

TOWN OF ELLENBURG
COMPREHENSIVE LAND USE PLAN

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CONTENTS

	page
Introduction	1
Soils	1
Water Resources	12
Other Environmental Characteristics	15
Agricultural Districts	18
Highways	20
Social and Economic Characteristics	23
Growth Trends	27
Existing Land Use and Future Potentials	36
Existing Land Use	36
Potential for Commercial Development	37
Potential for Industrial, Trucking, and Warehousing Development	40
Potential for Continued Agriculture	40
Potential Residential Development	43
Waste Disposal	45
Area by Area Land Use Analysis	47
Ellenburg Depot Hamlet	47
Ellenburg Corners Hamlet	47
Ellenburg Center Hamlet	48
Route 11 Corridor, Depot to the Corners	48
Route 11 Corridor, west of the Corners	53
Military Turnpike Corridor	53
Chateaugay Lake / Merrill	53
Rural Lands	54
Relationship to Adirondack Park Agency Regulations	55
Property Owner Questionnaire Survey	57
Land Use Planning Goals	62
Proposed Land Use Districts	66
Compatible Use Chart	67
Land Use Plan Maps	69

FULL SIZE MAPS PREPARED BUT NOT INCLUDED IN THIS REPORT:

Townwide Maps at scale of 1 inch = 2000 feet:

Town base map (plastic film)
Soil classifications (plastic film overlay)
Soil suitability for development (paper)
Soil percolation rates (paper)
Existing land use, 1990 (plastic film overlay)
Agricultural districts (paper)
Water resources (plastic film overlay)
Proposed land use districts

Inset Maps at scale of 1 inch = 800 feet:

Hamlet base maps (plastic film)
Existing land use, hamlets (plastic film overlay)
Chateaugay Lake Area base map (plastic film)
Existing land use, Chateaugay Lake area (plastic film
overlay)
Proposed land use districts

INTRODUCTION

This comprehensive land use plan is intended to serve as a guide for the future growth and development of the Town of Ellenburg. It is an advisory plan that establishes policies which insure that future growth will occur in an orderly manner, and will be in the best interests of the health, safety and welfare of existing and future residents of the town.

A land use plan is the first step in the preparation of a land use regulation such as zoning. According to New York State law, a zoning regulation must be based upon a "comprehensive plan." It is therefore intended that the policies and land use plan map contained in this document be used in formulating a zoning or similar land use law for the Town of Ellenburg.

Factual information and analyses contained herein were prepared by the professional planning consultant retained by the town. Goals and objectives, as well as the land use plan map, compatible use chart and other policy recommendations, reflect the views of the Town of Ellenburg Land Use Committee. The Land Use Committee met periodically with the consultant during the summer and fall of 1990 to review information and establish the recommendations contained herein.

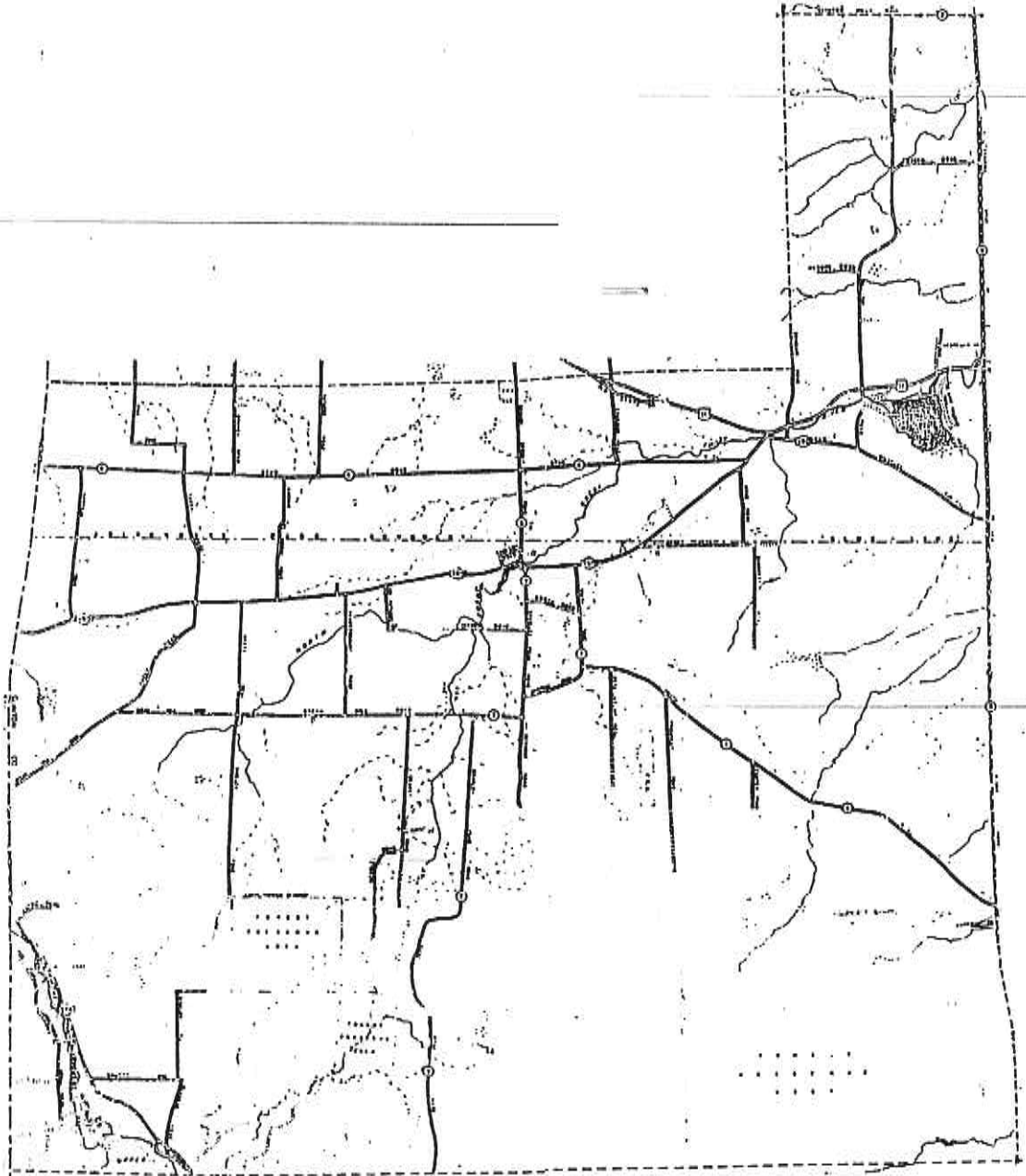
SOILS

Soils information was derived from maps and soil interpretation records available from the Clinton County office of the U.S. Soil Conservation Service. Soil mapping for much the town has been done on a detailed level and is quite accurate. At the most detailed level of mapping a soil sample is taken about every four acres, on the average. Even so, there is some variability within the mapping units so that, for example, where the map may indicate that soils are poor for septic leach fields, it may be possible to find spots within the mapped area which are satisfactory for a leach field. The maps therefore are good information for community planning purposes, but are no substitute for on-site soil testing on a particular piece of property.

Detailed soil data is not available for two areas of town. (see Map 1) The first such area is in the Chateaugay Lake section, on the northeast side of State Route 374, and including Shutts and Bigelow Roads. The second area is in the east-central section of town, extending from the Military Turnpike south to Smith Road. For these areas the only available information is at the Soil Association level, or "meso-intensity" mapping, where one soil sample is taken, on the average, every 40 acres. Information for these areas is therefore not very accurate, and is highly generalized.

MAP 1

TOWN OF ELLENBURG, BASE MAP



Soil Limitations Table

Table 1 was derived from "Soil Interpretation Records" available from the Soil Conservation Service (SCS). It is important to note that "Severe" limitations for homes or septic absorption fields as shown in the table do not necessarily preclude development from occurring upon such soils. The following definitions for "slight," "moderate," and "severe" limitations are used by the SCS:

- Slight:** These soils have few or no limitations which restrict their use for selected community purposes.
- Moderate:** These soils have limitations which reduce to some degree their desirability when used for selected community purposes. These may require some corrective measures.
- Severe:** These soils have unfavorable properties that severely restrict their use and desirability for community purposes. A severe rating does not mean the soil can not be used for a specific use. It does indicate problems during and after construction. Costs are usually greater than soils rated as slight or moderate, and many times costs are prohibitive.

The column labelled "Overall Suitability for Development" was derived by the consultant for community planning purposes.

"Good" soils are those best for development, and are deep, well-drained and suitable for basements.

"Fair" soils have some characteristics which limit their desirability, such as slow percolation rates for septic effluent fields, wetness during certain times of the year, or somewhat shallow depth to bedrock. In some cases, the limitation is due to moderate slopes.

"Poor" soils are generally wet, poorly drained soils with a high clay content creating a very slow soil percolation rate. Some have a shallow depth to bedrock. Conventional septic systems are prone to failure, and a major problem is the installation of adequate on-site septic systems at an affordable cost. Such areas are generally suitable for scattered rural development provided that adequate sewerage disposal is provided, but are not well suited for more intensive development.

"Unsuitable" soils are those which have standing water during portions of the year, are near streams and are frequently flooded, or are located upon steep slopes.

TABLE 1
SOIL LIMITATIONS, DETAILED SOIL SURVEY AREA

ID No.	Soil Series	Limitations for:			Characteristics:		OVERALL SUITABILITY FOR DEVELOPMENT
		Septic Effluent Fields	Homes without Basements	Homes with Basements	Subject to ponding or flooding?	Percolation Rate at 30 inch depth (min. per inch)	
4	Medomaic	severe	severe	severe	flooding	100 to 300	unbuildable
5	Floraquents	severe	severe	severe	flooding	varies	unbuildable
9	Saco	severe	severe	severe	flooding	30 to 100	unbuildable
15A	Waddington	severe	moderate	moderate		3 to 10	fair
17B, 18B	Adams	severe *	slight	slight		< 3	fair
17C, 18C	Adams	severe *	moderate	moderate		< 3	fair
20B	Croghan	severe *	moderate	severe		< 3	fair
22B	Duane	severe *	moderate	slight		3 to 10	fair
24A	Deerfield	severe *	moderate	severe		< 3	fair
26B	Ocqueoc	severe	slight	slight		30 to 100	fair
28B	Briggs	severe *	slight	moderate		3 to 10	fair
29B	Colton	severe *	slight	slight		< 3	fair
40	Heuvelton	severe	moderate	severe		300 to 1000	fair
41A	Muskellunge	severe	severe	severe		300 to 1000	poor
42	Adjiaumo Clay	severe	severe	severe	ponding	300 to 1000	unbuildable
43	Aduiaumo Loam	severe	severe	severe		300 to 1000	poor
45	Junius	severe *	severe	severe		3 to 10	poor
50A	Hailesboro	severe	severe	severe		100 to 300	poor
69A	Coveytown	severe	severe	severe		30 to 100	poor
73	Cook Mucky	severe	severe	severe	ponding	30 to 100	unbuildable
	Bice	moderate	slight	slight		10 to 100	good
75C	Bice	moderate	moderate	moderate		10 to 100	fair
76B, C	Schroon	severe	moderate	severe		30 to 100	fair
77A, B	Pillsbury	severe	severe	severe		30 to 100	poor
78A, B	Lyme	severe	severe	severe		10 to 100	poor
79	Tughill	severe	severe	severe	ponding	100 to 300	unbuildable
81B	Heron	severe *	slight	slight		3 to 10	fair
82C	Becket	severe	severe	severe		300 to 1000	poor
83B	Berkshire	slight	slight	slight		10 to 100	good
84B	Sunapee	severe	moderate	severe		10 to 100	fair
89B	Clinburg	(slight)	(slight)	(slight)		10 to 30	good
92B	Skurry	severe	moderate	severe		30 to 100	fair
95A, B	Galway	severe	moderate	severe		100 to 300	fair
100	Lupton	severe	severe	severe	ponding	10 to 100	unbuildable
101	Cathro	severe	severe	severe	ponding	30 to 300	unbuildable
104, 105	Udorthents	varies	varies	varies		varies	varies
106	Urban Land	varies	varies	varies		varies	varies
110	Saprists	severe *	severe	severe	ponding	< 3 to 10	unbuildable
111	Pits, Gravel	severe *				< 3	varies
112	Pits, Sand	severe *				< 3 to 10	varies
116	Markey Muck	severe	severe	severe			
119B	Rock Outcrop	severe	severe	severe			unbuildable
144	Roundabout	severe	severe	severe		100 to 300	poor
145A	Deford	severe	severe	severe	ponding	3 to 10	unbuildable

171B	Plainfield	severe *	slight	slight		< 3	fair
171F	Plainfield	severe	severe	severe		< 3	unbuildable
190C	Turnbridge	severe	severe	severe		10 to 100	poor
195C	Insula	severe	severe	severe		30 to 100	poor
229C	Colton	severe *	moderate	moderate		< 3	fair
275C	Bice	moderate	slight	slight		10 to 100	good
276B,C	Schroon	severe	moderate	severe		30 to 100	fair
277B	Pillsbury	severe	severe	severe		30 to 100	poor
278B	Lyme	severe	severe	sever		10 to 100	poor
280B							
281C	Hermon	severe *	severe	severe		3 to 10	poor
282C	Becket	severe	severe	severe		300 to 1000	poor
283C	Berkshire	moderate	moderate	moderate		10 to 100	fair
284B,C	Sunapee	severe	moderate	severe		10 to 100	fair
286B	Adirondack Loam	severe	moderate	severe		100 to 300	fair
287B,D,E	Becket	severe	severe	severe		300 to 1000	unbuildable
298B,C	Clinburg	(moderate)	(moderate)	(moderate)		10 to 30	fair
296B,C	Torull	(severe)	(severe)	(moderate)		100 to 300	fair
299B							
308C	Schroon	severe	moderate	severe		30 to 100	fair
367	Searsport	severe	severe	severe	ponding	< 3 to 100	unbuildable
375C	Colton	severe *	slight	slight		< 3	fair
375F	Colton	severe	slight	slight		< 3	fair
621C,623C	Bice	moderate	moderate	moderate		10 to 100	fair
625C	Schroon	severe	moderate	severe		30 to 100	fair
627B	Pillsbury	severe	severe	severe		100 to 300	poor
641C	Berkshire	severe	severe	severe		10 to 100	poor
641D	Berkshire	severe	severe	severe		10 to 100	unbuildable
644C	Berkshire	severe	severe	severe		10 to 100	poor
661D	Hermon	severe	severe	severe		< 3 to 10	unbuildable
663C	Waumbeck	severe *	moderate	severe		< 3 to 10	fair
709B	Adirondack	severe	severe	severe		100 to 300	poor
721C	Becket	severe	severe	severe		30 to 300	poor
723C	Becket	severe	slight	moderate		100 to 300	fair
725B,727B	Skerry	severe	moderate	severe		30 to 300	fair
831D	Turnbridge	severe	severe	severe		10 to 100	unbuildable
931C,933C	Mundal	severe	moderate	severe		30 to 300	fair
931D	Mundal	severe	severe	severe		30 to 300	unbuildable
935C	Worden	severe	severe	severe		30 to 300	poor
937B	Wilmington	severe	severe	severe		30 to 300	poor
941C	Rawsonville	severe	severe	severe		10 to 100	poor
941D,F	Rawsonville	severe	severe	severe		10 to 100	unbuildable
945F	Hogback	severe	severe	severe		10 to 100	unbuildable
949F	Rock Outcrop	severe	severe	severe			unbuildable

Overall Suitability Rating:

Good = Slight limitations for homes with and without basements,
slight to moderate limitations for septic effluent fields

Fair = Some limitations for homes and/or severe limitations for septic effluent fields

Poor = Severe limitations for homes with and without basements, and septic effluent fields

Unbuildable = subject to ponding or flooding, slope over 15 percent, rock outcrop, or muck

Items in parentheses are estimates made by the consultant based upon incomplete data

* = severe due to rapid percolation and potential for groundwater contamination

SOIL LIMITATIONS, GENERALIZED MAPPING AREA

Map ID	Soil Association	Limitations for:			Characteristics:		OVERALL SUITABILITY FOR DEVELOPMENT
		Septic Effluent Fields	Homes without Basements	Homes with Basements	Subject to ponding or flooding?	Percolation Rate at 30 inch depth (min. per inch)	
CP	Carlisle-Palms Carlisle Palms	severe severe		severe severe	muck muck	10 to 30 30 to 100	unbuildable
EWB	Empeyville-Westbury Empeyville Westbury	severe severe		moderate severe		100 to 300 300 to 1000	fair/poor
HC	Hermon	moderate		moderate		3 to 10	fair
HD	Hermon	severe		severe		3 to 10	poor
HLB	Hermon-Leicester Hermon Leicester	severe severe		slight severe		3 to 10 3 to 10	fair/poor
NLB	Nicholville-Livingston Nicholville Livingston	severe severe		moderate severe		10 to 30 > 1000	fair/poor
FSA	Podunk-Suncook Podunk Suncook	severe severe		severe severe	flooding flooding	3 to 10 < 10	unbuildable
RCF	Rock Outcrop - Canaan Rock outcrop Canaan	severe severe		severe severe		NA	unbuildable
STB	Sun-Tuller Sun Tuller	severe severe		severe severe		30 to 300 30 to 100	poor
WECC	Worth-Empeyville-Canaan Worth Empeyville Canaan	severe severe severe		moderate moderate severe		100 to 300 300 to 1000	fair
WECD	Worth-Empeyville-Canaan Worth Empeyville Canaan	severe severe severe		severe severe severe		100 to 300 300 to 1000	unbuildable
WRF	Worth - Rock Outcrop Worth Rock Outcrop	severe severe		severe severe		100 to 300 NA	unbuildable

There is a considerable degree of variability within some of the soil groups, particularly those located in the hilly or mountainous sections of town where small pockets of more level or deeper soils may exist within a larger area classified as "poor" or "unbuildable."

