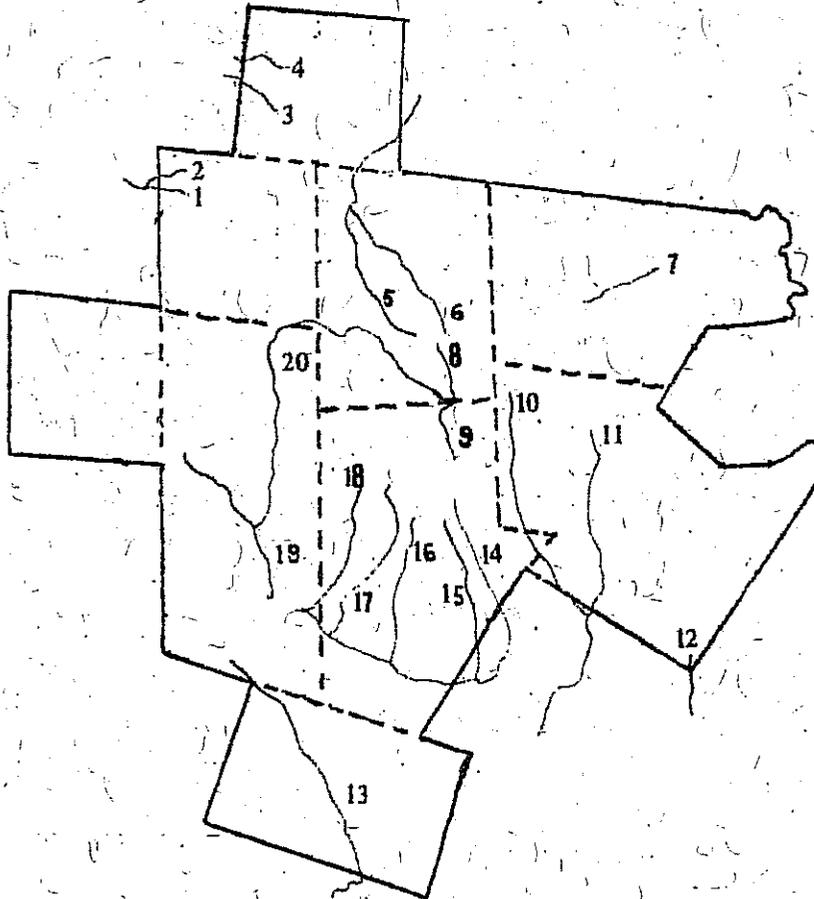
Character Description:

*Areas of Special Natural or Cultural Significance.*

*These places are considered worthy of special protection due to either a unique and fragile ecology or a special cultural contribution. Areas in this category might be waterfalls, gorges, special stands of trees, old buildings, or rural lanes. This designation provides a way to recognize and protect the region's natural and cultural heritage. Careful planning is necessary to encourage uses enhancing the special qualities of these sites. The Cooperative Board has identified certain streams which fall under this category. These are (1) unique streams, which offer special values and are vital to the integrity of the watershed and (2) year-round trout streams, necessary for supporting aquatic wildlife and protecting the character of the area. These streams are shown on the following map.*



# UNIQUE STREAM AREAS



1. Abijah Creek
2. South Sandy Creek
3. Inman Gulf
4. Shingle Gulf
5. Deer River, East Branch
6. Deer River, West Branch
7. Roaring Brook
8. Mad River, North Branch
9. Mad River, South Branch
10. Fish Creek, East Branch

11. Alder Creek
12. Mohawk River, East Branch
13. Mad River, West Branch Fish Creek
14. Salmon River, East Fork
15. Salmon River, West Fork
16. Fall Brook
17. Prince Brook
18. Stoney Brook
19. Salmon River, North Branch
20. Mad River