Suitability for Septic Systems

Very little of the land within the Town of Ellenburg is well suited for conventional on-lot septic systems. Soil percolation rates tend to be either too slow or too rapid for leach fields and seepage pits (see Map 2).

Many of the soils have slow percolation rates due to a clayey composition. According to state guidelines, conventional septic systems are not recommended for percolation rates slower than 60 minutes per inch. (Waste Treatment Handbook, Individual Household Systems, N.Y.S. Department of Health, June 1979, pages 21 and 25.) Most of the land area within the Town of Ellenburg is underlain by soils with percolation rates somewhat slower than these guidelines. In some areas, such as in portions of Ellenburg Depot hamlet, percolation rates are extremely slow.

There are some areas characterized by sandy or gravelly soils which have the opposite problem: the percolation rate is too rapid, creating the possibility of inadequately treated sewage polluting the groundwater. This is particularly true in areas where a high water table exists. However, these types of soils are not common in Ellenburg, and are found in only a handful of small areas.

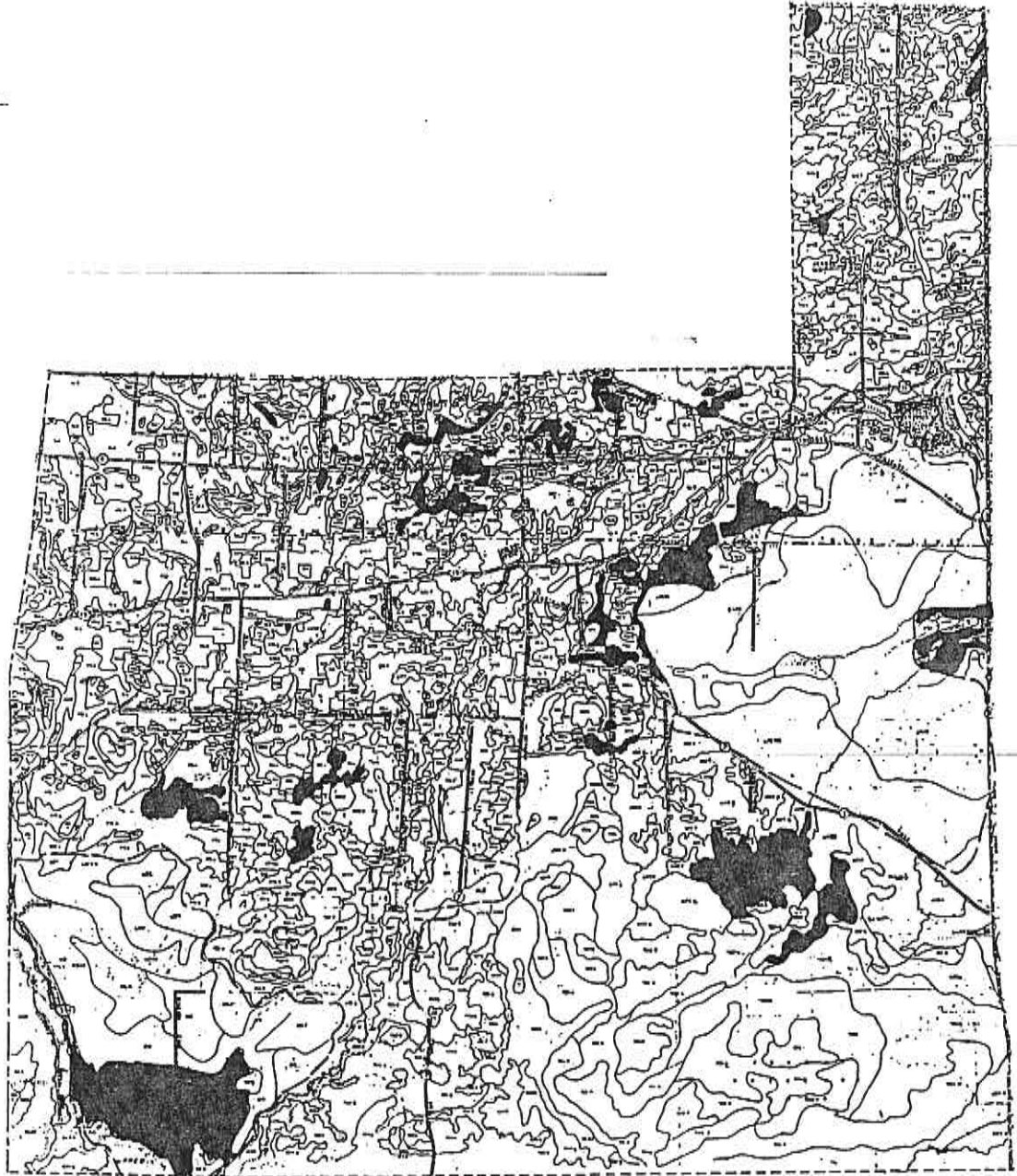
It can be seen by examining Map 2 that almost none of the developable land within the Town of Ellenburg is underlain by soils with percolation rates well suited for septic systems. This does not preclude development in such areas, but does indicate that care must be taken to install on-lot septic systems which are carefully sited and adequately designed for the soil conditions at the site. In many cases a larger and more costly leach field may be required (more footage of pipes), while on soils with more restrictive characteristics an alternative system may be used. Alternatives include fill or mound systems, and evaporation-absorption systems.



Relationship to Lot Size

According to a spokesman from the N.Y.S. Department of Health (DOH), a lot size of at least 20,000 square feet is necessary in areas with severe limitations for septic systems. The space is necessary in order to provide enough room on the lot to place an adequately designed system and meet minimum distance requirements from wells, the house, and property lines. The DOH also suggests that if a properly designed

MAP 2

SOIL PERCOLATION RATES



-  10 to 100 minutes per inch (good for septic systems)
-  Greater than 100 or less than 10 minutes per inch (poor for septic systems)

system is installed, which could mean for example a fill system, a 20,000 square foot lot is sufficient.

However, there are reasons to suggest that a larger minimum lot size than 20,000 square feet is necessary in order to insure adequate functioning of septic systems.

First, according to the Clinton County Health Department, the average duration for a septic system is about 15 to 20 years, at which time it reaches capacity and needs to be replaced. Fill systems are especially prone to reaching a saturation point after which they will not function properly. The County Health Department reports that they receive about 250 complaints each year of failing septic systems. When a system fails, either a new location on the property must be found to install a new one, or else the old leach field and the earth surrounding it must be removed in order to provide space. The latter alternative is very costly. Therefore, a 20,000 square foot lot may not be sufficient in the long run when considering that there may be a need for more than one site for a leach field on a property.

Second, failing septic systems may not be replaced or made to function properly. The county responds to complaints, but has no resources to devote to periodic inspections of existing septic systems. Thus, as insurance against septic system failure on neighboring properties, a minimum lot size larger than 20,000 square feet is justified in areas with slow percolation rates.

Third, the minimum 20,000 square foot lot recommended by DOH assumes that there are no limiting factors due to terrain or shape of the parcel. On oddly shaped lots, and where limiting factors such as wetlands, streams, rock outcrops and other such natural features exist, the minimum lot size should be larger. There should be at least 20,000 square feet of useable land on the property.

Forth, the minimum 20,000 square foot lot assumes that the the entire site plan for the buildings, driveways, water supply and sewerage system have all been carefully planned in advance in order to insure that the required setbacks for leach fields can be met. Unfortunately, this is not always the case.

In summary, if properly planned, on a well shaped parcel of land free from environmental restrictions, and if properly maintained and replaced when necessary, an adequate septic disposal system may be placed upon a 20,000 square foot lot. Otherwise, a larger size is appropriate.

For these reasons a minimum lot size larger than 20,000 square feet is recommended for the rural portions of the Town of Ellenburg. About 3/4 of an acre, or 30,000 square feet, would be sufficient.

Soils Suitable for Development

Areas of town suitable for development are shown on Map 1 as good or fair soils (blank areas on the map). Much of the town is underlain by a deep glacial till which is generally well suited for development provided that adequate septic systems are installed.

The Ellenburg Depot hamlet area is underlain by soils poor for development, and slow percolation rates for septic systems.

The Ellenburg Corners hamlet area is underlain by generally fair soils, with some areas of poor soils.

The Route 11 corridor between the Depot and the Corners is characterized by a mixture of fair and poor soils. West of the Corners on Route 11, soils are well suited for development.

Soils in the Ellenburg Center hamlet area are fair and generally pose few limitations.

Soils near Chateaugay Lake tend to be well suited for development except that they are sandy and have rapid percolation rates, thus creating a potential groundwater pollution hazard as well as the potential for adding nutrients to the lake. Also, there are some steep, and therefore erodible, slopes near the lake, which if developed could create soil erosion and runoff problems, adding sediment and additional nutrients to the lake water.

Planning Implications

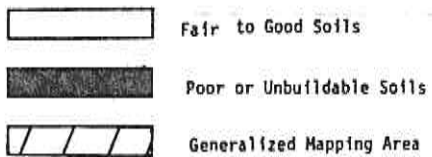
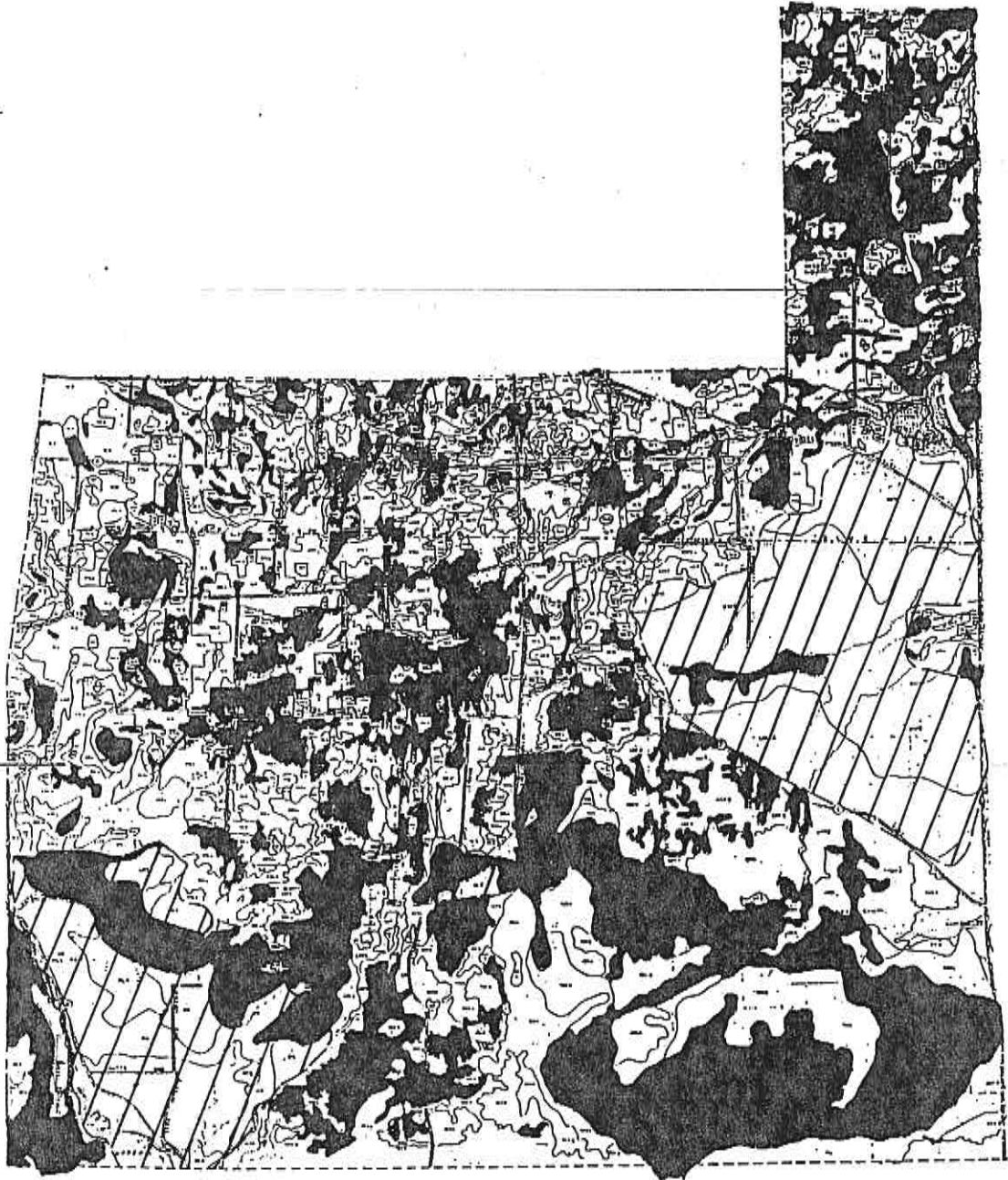
a. Due to poor soils for septic effluent fields, a minimum lot size of at least 20,000 square feet is recommended throughout the town. A minimum lot size of 30,000 square feet is recommended for rural portions of town.

b. It is recommended that the Town of Ellenburg require that an "An Approved Permit to Construct an Individual Sewage Treatment System" be obtained from the Clinton County Health Department as a condition for obtaining a Building Permit.

c. Most of the accessible portions of town are underlain by soils which do not pose serious limitations for development. Exceptions are in the northern "panhandle" area, Ellenburg Depot hamlet, and portions of the Route 11 corridor between the Depot and the Corners.

MAP 3

SOIL SUITABILITY FOR DEVELOPMENT



WATER RESOURCES

Streams

New York State classifies all streams and water bodies in the state according to their suitability for different uses.

State Classification:

- AA = Source of water supply (chlorination required), bathing, fishing
- A = Source of water supply (filtration and chlorination required), bathing, fishing
- B = Bathing, fishing
- C = Fishing
- D = Unsuitable for the above uses
- (t) = Trout waters

There are numerous classified streams in the Town of Ellenburg. Most are classified as "C(t)," suitable for fishing and trout waters. Only a handful of minor tributaries located near the southern border of town, and feeding into Chazy Lake, are classified as level "A." Chateaugay Lake is classified as level "B," suitable for swimming.

Streams classified as "C" or higher by the state require a stream protection permit from the N.Y.S. Department of Environmental Conservation for any activity which would directly affect the stream bed or banks, such as building bridges or dams, or excavating in the stream. However, activities near the stream but not directly on its banks, such as clearcutting vegetation or otherwise creating a soil erosion problem, are not regulated by the state.

It is important to retain natural vegetation near higher quality streams for at least two reasons. First, vegetation holds soil in place preventing erosion and consequent siltation of the stream. Second, if shade is removed water temperatures rise which may render the habitat unsuitable for trout which are cold water species. In Ellenburg this is especially important for streams and brooks which flow through forested areas. As development occurs, the high quality of these streams can be maintained if natural vegetation is retained in a buffer strip along the streams, and if measures are taken to control soil erosion which may result from clearcutting properties as they are developed.

Wetlands

Wetlands, once thought of as wasteland, are now recognized as important elements of the natural landscape which serve several beneficial functions.

Wetlands are important in flood control because they serve as

natural stormwater retention basins, holding stormwater and releasing it slowly downstream. Eliminating wetlands raises peak flood levels downstream during periods of heavy rain.

Wetlands provide groundwater recharge by allowing surface water to slowly settle into the ground, especially in areas underlain by sand or gravel deposits.

Another value of wetlands is their ability to purify water. Silt, sediments, nutrients and sewerage, when entering a wetland through a feeder stream become assimilated into the system. Silt and sediments settle out, and nutrients are used by plant life of the wetland. Water leaving the wetland may be considerably more pure than the water entering it. In some areas, wetlands are utilized as natural sewerage treatment systems.

Wetlands also are rich habitat for numerous wildlife species, including waterfowl and fur bearing animals such as muskrats, beaver and others.

Finally, wetlands have aesthetic value by providing visual open space in a community.

Wetlands are fragile environments which can be destroyed by direct dredging and filling, as well as by soil erosion in the surrounding area which creates siltation that will fill the wetland over a period of time.

They are not good to build on because of the seasonal high water table which may result in wet basements and non-functioning septic systems. Also, the poorly drained muck soils of wetlands have a low bearing strength and are not good for development, especially larger structures designed for commercial use.

For these reasons, both the State of New York and the Adirondack Park Agency have regulations protecting wetland areas. Outside the Adirondack Park, New York State regulates wetlands 12.4 acres or more in size pursuant to the Freshwater Wetlands Act. This act requires that a permit be obtained for any activity which would affect the wetland, such as dredging, filling, draining and most types of construction in the wetland itself or within a buffer areas surrounding the wetland. Agricultural activities are exempt from regulation. (See Map 4) Inside the Blue Line, the Adirondack Park Agency requires a permit for any activity affecting a wetland 1 acre or larger in size.

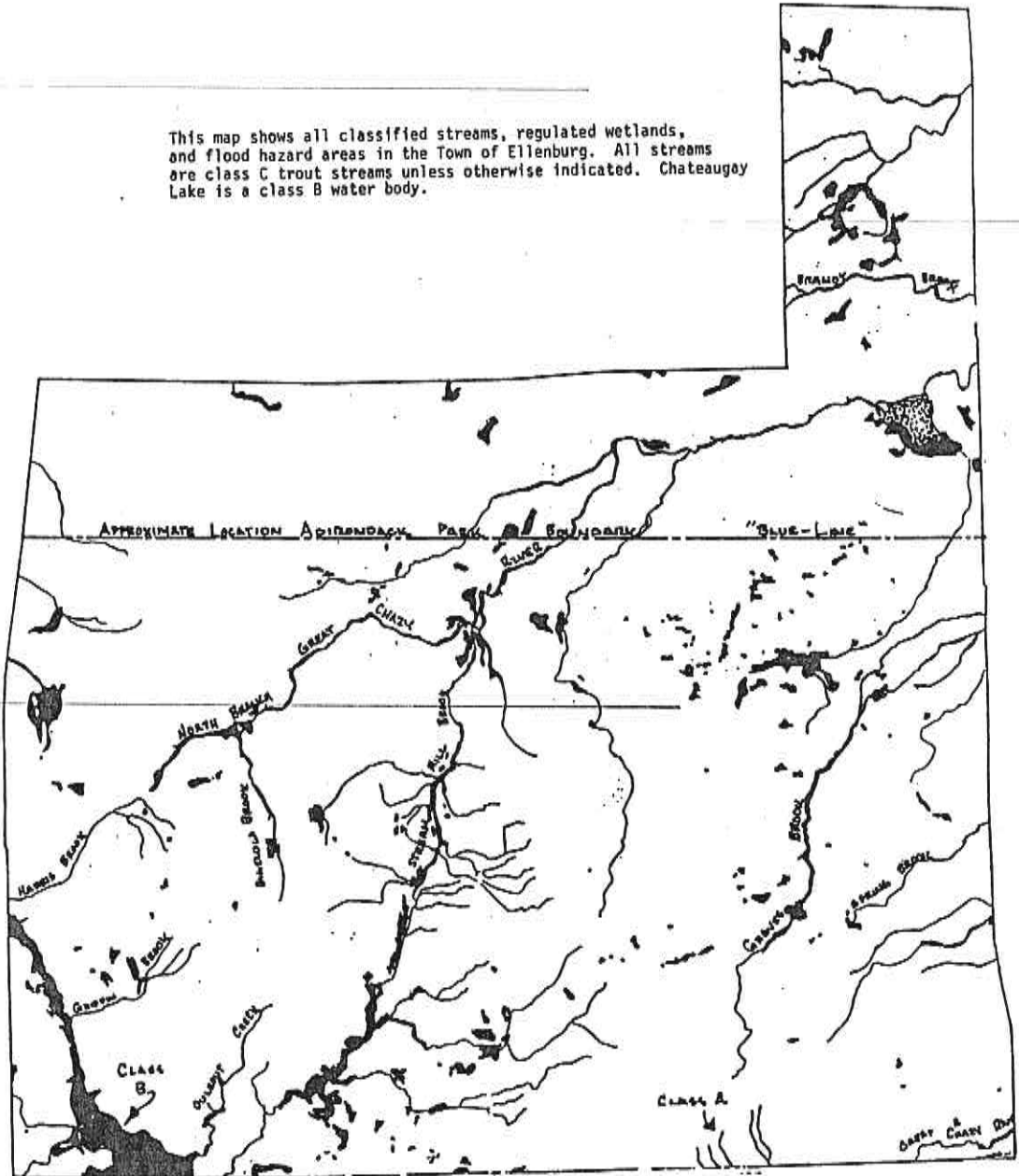
Flood Hazard Areas (floodplains)

Flood hazard areas within the Town of Ellenburg have been mapped as part of the National Flood Insurance Program, and development in these mapped areas requires a permit from the N.Y.S. Department of Environmental Conservation. Structures built in flood hazard areas must be "flood proofed," and built above the estimated 100 year flood level.

MAP 4

WATER RESOURCES

This map shows all classified streams, regulated wetlands, and flood hazard areas in the Town of Ellenburg. All streams are class C trout streams unless otherwise indicated. Chateaugay Lake is a class B water body.



Groundwater

There is insufficient information available to make any conclusions concerning the quality or quantity of Ellenburg's groundwater.

There are only a few small areas in the town that potentially are prime aquifer recharge areas, according to the soils information discussed earlier in this document. Such areas are those on level or gently rolling terrain and which are underlain by a porous soil material such as sand or gravel.

OTHER ENVIRONMENTAL CHARACTERISTICS

Wildlife Habitats

Map 5 shows wildlife habitats within the Town of Ellenburg. The information is somewhat old, having been obtained in 1974, and only covers the portion of town inside the Blue Line. Deer wintering areas are locations where deer take refuge in times of deep snow. They are areas where snowfall is shallower and which also contain browse. Diverse ecosystems are areas which offer a combination of habitats that some wildlife need in certain stages of their life cycle, and thus are particularly important for sustaining wildlife populations.

One area of concern is just west side of Chateaugay Lake, where there exists a deer wintering area, waterfowl nesting area, and a "diverse ecosystems" area. There may be some future development near these habitats due to proximity to the lake and the views available.

Most of the other important wildlife habitat areas are located in relatively isolated locations.

Scenic Vistas

There are many areas with good panoramic views in the Town of Ellenburg, but the ones which have been identified as particularly important exist along old Route 190 in the vicinity of Tacey Road. This area has been designated as a "scenic vista" on the Adirondack Park Land Use and Development Plan Map. View protection will be a consideration for any projects reviewable by the Adirondack Park Agency in this area.

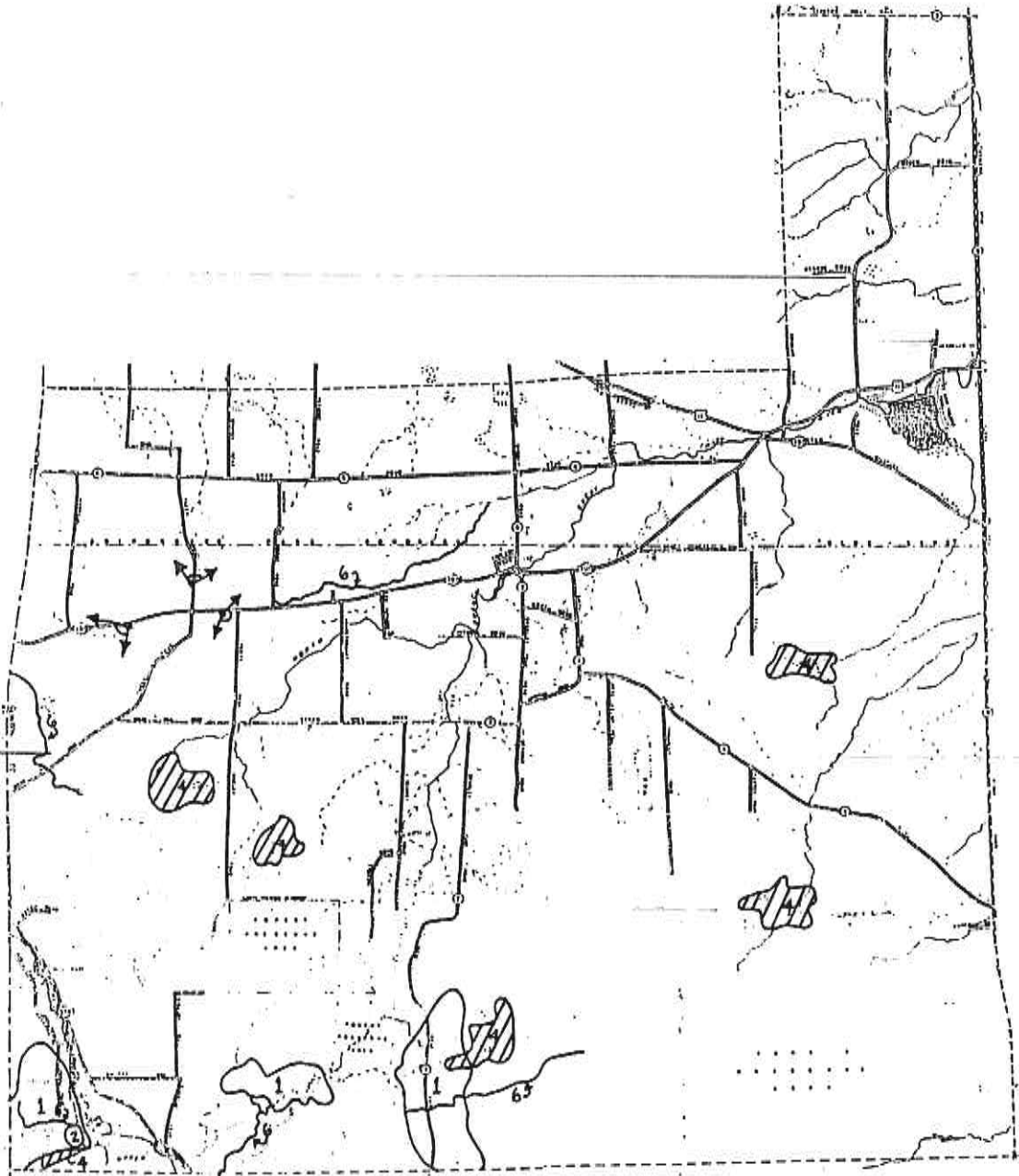
Unbuildable Lands

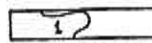
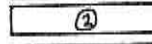

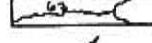

Map 6 shows the location of all lands considered unbuildable in the Town of Ellenburg due to physical conditions: steep slope, wetlands, floodplains, and unbuildable soils. Most of these areas occur either in the mountainous region to the south, or on the wet portions of the northern panhandle.

MAP 5

WILDLIFE HABITATS AND SCIENTIFIC VISTAS

(Data Available for inside the Blue Line Only)

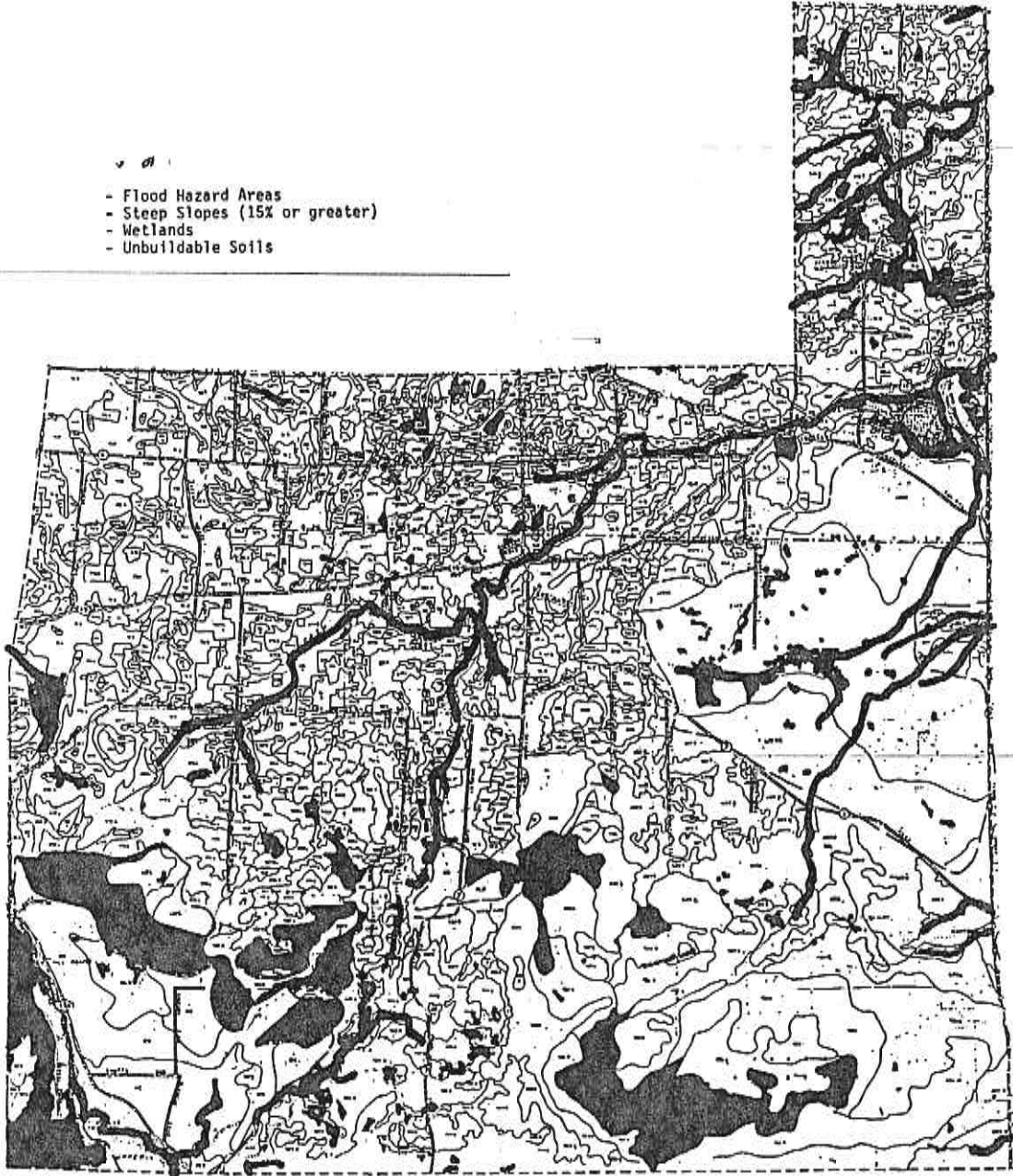


- | | |
|---|--------------------------|
|  | 1 - Deer Wintering Area |
|  | 2 - Waterfowl Nesting |
|  | 4 - Diverse Ecosystems |
|  | 6 - Fish Breeding Waters |
|  | - Scenic Vista |

MAP 6

UNBUILDABLE LANDS

- Flood Hazard Areas
- Steep Slopes (15% or greater)
- Wetlands
- Unbuildable Soils



AGRICULTURAL DISTRICTS

There are two New York State Agricultural Districts established in the Town of Ellenburg. (See Map 7)

Clinton County Agricultural District Number 10 encompasses 21,378 acres of farmland within the town. This district was established in July 1988 and will be up for renewal in July of 1996. Agricultural District Number 3 encompasses an additional 1267 acres. It was originally established in January 1975, was renewed in 1983, and will be up for renewal again in January 1991. Together, 22,646 acres are within Agricultural Districts in the Town of Ellenburg, representing 32 percent of its total land area.

Farms within a district are offered protection against land development pressures in exchange for a commitment to use the land for agricultural purposes. Benefits of being in a district include: (a) land cannot be assessed higher than its value for agricultural purposes, (b) a municipality may not adopt any laws or regulations which would unduly restrict normal agricultural operations, and (c) state or federal projects must undergo a thorough review before being located within an Agricultural District. Districts are established for a period of 8 years at a time. They are formed by farmers requesting to be in one, the county establishing the district, and then the county obtaining approval at the state level.

If a farmer sells land for non-agricultural purposes during the 8 year period, then a "rollback" tax, consisting of all the property tax benefits accrued by being in the district, must be paid. (If there is little difference between the assessed value of the property as a result of being in the Agricultural District compared to what it would have been otherwise, then the rollback tax would be insignificant.) In any event, a farmer may elect, without penalty, to withdraw from a district when it comes up for renewal after 8 years.

Planning Implications

Most people would probably agree that farmland provides much more than economic benefits to a community. Farmland provides the rural character and the wide open views that are sought by residents seeking a rural life style. Preserving farms is therefore a public concern. Land use controls may help preserve farming by minimizing land development pressures which may eventually result in large amounts of land being sold for development, or being sold as a speculative investment in which case the property may remain idle for years.

Land use controls designed for farming areas may be established by creating an agricultural zone within a zoning law.

MAP 7

AGRICULTURAL DISTRICTS



An agricultural zone for a rural town such as Ellenburg would limit permitted uses to farming, single family homes, and business uses commonly found in rural areas. Some communities have adopted very large minimum lot sizes ranging from 5 to 20 acres in an attempt to discourage development on farmland. Such a strategy might have the opposite effect in Ellenburg given its lack of development pressure and relatively low land prices. For example, a farmer selling two building lots in order to obtain extra cash would lose a great deal of acreage if they were large lots, but very little if they were small lots.

It is also recommended that any land use regulation minimize the amount of paperwork required of the farmer by exempting farm buildings from obtaining permits. In addition, active farms should be permitted to locate a mobile home on the property for the purposes of housing farm employees.

Ultimately, of course, the town itself can do little to affect the economics of farming, which is the main factor in farmland being taken out of production.

HIGHWAYS

State Highways

State Route 11 is a major arterial highway which traverses the northern portion of town. It is constructed to the highest design standards, and is a "heavy duty" highway suitable for truck traffic. The section of State Route 190 known as the Military Turnpike, extending from the eastern town boundary to Ellenburg Corners hamlet, has been recently reconstructed and is also a heavy duty highway. The portion of State Route 190 west of Ellenburg Corners has been realigned, the new alignment being along Star Road. This portion will be reconstructed in the future, and it will also be a high speed route suitable for truck traffic. Old Route 190, which passes through Ellenburg Center hamlet, is in reasonably good condition over most of its length, represents another route suitable for trucking, at least at present. Route 374 in the Chateaugay Lake area is the other state highway. It is narrower, contains more curves than Route 11, and is residential in character, and therefore is a less desirable route for heavy duty traffic.

A permit from the New York State Department of Transportation is required for any new driveway or access onto any state highway.

County Highways

County highways in the Town of Ellenburg are similar to town highways in that they would be classified as "light duty" roads suitable for automobile traffic, but not constructed to

standards suitable for sustained truck traffic.

A permit from the Clinton County Highway Department is required for any new driveway or access onto any county highway.

Town Highways

The majority of town highways in Ellenburg are paved, two-lane roads suitable for residential development.

Map 8 shows the location of the unimproved and/or single-lane town highways. A single lane highway is considered to be narrower than 16 feet. Development on these unimproved roads could result in higher road maintenance and improvement costs to the town. Some of these roads have been "seasonally abandoned" by the town, meaning that no maintenance occurs during winter months. However, should a new residence or business locate on such a road and demand that it be opened and maintained, the town is obligated to do so, which may mean plowing miles of road to reach one residence. Land use controls could discourage development in such areas.

Access to Roads

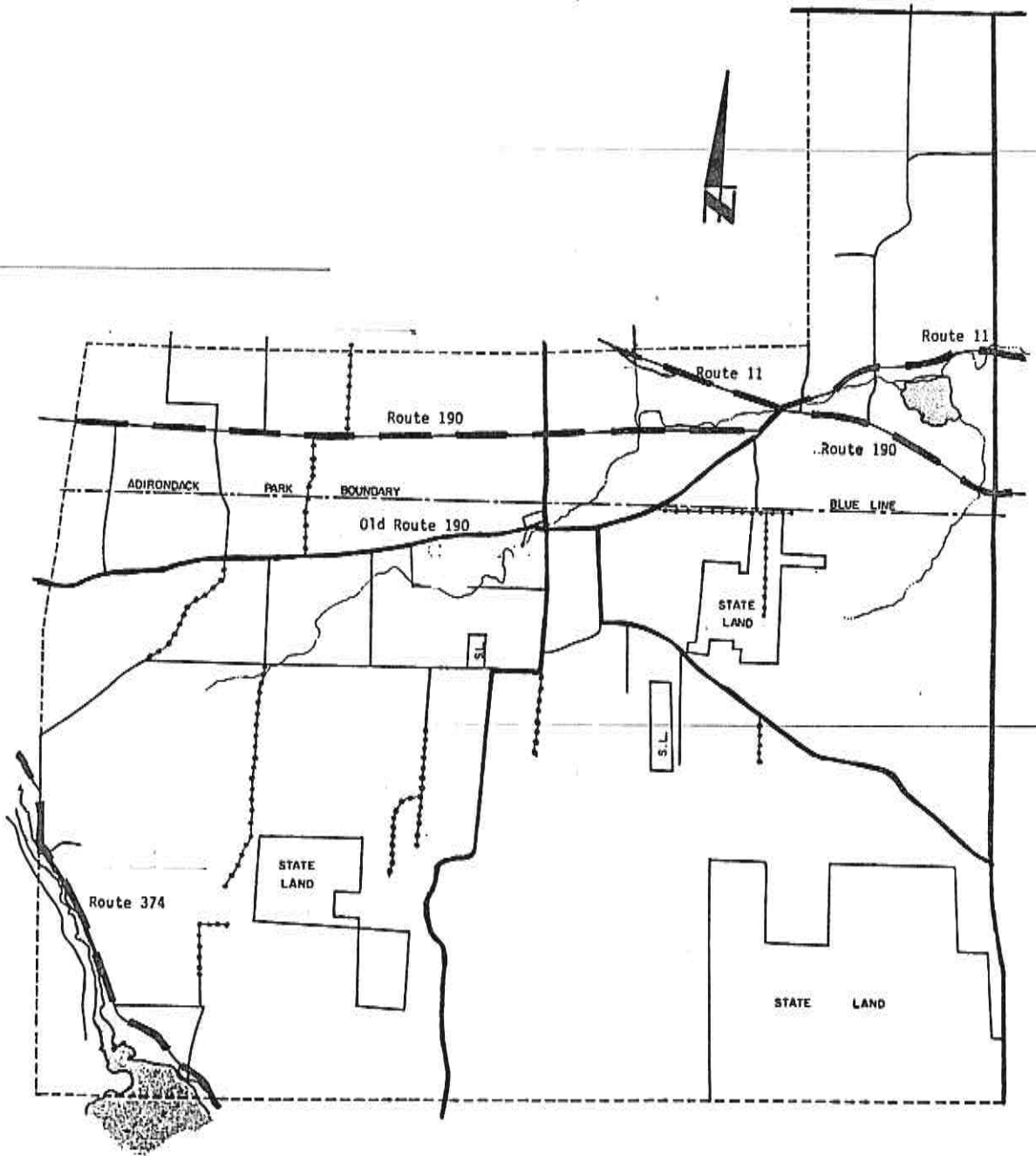
New York State Town Law, Section 280(a) requires that any new structure requiring a building permit from the town must be accessible by means of a minimum 15 feet right-of-way from: (1) a public highway; or (2) a private road shown on a subdivision plat duly filed in the county clerk's office. The purpose of this law is to insure adequate access for emergency vehicles. It is therefore recommended that all new lots within the Town of Ellenburg be required to have at least 15 feet of road frontage along a public highway or private road constructed to certain standards.





New Roads

Most new roads in the Town of Ellenburg will be short access roads constructed by land developers. The town may choose on a case by case basis whether or not to adopt such roads as public highways. A set of road construction standards is usually adopted by towns in order to inform developers of the minimum standards which will be acceptable.

The town could require that subdividers construct roads to minimum standards by adopting a subdivision control law. Such a law would insure that all new roads within the town will meet minimum standards in the event that they become public highways in the future.

MAP 8
HIGHWAYS



-  State Highway
-  County Highway
-  Town Highway, 2 lane
-  Town Highway, single lane and/or unimproved

SOCIAL AND ECONOMIC CHARACTERISTICS OF THE POPULATION

The following analysis and tables were derived from the latest available U.S. Census data, which is from the year 1980. Although the numbers will have changed considerably by the year 1990, Ellenburg's characteristics relative to the remainder of Clinton County should remain about the same.

The age structure of the Town of Ellenburg is typical of non-growing rural communities where younger persons have left the town in pursuit of employment, leaving behind a higher than average proportion of persons in the older age brackets. Ellenburg had a much smaller percentage of population in the 15 to 24 age group than for the county as a whole, and a significantly higher percentage in the over age 55 groups. In the future it is likely that some younger families will move into Ellenburg because land prices are lower than in areas closer to Plattsburgh. However, younger persons growing up in the town will probably continue to move elsewhere as they reach employment age. It is likely that the town's population will remain relatively older than other areas in the county, in part because of the in-migration of retirees. A large amount of the land in the Town of Ellenburg is owned by non-residents, and some of them will probably retire in the town.

The low percentage graduating from high school likely reflects the relatively older population. In past decades it was much more common not to complete a high school education than it is for today's generation.

Income and housing value data reveals that Ellenburg is among the lower income towns in the county. Only the Towns of Dannemora and Clinton had lower median family incomes in 1980. A significantly higher than average proportion of the families had incomes below the poverty level, 19.9 percent in the Town of Ellenburg compared to 9.3 percent in Clinton County. Housing values were also considerably lower than the county average.

Occupation and industry data shows that the town is an agricultural and "blue collar" community. In comparison with the county, a very high percentage of Ellenburg's population was employed in farming, a somewhat higher percentage was employed in "blue collar" occupations of operators, fabricators, and laborers, and a significantly smaller proportion was employed in "white collar" occupations.

Planning Implications

Due to the high proportion of low to middle income families in the Town of Ellenburg there is a need for affordable housing. Some of this housing would appropriately be in the form of mobile homes, either sited individually, or in parks. Given the aging nature of its population, housing

for the elderly in the form of town house clusters, or the renovation of larger older homes into apartment, is also needed. The best location for elderly housing would be within the hamlets where goods and services are available.

There will also be a significant demand for conventional housing. Persons in their middle and later middle ages typically seek conventional housing (rather than a mobile home) because they have accumulated the capital to afford a higher value home. Persons in the 45 to 64 year age group and retirees moving into town would constitute a primary market for such housing in Ellenburg.

TABLE 2: SOCIAL AND ECONOMIC CHARACTERISTICS, 1980

	Town of Ellenburg	Clinton County	Difference
AGE			
Median age (years)	28.5	26.2	2.3
AGE DISTRIBUTION (percent in each age group)			
0 to 4	8.1	7.1	1.0
5 to 14	17.9	15.2	2.7
15 to 24	18.5	25.6	-7.1
25 to 34	13.8	16.7	-2.9
35 to 44	9.6	10.8	-1.2
45 to 54	9.6	8.9	0.7
55 to 64	10.7	7.0	3.7
65 +	11.8	8.6	3.2
TOTAL =	100.0	100.0	
EDUCATION			
Percent High School Graduates	48.2	63.7	-15.5
RESIDENCE IN 1975			
Percent in different house	18.4	46.0	-27.6
PLACE OF BIRTH			
Percent born in N.Y. State	89.2	74.4	14.8
INCOME			
Median household income (a)	\$12,325	\$14,186	-\$1,861
Median family income (a)	\$13,726	\$16,386	-\$2,660
% families below poverty level	19.9	9.3	10.6

(a) The term family excludes single persons living alone in a dwelling unit. The term household includes single persons.

	Town of Ellenburg	Clinton County	Difference
	-----	-----	-----
OCCUPATION			
% managerial, professional	13.5	21.9	-8.4
% technical, sales, administrative	19.9	27.5	-7.6
% service occupations	12.9	18.9	-6.0
% farming, forestry	22.7	4.6	18.1
% precision production, craft and repair occupations	10.5	11.3	-0.8
% operators, fabricators, laborers	20.5	15.9	4.6
Total =	100.0	100.0	

INDUSTRY OF EMPLOYED PERSONS (percent in each group)			
Agriculture, forestry	21.9	4.5	17.4
Mining	0.0	0.1	-0.1
Construction	5.9	5.1	0.8
Manufacturing	19.7	16.6	3.1
Transportation	3.5	3.9	-0.4
Communications, other utilities	0.2	2.9	-2.7
Wholesale trade	2.5	2.8	-0.3
Retail trade	10.9	18.6	-7.7
Finance, insurance, real estate	1.5	2.7	-1.2
Business and repair service	1.5	2.3	-0.8
Personal, entertainment, and recreation services	1.4	3.7	-2.3
Professional and related service	19.7	25.5	-5.8
Public administration	11.5	11.1	0.4
TOTAL =	100.0	100.0	

HOUSING VALUE, OWNER OCCUPIED HOMES
 Median value = \$21,100 \$35,400 -\$14,300

VALUE OF OCCUPIED HOUSING UNITS (percent in each group)			
below \$10,000	13.4	5.4	8.0
\$10,000 to \$19,999	33.4	11.5	21.9
\$20,000 to \$29,999	25.2	20.1	5.1
\$30,000 to \$39,999	14.2	22.2	-8.0
\$40,000 to \$49,999	8.3	17.6	-9.3
\$50,000 to \$99,999	5.5	21.5	-16.0
\$100,000 and above	0.0	1.6	-1.6
Total =	100.0	100.0	

Housing Value
 MEDIAN ~~HOUSEHOLD INCOME~~ COMPARED TO CLINTON COUNTY
 MUNICIPALITIES

Municipality, by rank	Median Housing Values
City of Plattsburgh	44,200
Peru	42,100
Town of Plattsburgh	38,500
Beekmantown	37,100
(Clinton County)	(35,400)
Champlain	35,000
Chazy	34,400
Schuyler Falls	33,900
Ausable	29,600
Saranac	29,200
Mooers	28,800
Black Brook	24,600
Altona	22,900
ELLENBURG	21,100
Dannemora	20,700
Clinton	18,000

GROWTH TRENDS

Land Use Change

Table 3, derived from analysis of real property tax rolls, shows changes which have occurred in the Town of Ellenburg from 1980 through 1990.

During that period there was a net increase of 53 residential parcels, primarily in the form of single family dwellings. It is unknown exactly how many of these single family dwellings were mobile homes. The real property tax rolls list 63 parcels as occupied by a mobile home, but the field survey conducted for this study found 120 single-wide mobile homes. The definition of a mobile home for real property taxation purposes apparently differs from the common definition, thus accounting for the discrepancy.

There was no net growth in the number of business uses during the 1980's. The number of commercial properties declined by four, while the number of recreation/entertainment uses increased by one, and one industrial property was added.

There was a modest decline of 14 agricultural parcels, eight of which had been dairy farms. (See Potential for Continued Agricultural, contained later in this report, for further discussion on farmland loss.)

There was a sizeable increase of 77 vacant parcels. A significant portion of these probably represent lots which were subdivided and sold, and are awaiting development, in some cases probably for a seasonal home or a retirement home. These 77 parcels suggest that the Town of Ellenburg can expect modest growth in the future.

Location of New Development

It was possible through examination of tax maps to determine where the new residential growth had occurred within the Town of Ellenburg. (However, no reproducible map was prepared of this.)

No clear pattern emerged from this analysis. Growth was scattered rather equally throughout all sections of town, with somewhat more development in the Chateaugay Lake area than in other sections.

There was no apparent difference in rates of growth inside versus outside the Blue Line of the Adirondack Park.

TABLE 2: CHANGE IN NUMBER OF LAND PARCELS ON TAX ROLLS, BY USE
1980 TO 1990.

PROPERTY CLASSIFICATION	1980	1990	Change
Agricultural	130	116	-14
Residential			
1 family year-round	332	377	45
2 family year-round	12	11	-1
3 family year-round	0	0	0
Rural, year-round	112	109	-3
Seasonal	152	159	7
Mobile home	62	63	1
Multiple mobile home	0	1	1
Multiple residence	2	5	3
Total residential parcels	672	725	53
Vacant Land	335	412	77
Commercial			
Living accomodations	5	5	0
Dining establishments	2	2	0
Motor vehicle	8	7	-1
Storage, warehouse, and distribution	15	10	-5
Banks and office buildings	1	1	0
Miscellaneous services	2	2	0
Multiple use or multi-purpose	8	10	2
Total commercial parcels	41	37	-4
Recreation and entertainment	10	11	1
Community services	22	23	1
Industrial	0	1	1
Public services	10	15	5
Wild, forested conservation lands and public parks	103	96	-7
Not classified	16	0	-16
TOTAL	1339	1436	97

Source : town tax rolls, 1980 and 1990

Land Subdivision and Lot Size

By examination of town tax maps, which were originally prepared in 1975, it was possible to estimate the amount of land subdivision activity which has taken place in the Town of Ellenburg between 1975 and 1990. It was also possible to determine the size of the lots which were created. The results of this analysis are shown on Table 4.

TABLE 4: Size of Lots Created, 1975 through 1990
(excludes large lots from which smaller lots were created)

NUMBER OF LOTS	Inside Blue Line, by APA Zone							
	Town Total	Total Outside Blue Line	Total Inside Blue Line	Hamlet	Moderate Intensity	Low Intensity	Rural Use	Resource Management
Under 20,000 square feet	16	5	11	0	3	0	6	0
20,000 s.f. to 0.9 acre	33	19	14	1	4	0	8	1
1.0 acre to 1.9 acre	40	13	27	1	12	2	9	3
2.0 acre to 4.9 acre	36	23	13	1	3	0	8	1
5.0 acre to 19.9 acre	80	31	49	2	1	1	38	7
20 acres or more	49	16	33	0	0	1	23	9
Total	254	107	147	5	23	4	94	21

PERCENT OF LOTS	Inside Blue Line, by APA Zone							
	TOWN TOTAL	Total Outside Blue Line	Total Inside Blue Line	Hamlet	Moderate Intensity	Low Intensity	Rural Use	Resource Management
Under 20,000 square feet	6.3	4.7	7.5	0.0	13.0	0.0	8.5	0.0
20,000 s.f. to 0.9 acre	13.0	17.8	9.5	20.0	17.4	0.0	8.5	4.8
1.0 acre to 1.9 acre	15.7	12.1	18.4	20.0	52.2	50.0	9.6	14.3
2.0 acre to 4.9 acre	14.2	21.5	8.8	20.0	13.0	0.0	8.5	4.8
5.0 acre to 19.9 acre	31.5	29.0	33.3	40.0	4.3	25.0	40.4	33.3
20 acres or more	19.3	15.0	22.4	0.0	0.0	25.0	24.5	42.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Note: Excludes large lots from which smaller lots were created.

Source: Analysis of town tax maps

A large number of lots were created in the Town of Ellenburg during the 1974-1990 period. The total 254 lots created represent a rate of about 17 per year. More lots were created inside the Adirondack Park than outside it.

Land subdivision is a precursor of land development activity and is often not noticeable. The substantial number

of lots created is indicative of the fact that the Town of Ellenburg is changing, and will continue to do so in the future, despite outward appearances.

The vast majority of lots created were one acre or larger in size, both inside and outside the Adirondack Park.

Outside the Blue Line, where the Town of Ellenburg has jurisdiction over lot size should it choose to adopt a zoning law, 77.5 percent of the lots created between 1975 and 1990 were one acre or more in size. Only about 5 percent were under 20,000 square feet (about one-half an acre). Many of the smaller lots contain a mobile home. The median lot size outside the park was between 2 and 5 acres.

Inside the Blue Line lot sizes were somewhat larger than outside it due to the requirements of the Adirondack Park Agency. Average lot size requirements inside the park, by zone, are:

Hamlet	none
Moderate Intensity Use	1.3 acres
Low Intensity Use	3.2 acres
Rural Use	8.5 acres
Resource Management	42.7 acres

The planning implication of this data is that a one acre minimum lot size would not be overly restrictive, and is in keeping with the existing pattern of development throughout most of the town outside of hamlets. A larger lot size would be in keeping with the pattern of development in the more isolated sections of town.

Housing Trends

Housing data is available from a variety of sources, as indicated in the following table.

TABLE 5: HOUSING CHANGE DATA

A. Number of Residential Parcels, 1980 and 1990

Source: real property tax rolls, 1980 and 1990

Total number in 1990	725
Total number in 1980	672
Change, 1980-90	53
Percent change, 1980-90	7.9%
Change per year	5.3

B. Number of Residential Structures, 1974 and 1990
(includes seasonal use structures, excludes abandoned structures)

Source: field surveys by consultants, 1974 and 1990

Total number in 1990	825
Total number in 1980	715
Change, 1974-90	110
Change per year	6.9

C. Number of Housing Units, 1970 and 1980

Source: U.S. Census, 1970 and 1980

Total number in 1980	862
Total number in 1970	565
Change, 1970-80	297
Percent change, 1970-80	52.6%
Change per year	29.7

There is considerable variation in the numbers from each of the different sources due to differences in definitions and in counting methods. The tax roll data includes only individual land parcels. There may be more than one structure on a parcel, which sometimes is true when a mobile home is added onto an existing residential lot. Also, some parcels such as farms are not included as residential properties on the tax rolls although they contain a home. Thus, the tax roll information underestimates the number of residential structures in the town.

The most reliable data is that from the field surveys done by consultants in 1974 and 1990. The total number of structures is quite accurate, but it is much more difficult to tell which ones are for seasonal use, and for this reason no separate tabulations are made for change in seasonal structures between 1974 and 1990.

The U.S. Census information should be interpreted with the caveats that the definition of a housing unit differs from a housing structure, that counting procedures are not always consistent from one decade to the next, and that the data is ten years out of date. A housing unit is one dwelling or apartment. A multi-family home, for instance, may contain several housing units. Travel trailers, if hooked onto utilities could be counted as housing units. There may also be inconsistency in what is counted as a housing unit from one decade to the next. It is unlikely that the Town of Ellenburg experienced a real increase of 297 housing units during the 1970's as the census data would suggest. It is more likely that some of the seasonal use structures, or camps, or travel trailers, were counted as housing units in 1980 but were not in 1970, thus inflating the change figure. The most recent census

figures, for 1990, are not yet available at the time of this writing.

Overall, it may be concluded that the Town of Ellenburg has been experiencing modest residential development at the rate of approximately 5 to 7 dwellings per year.

Population Trends

Similar to other rural farming communities, population peaked in the Town of Ellenburg during the earlier 1900's, and has undergone a slow decline as the farm population decreased and people migrated out in search of employment. Ellenburg's population was 2243 in 1940 and declined to 1751 in the year 1980.

During the 1970's there was only a slight decline in population compared to previous decades, indicating that the population decrease had been leveling off. Also, the census indicated that there had been a substantial growth in housing units during the 1970's despite the population decline. There are two reasons why housing grew substantially while total population remained relatively stable. First, family sizes are now much smaller than in the past. Thus, although there were many more families in Ellenburg than in the previous decade, there were fewer per household resulting in no net population gain. The average population per housing unit in the Town of Ellenburg in 1970 was 3.14, while in 1980 it declined a mere 2.03. Second, some of the new housing units were probably seasonal homes, with the owners being enumerated elsewhere in the census.

It is unlikely that the number of persons per household will decline any further than it did in 1980, and the number of households should continue to grow. For these reasons the past decline in population is not expected to continue in Ellenburg.

There are other reasons to expect modest growth in the Town of Ellenburg in coming years. First, a significant amount of land subdivision activity which has taken place over the past decade and there are a number of vacant lots on the tax rolls. A portion of these lots can be expected to be developed in coming years, perhaps by persons seeking to retire in the area. Second, with the expansion of employment opportunities in the Clinton County area, in Plattsburgh, in Champlain, and in the prison system, the Town of Ellenburg will become increasingly attractive as a residential community. In the past, distance from employment had been a major factor creating population decline, but this is changing. As the inner tier of towns surrounding Plattsburgh develop, and land prices rise there, more people can be expected to seek rural residential environments such as Ellenburg, and will be willing to drive longer distances to live there.

The current population of the Town of Ellenburg is estimated to be 1889 persons, based upon a 7.9% growth rate applied to the 1980 population. The 7.9% rate was determined from the rate of increase in the number of residential parcels on the real property tax rolls from 1080 to 1990.

 TABLE 6: POPULATION TRENDS

<u>Year</u>	<u>Total Population</u>
1930	2243
1940	2428
1950	2098
1960	1945
1970	1775
1980	1751
1990 (a)	1889
2000 (b)	2026
2010 (b)	2164
2020 (b)	2301
2030 (b)	2439
2040 (b)	2576

(a) consultant's estimate

(b) consultant's projection

Land Use and Population Projections

The following projections are conservative estimates of the amount of growth which can be anticipated in the Town of Ellenburg in the future. They are based upon the assumption that there will be an increase of 6 residential structures per year, a figure estimated from past trends based upon field surveys taken in 1974 and in 1990. All projections shown on the table are simple straight line trends based on the initial assumption that there will be 6 new residential structures per year for the next 50 years.

The first column in the table assumes a growth of 60 residential structures per decade. The next column, commercial properties, assumes growth in proportion to that of residential structures. Future population is also estimated by assuming growth in proportion to change in number of residential structures.

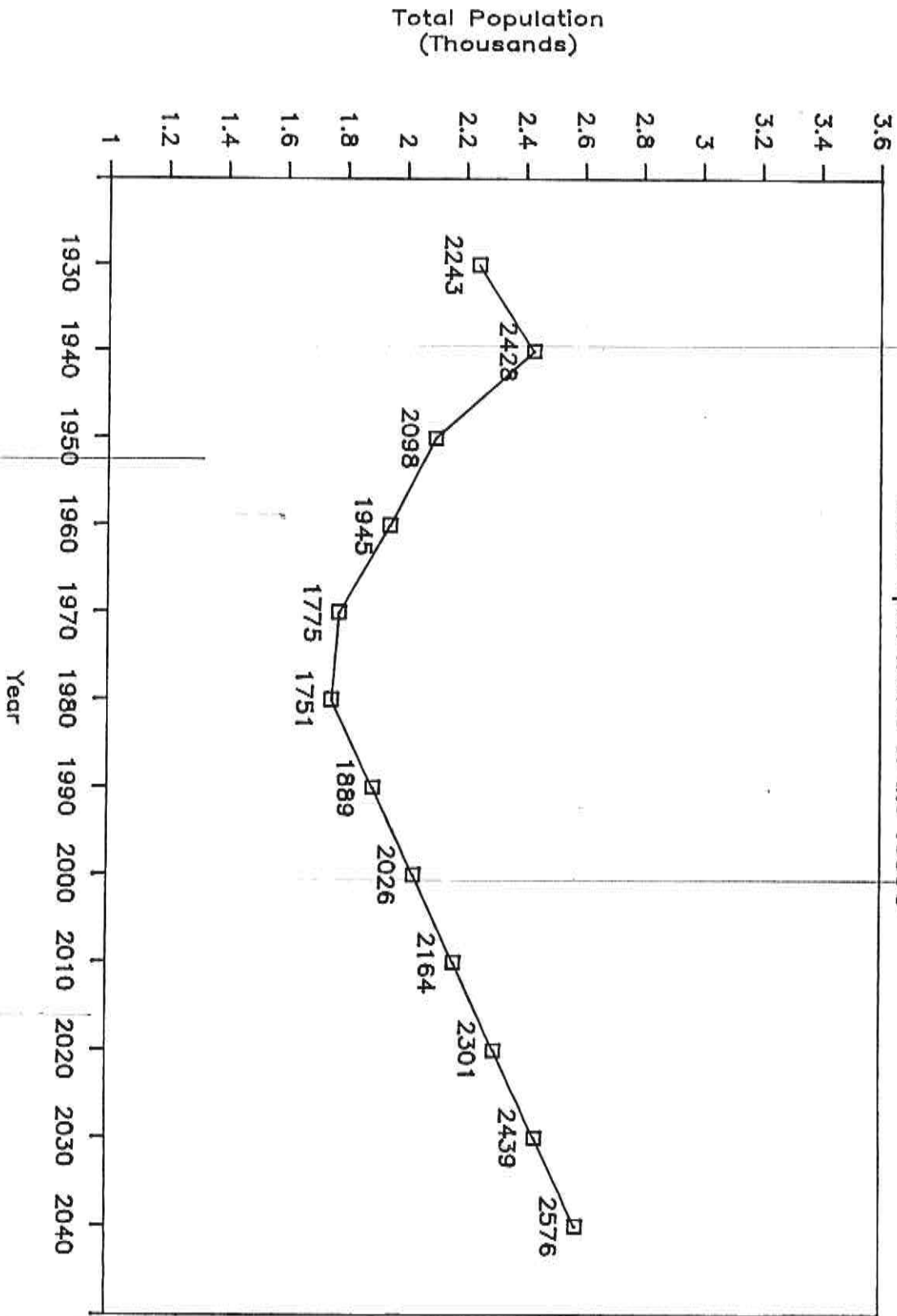
 TABLE 7: Population, Housing and Commercial Use Projections

Year	(a) Number of Residential Structures	(b) Number of Commercial Properties	(b) Total Population
====	=====	=====	=====
1990	825	49	1889 (c)
2000	885	53	2026
2010	945	56	2164
2020	1005	60	2301
2030	1065	63	2439
2040	1125	67	2576

-
- (a) Assumes growth of 60 structures per decade, estimated from 1980-1990 trend.
 - (b) Assumes growth proportionate to number of residential structures.
 - (c) Consultant's estimate based upon real property tax roll data.
-

ELLENBURG POPULATION PROJECTION

Based upon Trends of the 1980's



EXISTING LAND USE AND FUTURE POTENTIALS

Existing Land Use

A field survey was done during June 1990 to record the type and location of all structures in the Town of Ellenburg. Results are tabulated below.

TABLE 8: EXISTING LAND USE, 1990

Type of Structure	Town Total	Hamlet Areas:			Chateaugay Lake Area	Rural Areas:	
		Depot	Corners	Center		Inside Blue Line	Outside Blue Line
Single family home	565	72	60	82	103	115	133
Two family home	4	3	0	1	0	0	0
Multi-family home	11	2	6	1	1	0	1
Multi-purpose structure	7	3	1	1	0	0	2
Seasonal home	118	0	0	0	118	0	0
Mobile home, single-wide	120	6	15	1	14	42	42
Business use	30	14	2	7	5	1	1
Abandoned building	27	0	0	0	0	14	13
Junk yard	6	1	0	1	0	2	2
Junk	4	0	0	0	0	2	2
Mineral extraction	8	0	0	0	0	4	4
Church	5	2	2	1	0	0	0
Cemetery	4	1	2	1	0	0	0
Post Office	2	1	0	1	0	0	0
Former missile site	2	0	0	0	0	1	1
Total by area =	913	105	88	97	241	181	201

Source: field survey, June 1990

About 32 percent, or one-third of all structures are located in the hamlets of Ellenburg Depot, Ellenburg Corners and Ellenburg Center. About 26 percent, or one-quarter, of all structures are located in the Chateaugay Lake area. The remaining structures (about 42 percent) are located in rural areas, about equally inside and outside the Adirondack Park Blue Line.

As determined from the windshield survey in conjunction with examination of town real property assessment rolls, about 22 percent of all residential structures in the Town of Ellenburg are used for seasonal purposes, and are concentrated in the Chateaugay Lake area.

Potential for Commercial Development

Commercial uses in the Town of Ellenburg presently tend to be located within the hamlet areas. The largest concentration of businesses is found in Ellenburg Depot, with other clusters in Ellenburg Corners and Ellenburg Center. The Chateaugay Lake area has only 4 active businesses. In addition, some commercial uses are located in scattered locations within the rural portions of town. (See Map 9)

The concentrations in Ellenburg Depot and Ellenburg Center are largely the result of the historical growth pattern, whereby commercial uses located near the center of villages and hamlets in order to serve a surrounding nearby population. The commercial district in Ellenburg Corners, ~~on the other hand,~~ grew at a later date in response to its location at the intersection of major highways. Most retail businesses today are dependent upon a location where there exists a high traffic volume along major highways, and particularly at intersections.

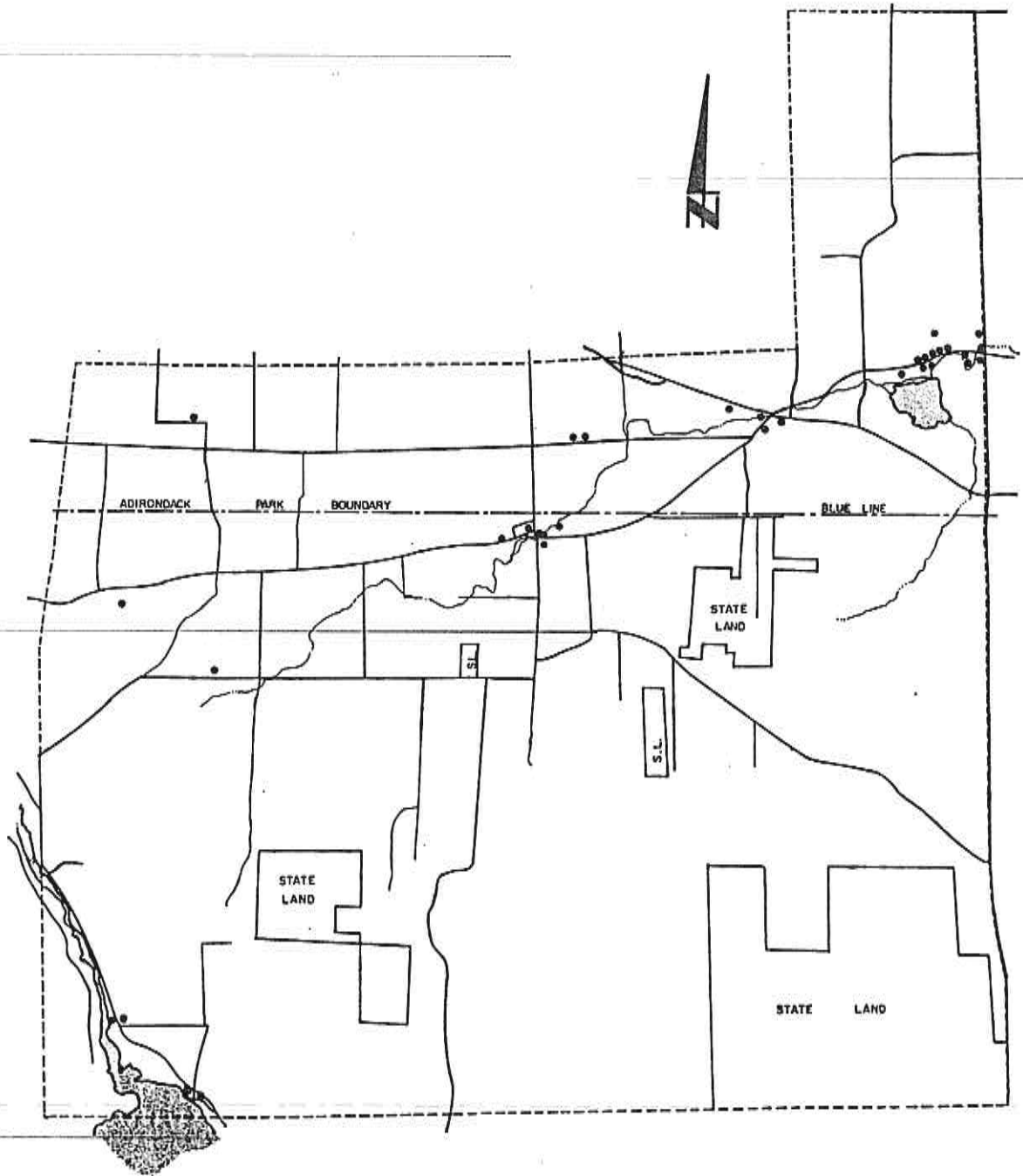
Because Ellenburg Depot is bisected by State Route 11, its commercial district should remain viable, and will probably exhibit slow growth in response to slow residential development in the surrounding area and increases in traffic volume along the highway. Ellenburg Center is not located on a major arterial highway, and in addition State Route 190 has been located to the north along Star Road, leaving it with little or no potential for commercial development. The Ellenburg Corners area is in the best location to capture future commercial development within the Town of Ellenburg due to its location at ~~the intersection of state highways.~~

The areas with the most potential for commercial development are along State Route 11 both within and near hamlet areas, assuming that there exists available land. Secondary areas include the westernmost portions of Route 11, the Military Turnpike, and portions of Ellenburg Corners hamlet not on Route 11.

In addition, many businesses are not dependent upon high traffic volumes, and are typically found in scattered rural locations. These include such uses as nurseries, kennels, sugar houses, repair shops, construction businesses, well drilling businesses, beauty shops, gun shops, and others. Some of these types of businesses currently exist in the rural portions of the town, and more can be anticipated in the future.

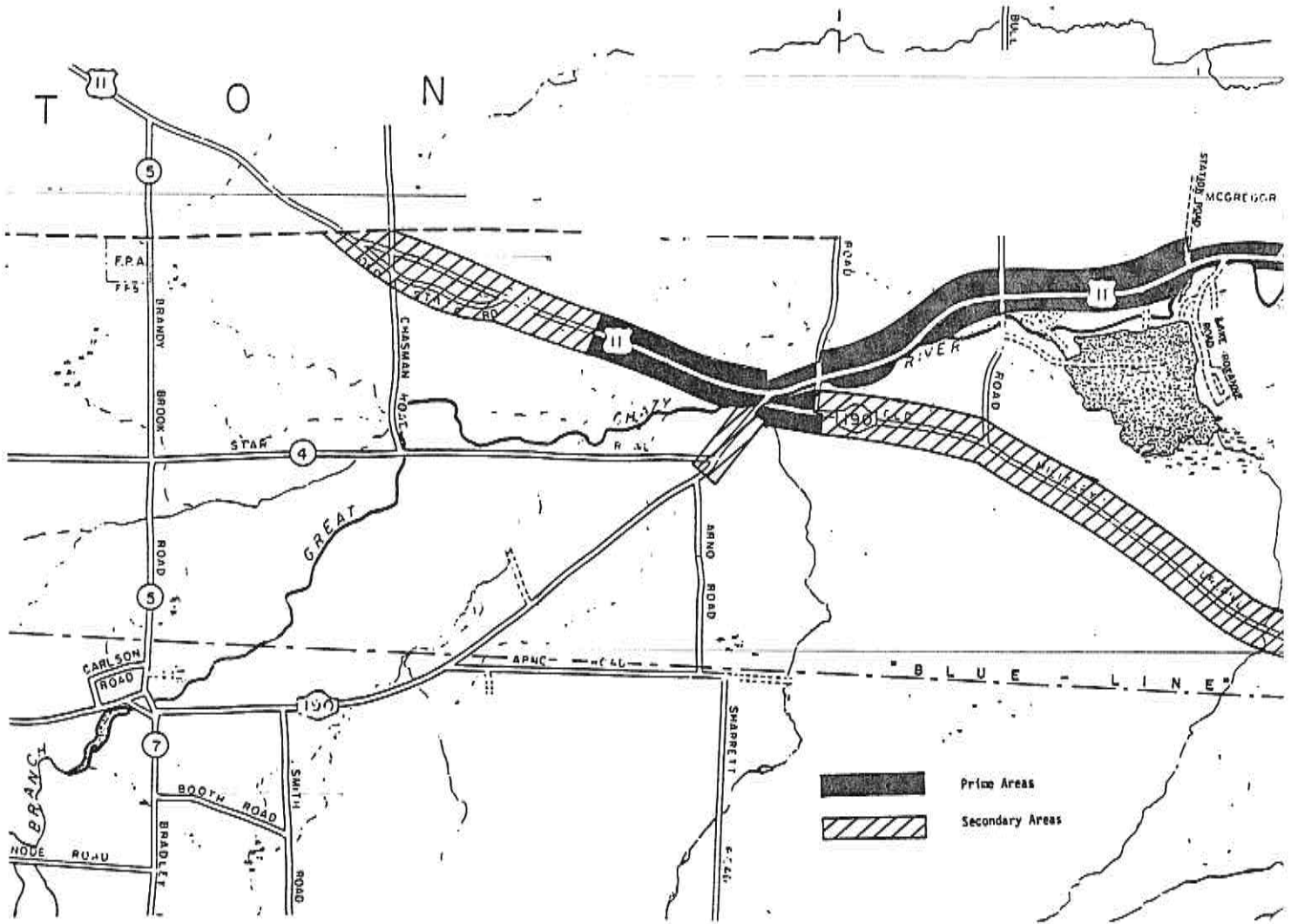
MAP 9

EXISTING COMMERCIAL AND INDUSTRIAL LAND USES, 1990



MAP 10

POTENTIAL AREAS FOR COMMERCIAL DEVELOPMENT



Potential for Industrial, Trucking or Warehousing Development

There exists some potential for trucking or warehouses businesses in the Town of Ellenburg, but very little potential for industrial development other than small sawmills.

The chances that the Town of Ellenburg can attract an outside industry of a significant size are slight. It simply does not have a large enough labor force to serve as an attraction. It does not have vacant buildings suitable for industrial use. It also lacks a public water supply or sewer disposal system which some industries require. Its only assets are cheap land and location on a major highway. Attracting industries is a tough competitive business, and only communities which have made substantial efforts to do so have been successful. The Plattsburgh and Champlain areas have been successful by virtue of providing land and buildings, and by hiring full time economic development staff to market their sites.

There is some potential for the development of small industries. These would most likely come about through the efforts of a local entrepreneur already residing in the town, and locating the business nearby. Small industries, such as wood workshops, could locate nearly anywhere within the rural portions of the town, but larger industries which require significant amounts of truck traffic should be located near heavy duty arterial highways.

There is somewhat more potential for trucking and/or warehousing businesses to locate in the Town of Ellenburg. There is already one such business. These types of uses are best located near heavy duty arterial highways away from residential areas.

Overall, the best locations for industrial, trucking or warehousing uses in the Town of Ellenburg are along major highways, preferably in areas served by a three phase power supply which is required by industry. These include portions of State Routes 11 and 190, as well as old State Route 190 (see Map 11).

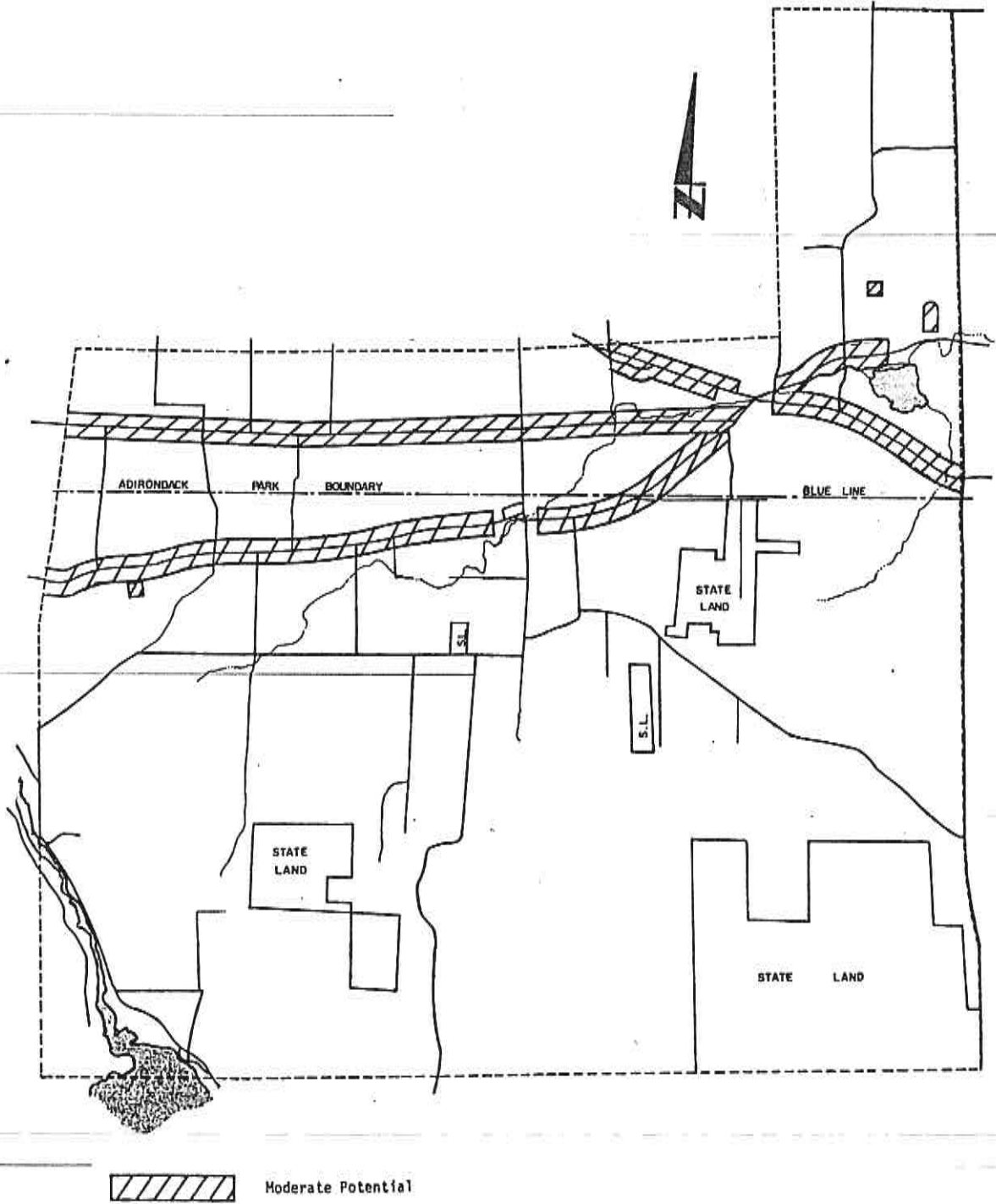
Potential for Continued Agriculture

The single most important industry in the Town of Ellenburg is agriculture, more specifically dairy farming. Farming has long been a mainstay of the local economy, and farmland dominates the landscape in the northern portion of town.

In 1969 it was determined from examination of aerial photos that about 17 percent of the town's land area was devoted to active cropland or pasture (from the statewide Natural Resources and Land Use Inventory, 1969). A planning

MAP 11

POTENTIAL AREAS FOR INDUSTRIAL OR WAREHOUSING USES



study done in 1974 estimated from a door to door survey that there was 28,788 acres in farms in the Town of Ellenburg. (Hans Klunder Associates, "Existing Land Use, Town of Ellenburg") The two figures differ because the higher number includes farm woodlots and brushland in addition to cropland and pasture. The most recent statistics available are from the New York State Agricultural District maps. According to 1990 information, there are 22,646 acres of land in Agricultural Districts in the Town of Ellenburg, representing 33 percent of its land area.

The following data shows long term trends.

TABLE 9: FARM TRENDS IN ELLENBURG

Year	Number of Farms	Total Acres	Source:
1954	196	43,975	U.S. Census
1959	172	43,750	U.S. Census
1964	150	43,428	U.S. Census
1968	136	N.A.	U.S. Census
1974	105	28,788	Hans Klunder Assoc.
1990		22,646	Land in Ag. Districts

During the late 1960's and early 1970's there had been a marked decline in farmland in the Town of Ellenburg, but this decline has stabilized in more recent years. As estimated from available data, the 16 year period between 1974 and 1990 saw a decrease of only about 6000 acres, compared to a decline of about 14,700 acres in the earlier 1964-1974 period. Mirroring a national trend, numbers of farms have been declining while average farm size has been increasing in the Town of Ellenburg.

Recent trends in land useage for dairy farming were investigated by comparing town real property tax rolls for 1980 and 1990. As shown on the following table, there was a net loss of 9 farms, and an estimated decline of 1979 acres of farmland during the most recent ten year period.

TABLE 10: CHANGE IN DAIRY FARMS, 1980 - 1990

Number of dairy farms on tax rolls in 1980	= 56
Number of dairy farms on tax rolls in 1990	= 45
Decline in number of farms	= 11
Decline in acreage used for agriculture	= 1979 acres
1990 land use for former dairy farms:	
Residential	= 8
Beef farm	= 2
Crops	= 1

Source: analysis of real property tax rolls

It is important to note where the declines occurred. As indicated on Map 12 all the dairy farms which went out of production from 1980 to 1990 were located on the more marginal farmland lying in the central or southern portions of town. Most of the declines occurred in the Steam Mill Road / Spear Hill Road area where the terrain is more rugged than in the northerly section of town. Farmland loss in this area can probably be attributed to the long term trend of more marginal land gradually going out of production as a result of competitive forces. Farmland near Chateaugay Lake also went out of production. Higher land values and land development pressures may be the reasons for the decline here.

Significantly, no dairy farms went out of production in the northerly portion of town where the best land is located. Thus, the major conclusion from this data is that dairy farming is very strong in the Town of Ellenburg, and there is little reason to expect any declines in the future, except on marginal lands to the south.

Given the forecast for slow growth within the town, and therefore limited land development pressures, the highest and best use of farmland will continue to be farmland. The only possible exception to this will be along Route 11 which has potential for commercial development, but even here limited acreage will be needed for commercial purposes for the next couple of decades.

For these reasons, it is recommended that all lands currently within New York State Agricultural Districts, with the exception of the Chateaugay Lake area, be designated as a rural use district where farming is an encouraged use. There is sufficient land not located in such districts to accomodate future development.

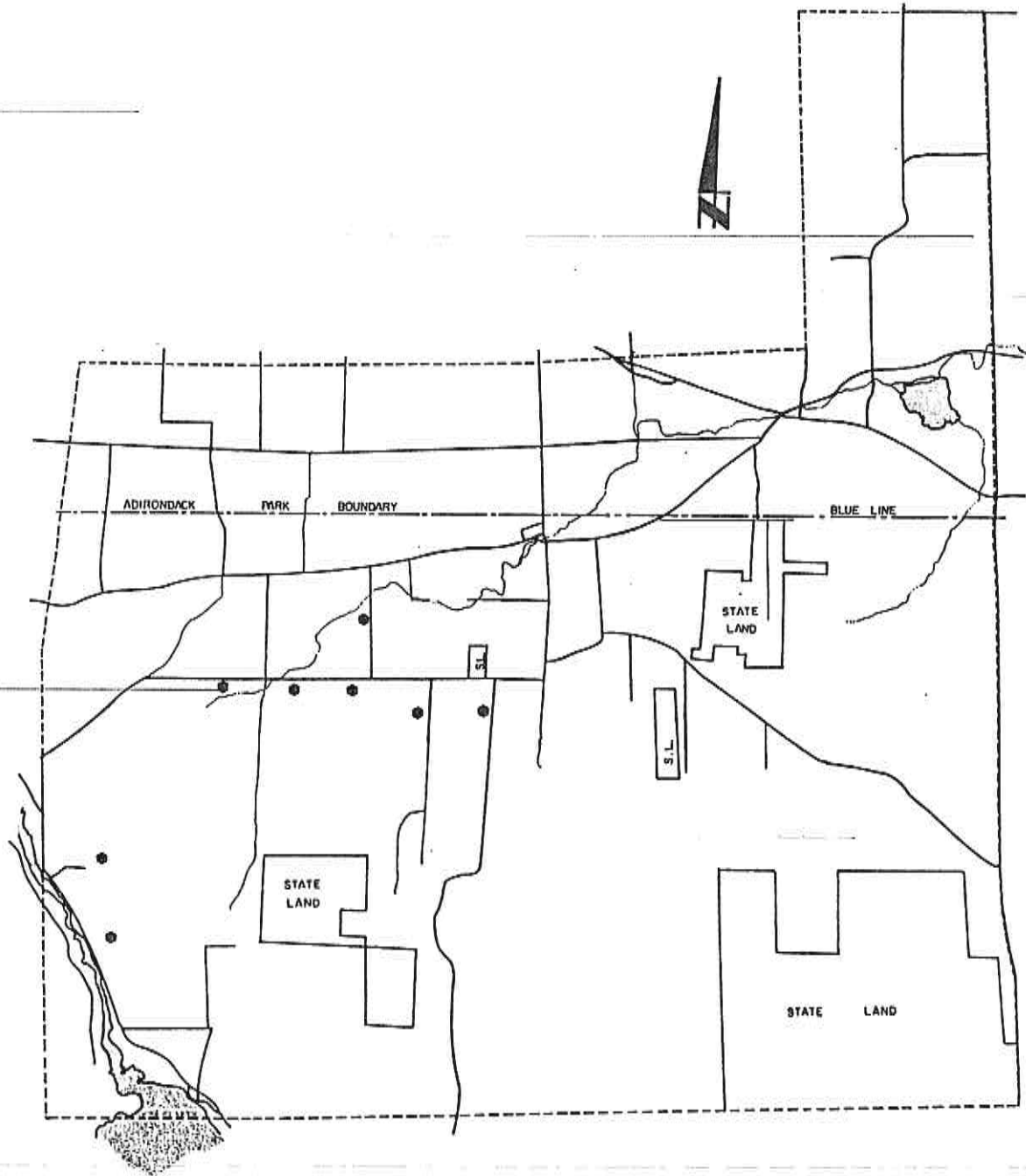
Potential Residential Development

As discussed earlier (see Housing Trends), the Town of Ellenburg can expect, by conservative estimates, about 60 new residential structures per decade. Given the relatively low income levels in the town compared to other Clinton County areas, there is a need for affordable housing, and a significant proportion of the new housing stock can be expected to be in the form of mobile homes, both single and double wide.

The location of single-wide mobile homes is shown on Map 13. (The location of double-wide mobile homes was not mapped due to the difficulties of distinguishing a double-wide mobile home from a modular home in the field survey.) Most single-wide mobile homes are located within the rural portions of town. Ellenburg Depot exclusive of the Lake Roxanne subdivision, and Ellenburg Center are almost devoid of mobile homes. A concentration of mobile homes does exist near

MAP 12

DAIRY FARMS WHICH CEASED OPERATIONS 1980-1990



● - One dairy farm

Ellenburg Corners. In the Chateaugay Lake area a concentration exists along Blanche Road. Only one mobile home park exists, and that is located along Route 11 west of Ellenburg Depot.

Given the scattered pattern of mobile home development, it would be inappropriate to single out on the land use plan particular rural areas where individually sited mobile homes would not be appropriate. However, mobile home development would not be in keeping with the existing character of the Ellenburg Depot and Ellenburg Center hamlet areas, or near Chateaugay Lake.

Waste Disposal

Waste disposal as discussed herein means any form of landfill, incineration or stockpiling of wastes, to include commercial incinerators, sewerage sludge disposal of any kind, landfills, junkyards, or hazardous waste disposal sites.

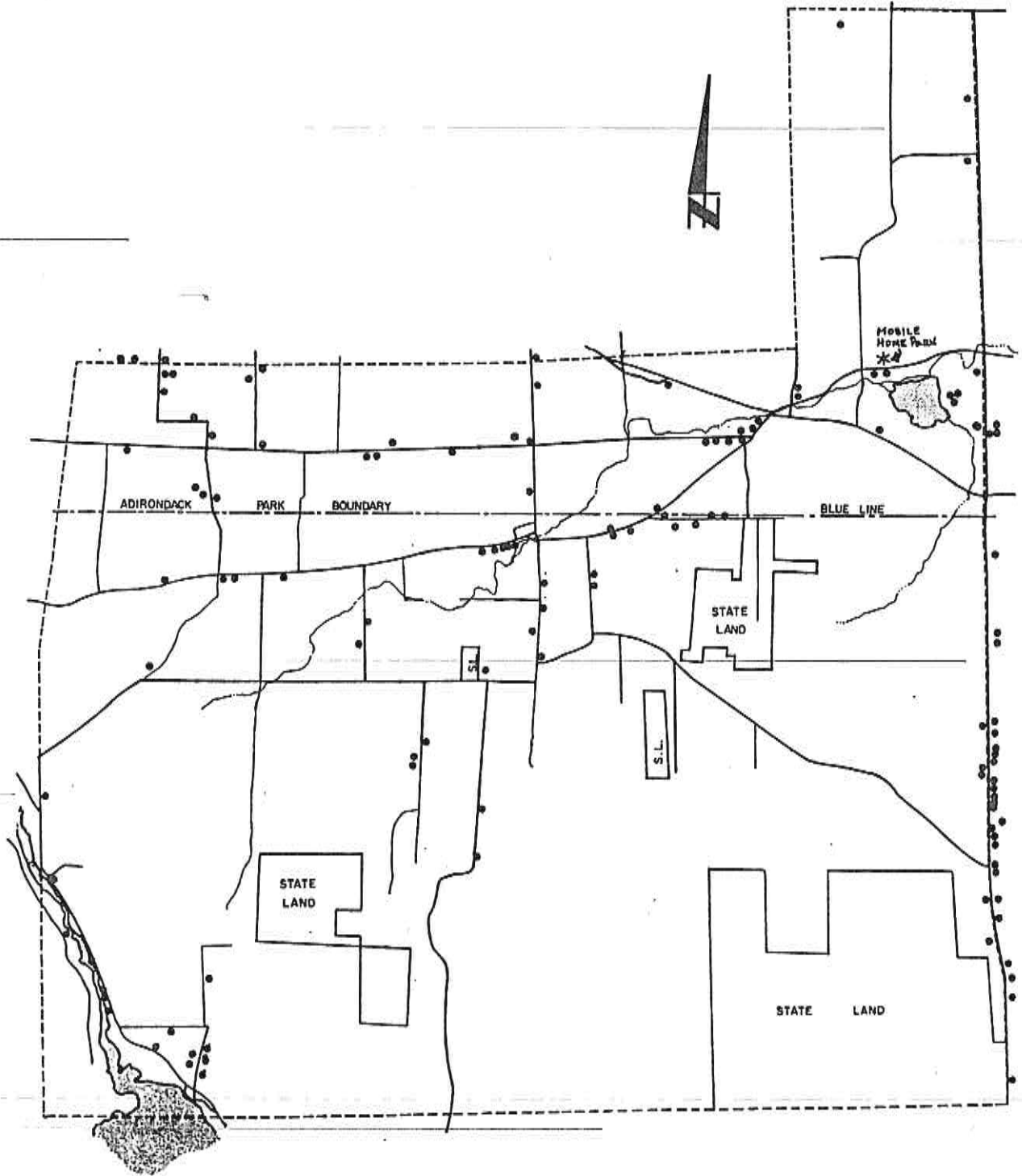
Waste disposal is prohibited by the Adirondack Park Agency Act from locating within areas designated as Moderate Intensity Use or Resource Management within the Blue Line (see Map 18). In the Town of Ellenburg these areas exist surrounding Chateaugay Lake and in the southeastern portion of the township, respectively. In Low Intensity Use and Rural Use areas, which constitute the remainder of the town within the Blue Line outside of Ellenburg Center hamlet, waste disposal is listed as a "secondary use," subject to approval by the Adirondack Park Agency. However, there is a precedent for excluding waste disposal facilities from all areas inside the Blue Line. The Low Level Radioactive Waste Siting Commission in New York State excluded areas within the Adirondack Park from consideration as a low level nuclear waste depository in its site selection process. A similar rationale can be applied in Ellenburg: (a) waste disposal is potentially harmful to the environment, (b) the Adirondack Park is a unique natural environment which has been recognized and protected by special state legislation, and (c) therefore waste disposal facilities should not be located within the Adirondack Park.

North of the Blue Line, other constraints limit the suitability of the land for waste disposal. Much of the land is within New York State Agricultural Districts. Other land is characterized by wet soils with a high ground water table, is located on a flood plain, or is otherwise physically unsuited for waste disposal. Much land is in the vicinity of the three hamlets, or is otherwise near residences. Many areas are inaccessible from primary or secondary highways. There are also several protected streams north of the Blue Line.

Considering all these factors, there are no sites well suited for waste disposal in the Town of Ellenburg.

MAP 13

SINGLE-WIDE MOBILE HOMES, 1990



AREA BY AREA LAND USE ANALYSIS

Ellenburg Depot Hamlet

With the exception of the Lake Roxanne subdivision, Ellenburg Depot is characterized by intermixed commercial and residential development. There are no distinct commercial or residential sections along Route 11 through the hamlet. In keeping with the existing land use pattern and in order to avoid "spot zoning," or the zoning of individual parcels of land in a different category than surrounding lands, it is recommended that Ellenburg Depot be designated a mixed use hamlet on the land use plan.

The Lake Roxanne subdivision is an exception which should be designated as a residential district. Not only is it an existing residential area, but the lot sizes are too small for business uses, being less than 20,000 square feet for each lot. Soils in this area are sandy and porous, creating the potential for groundwater pollution and for nutrients from leach fields entering the lake water. The latter is especially true for the lakefront lots, which because of their size, leave little room for sufficient setbacks between leach fields and the lake.

Lot sizes within Ellenburg Depot hamlet (exclusive of the Lake Roxanne subdivision) vary. About one half of the existing lots are under 20,000 square feet in area, roughly one-quarter are between 20,000 square feet and one acre, and the remainder are larger than one acre. Given the poor soils with very slow percolation rates which underlie much of the hamlet, a minimum lot size for new residential development of between 30,000 square feet and one acre is recommended for the future.

Ellenburg Corners Hamlet

Ellenburg Corners also contains a mixture of residential and commercial uses, but the businesses tend to be concentrated near the intersection of Routes 11 and 190. It would therefore be possible to designate the intersection area as a commercial district and the remainder as a residential district. The alternative would be to designate the entire hamlet as a mixed use area, where business uses could locate anywhere. There is justification for the latter option because there is potential for future commercial development throughout the hamlet due to the presence of state routes 11 and 190.

About one-half of the lots are between 20,000 square feet and 1 acre in size. Most of the other lots are over 1 acre in size, and only a few are smaller than 20,000 square feet. In keeping with the current character of the area, and considering the relatively poor soils which underlie the hamlet, a minimum lot size of between 30,000 square feet and 1 acre is recommended for new development.

Ellenburg Center Hamlet

More so than the other hamlets, Ellenburg Center is dominantly residential. Also, there is little potential for future commercial development given its location off Route 11. The realignment of State Route 190 to the former County Route 4 (Star Road) will further decrease its potential for business development.

Currently, commercial uses are concentrated near the center of the hamlet and are not intermixed with residential sections. In keeping with the existing land use pattern and future potentials, it is therefore suggested that two land use districts be created: hamlet commercial and hamlet residential.

About 40 percent of the existing lots are less than 20,000 square feet in size. About one-third of the lots are between 20,000 square feet and 1 acre in area, and the remainder are larger than 1 acre. Because the soils are somewhat better in the Ellenburg Center hamlet than in the other hamlets, and because the predominate lot size is relatively small, the minimum lot size for new development could be smaller than in the Depot or the Corners area. A minimum size of 30,000 square feet is recommended.

Route 11 Corridor, Between Ellenburg Depot and Ellenburg Corners

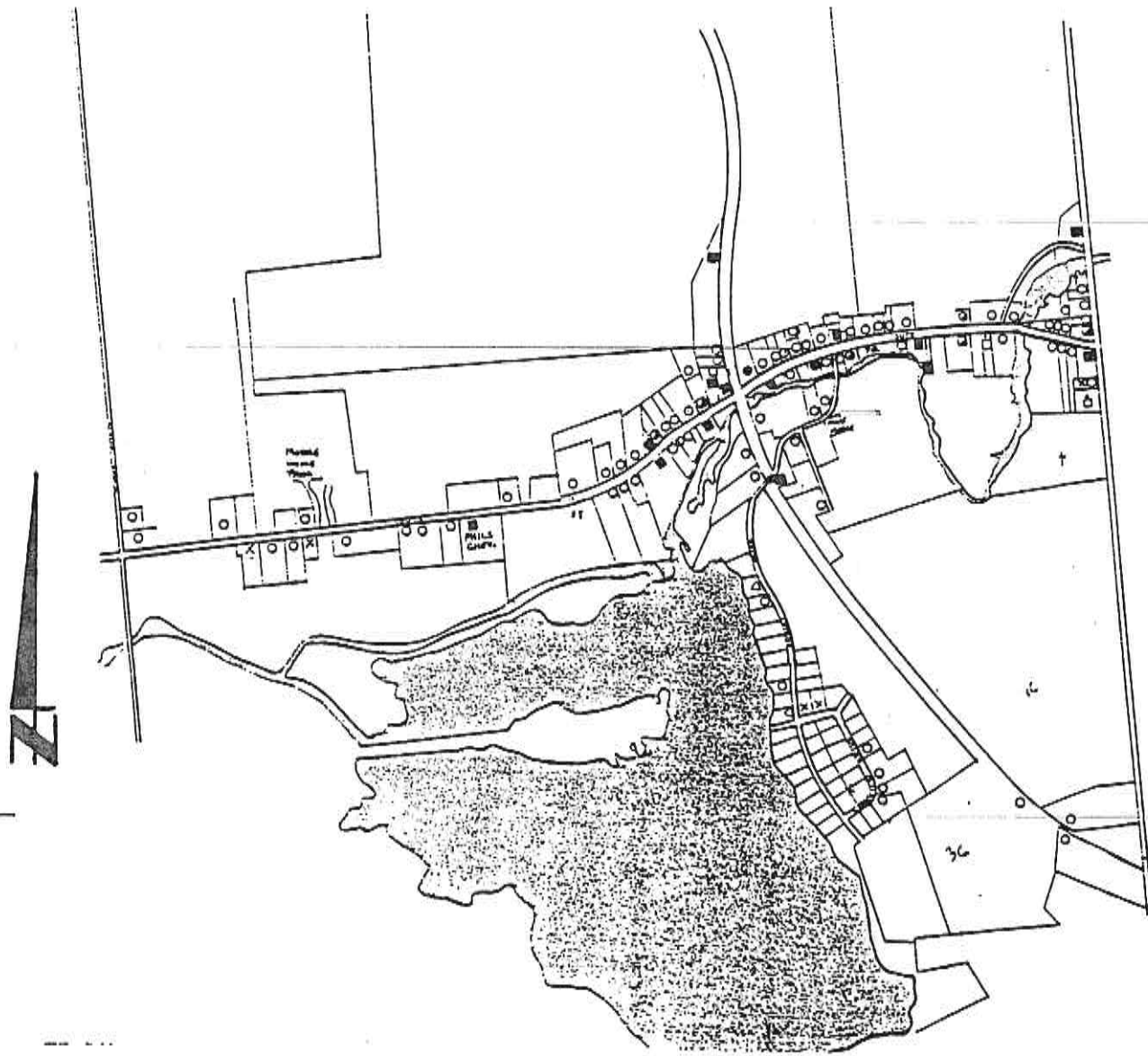
The best sites for commercial development in the Town of Ellenburg exist along Route 11 outside of the hamlet areas where there is available land.

Between Ellenburg Depot and Ellenburg Corners there are some sites with good potential for commercial development. However, there are other viable land uses in this section as well. The area between the Ellenburg Depot hamlet and Bull Run Road is dominantly residential with the exception of the automobile dealership and campground, and there is little vacant land remaining in this section. Between Bull Run Road and Ellenburg Corners most of the land is either farmland within an Agricultural District, is part of the cemetery, or is unbuildable due to poor soils or proximity to the Great Chazy River.

The entire corridor could be designated as a mixed use area suitable for commercial as well as residential development. Alternatively, portions of the corridor could be designated as a commercial development district, leaving the remainder in a rural residential category.

MAP 14

1990 LAND USE, ELLENBURG DEPOT HAMLET

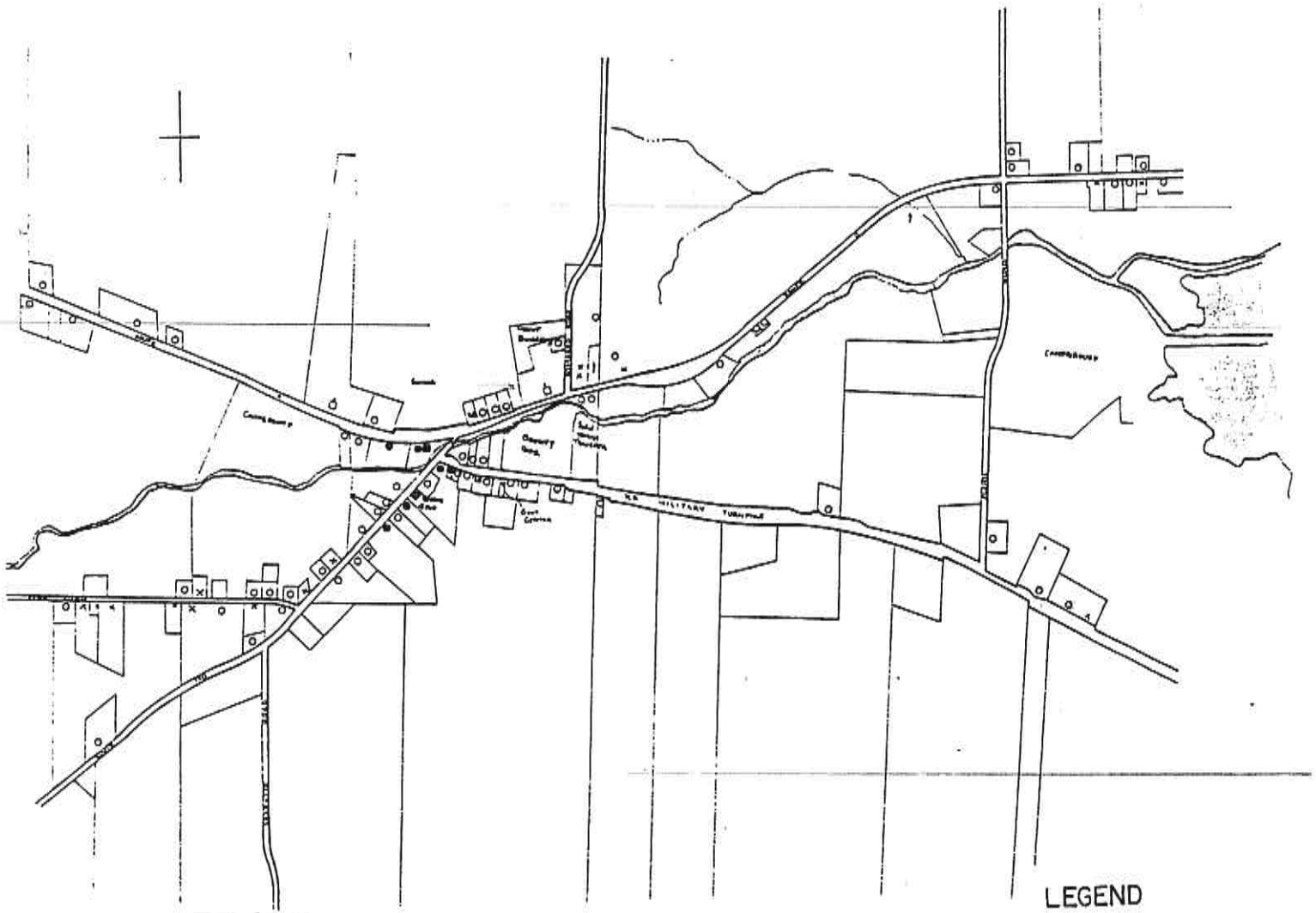


LEGEND

- SINGLE FAMILY HOME
- TWO FAMILY HOME
- MULTIPLE FAMILY HOME
- MIXED USE
- SEASONAL USE
- x MOBILE HOME, SINGLE WIDE
- BUSINESS USE
- AB ABANDONED
- JY JUNK YARD
- J JUNK
- X EXCAVATION
- ⊙ CHURCH
- † CEMETARY
- PO POST OFFICE

MAP 15

1990 LAND USE, ELLENBURG CORNERS HAMLET

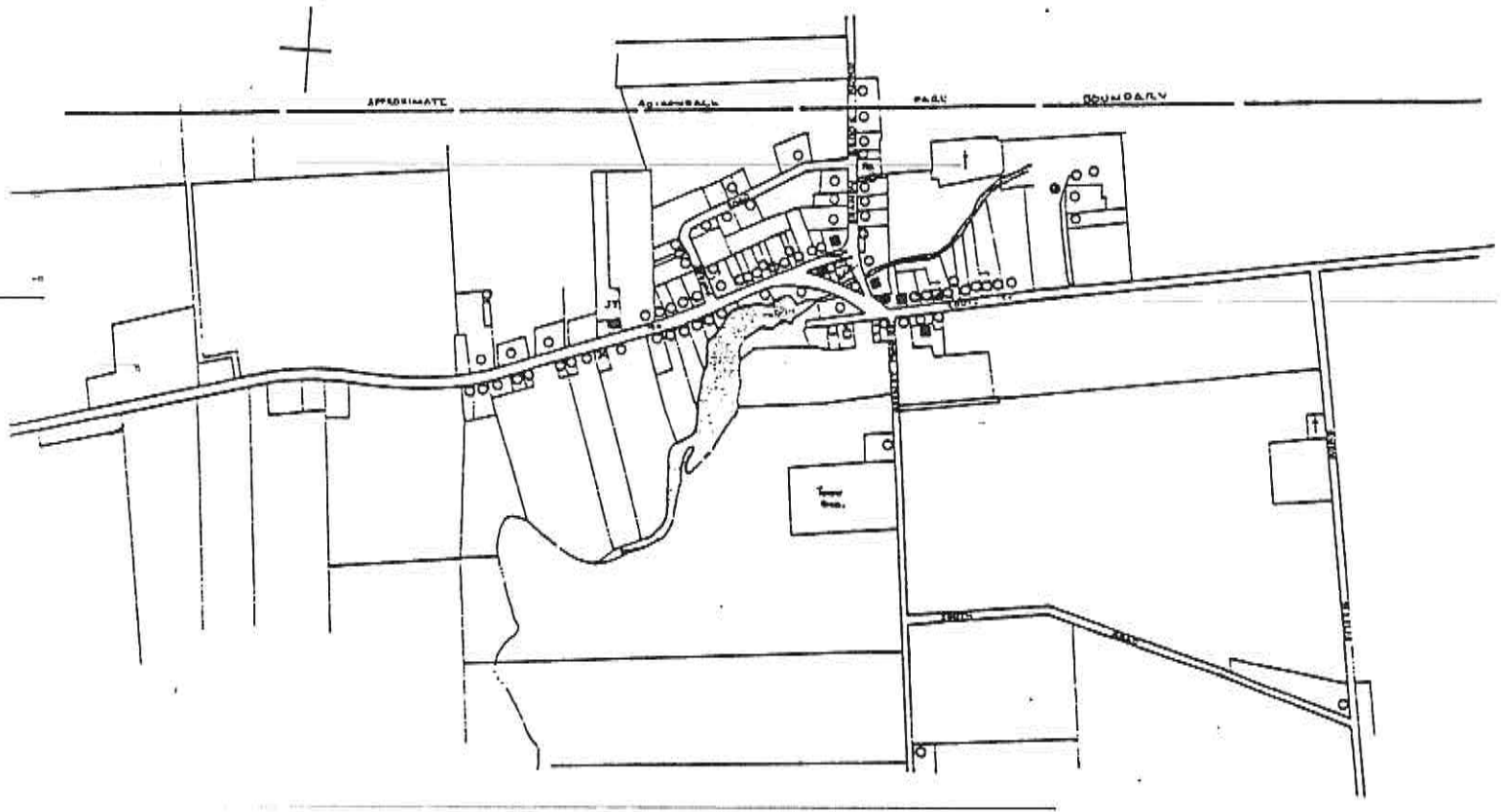


LEGEND

- SINGLE FAMILY HOME
- ◐ TWO FAMILY HOME
- MULTIPLE FAMILY HOME
- ◑ MIXED USE
- △ SEASONAL USE
- × MOBILE HOME, SINGLE WIDE
- BUSINESS USE
- AB ABANDONED
- JY JUNK YARD
- J JUNK
- X EXCAVATION
- ⊙ CHURCH
- † CEMETARY
- PO POST OFFICE

MAP 16

1990 LAND USE, ELLENBURG CENTER HAMLET

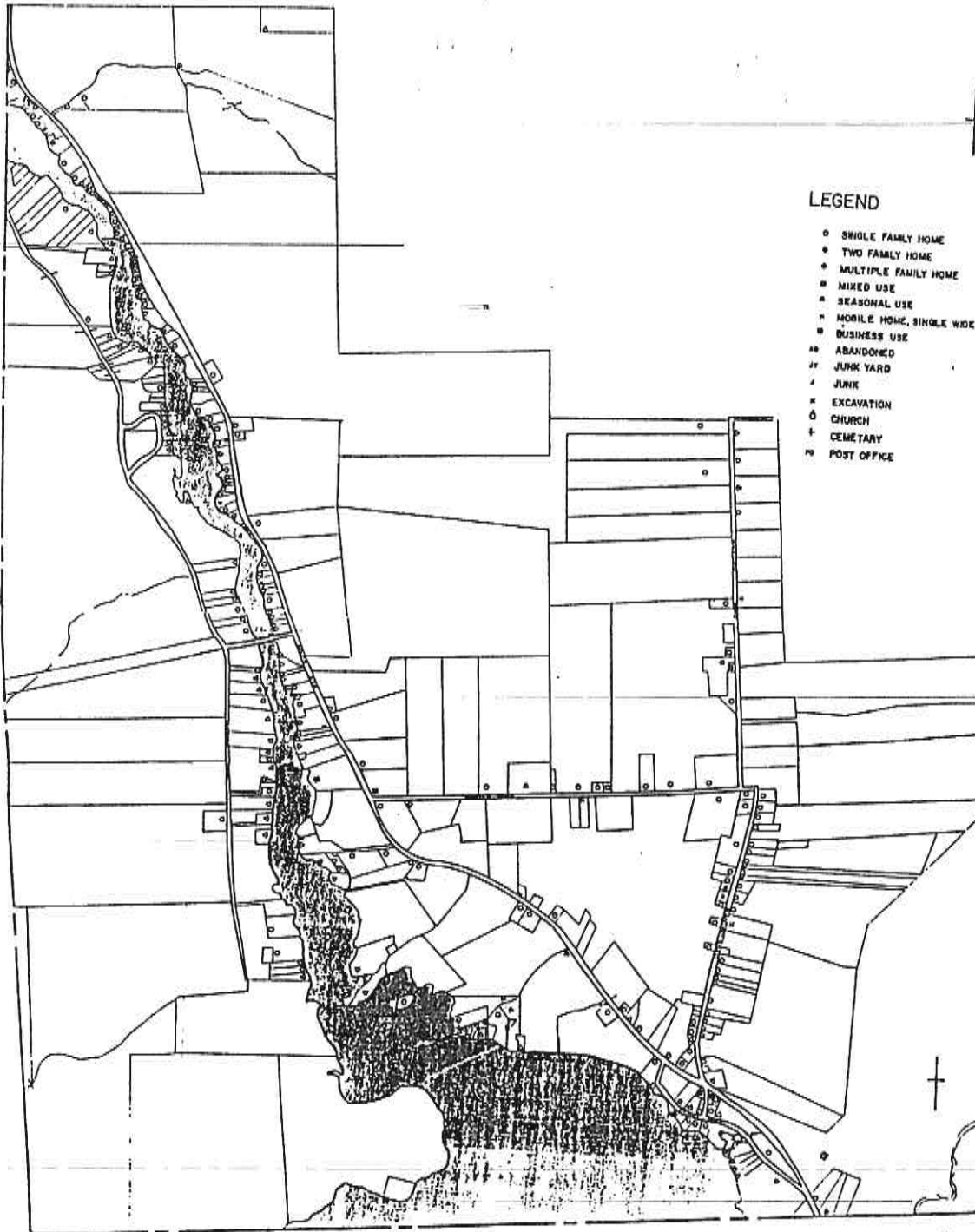


LEGEND

- SINGLE FAMILY HOME
- TWO FAMILY HOME
- ⊙ MULTIPLE FAMILY HOME
- MIXED USE
- △ SEASONAL USE
- × MOBILE HOME, SINGLE WIDE
- BUSINESS USE
- AB ABANDONED
- JY JUNK YARD
- J JUNK
- x EXCAVATION
- ⊕ CHURCH
- † CEMETARY
- PO POST OFFICE

MAP 17

CHATEAUGAY LAKE AREA EXISTING LAND USE - 1990



Route 11 Corridor, West of Ellenburg Corners Hamlet

Because of its location along Route 11 and the availability of land in this area, the Route 11 corridor just east of Ellenburg Corners is a prime area for future commercial and industrial development in the Town of Ellenburg. The entire corridor could be designated a commercial or commercial/industrial district. Alternatively, the portions of it currently within a New York State Agricultural District could be designated for rural residential use, and the remainder designated for commercial/industrial use.

Military Turnpike Corridor

The Route 190 corridor south of Ellenburg Corners (otherwise known as the Military Turnpike) is largely undeveloped at the present time with the exception of some residences near the intersections of Bull Run Road and Plank Road. It has some potential for commercial development due location along a heavy duty highway, but traffic volumes are too low to support many types of businesses.

This area could be designated as a rural residential area or a mixed commercial and residential corridor, depending upon the desires of the community.

Chateaugay Lake / Merrill Area

The Chateaugay Lake / Merrill area contains a mixture of seasonal and year round dwellings. About one-half of all structures are year round, and the other one-half are seasonal. The Merrill area (Blanche Road/Bigelow Road/Shutts Road) consists of dominantly year round dwellings, while seasonal homes predominate surrounding the lake. As seasonal dwellings gradually become converted to year round use, the proportion of year round dwellings could increase along the lakeshore. There are 14 single-wide mobile homes in the Chateaugay Lake / Merrill area, and many of these are along Blanch Road. There are only five commercial structures, two of which are located in Merrill near the intersection of Blanche Road and Route 374. Another two are located in the vicinity of the Shutts Road/Route 374 intersection. The fifth is a small workshop located near the lake.

It is recommended that the Chateaugay Lake / Merrill area be divided into three districts on the land use plan.

First, land bordering the lake and the remaining land west of the lake should be a residential district in keeping with the character of the existing land use, which is almost exclusively seasonal or year round housing. One of the issues to consider in this area is expansion and enlargement of existing dwellings on small lots, perhaps as part of a conversion from a seasonal to year round structure. Many of

the existing lots along the lakeshore are quite narrow. Expansion of existing structures on such lots would increase the density of development and leave little room between structures. Much of the land surrounding the lake is in the Moderate Intensity Use category of the Adirondack Park Land Use and Development Plan, where the average lot size for new development must be at least 1.3 acres per principal structure.

Second, the Blanche Road/Bigelow Road/Shutts Road area is of a different character than the area near the lake, and should be designated as a rural use district similar to most other rural lands in the Town of Ellenburg.

Third, portions of State Route 374 should be designated as a commercial or mixed use district. Land along Route 374, especially on the east side, has the potential to develop for either residential or commercial use. If it is desired to retain most of this corridor as a residential area, small commercial districts could be designated in the vicinity of the existing businesses. Alternatively, larger portions of the Route 374 corridor could be designated as a mixed use district. Such a mixed use district, however, would be less appropriate north of Shutts Road than south of it because of the concentration of residences to the north.

Rural Lands

The remaining lands in the Town of Ellenburg are rural in character, and are used for a variety of purposes typically associated with rural areas. About one-third of the land is active farmland, and is within a New York State Agricultural District. Much of the remaining area is forested.

The housing pattern is scattered, and tends to be widely spaced along existing public roads. A high proportion of the housing in rural areas is in the form of single wide mobile homes - about 34 percent. Also, it was noted during the field survey that farms commonly had an additional mobile home located on the property, presumably to house farm employees.

A variety of businesses exist in these areas, including sugar houses, a dog kennel, beauty shop, sawmill, recycling center, repair shop, campground, and a trucking business. There are also gravel pits, junk yards, and several abandoned buildings.

In keeping with the exiting character of the area, it is recommended that rural lands within the Town of Ellenburg be designated as a rural use district, where compatible land uses include farming, forestry, single family housing, mobile homes, and a variety of rural type businesses.

RELATIONSHIP TO ADIRONDACK PARK AGENCY REGULATIONS

The portion of Ellenburg south of the Blue Line is of course governed by the Adirondack Park Agency regulations. (See Map 18) Should the town adopt a zoning or other land use regulation such a local law would apply to the entire area of the town, including the portion within the Adirondack Park. Property owners south of the Blue Line would have to comply with both the Adirondack Park Agency regulations and those of the town, which effectively means that the stricter of the two laws would apply.

There are essentially three choices in designing a zoning law for the area south of the Blue Line.

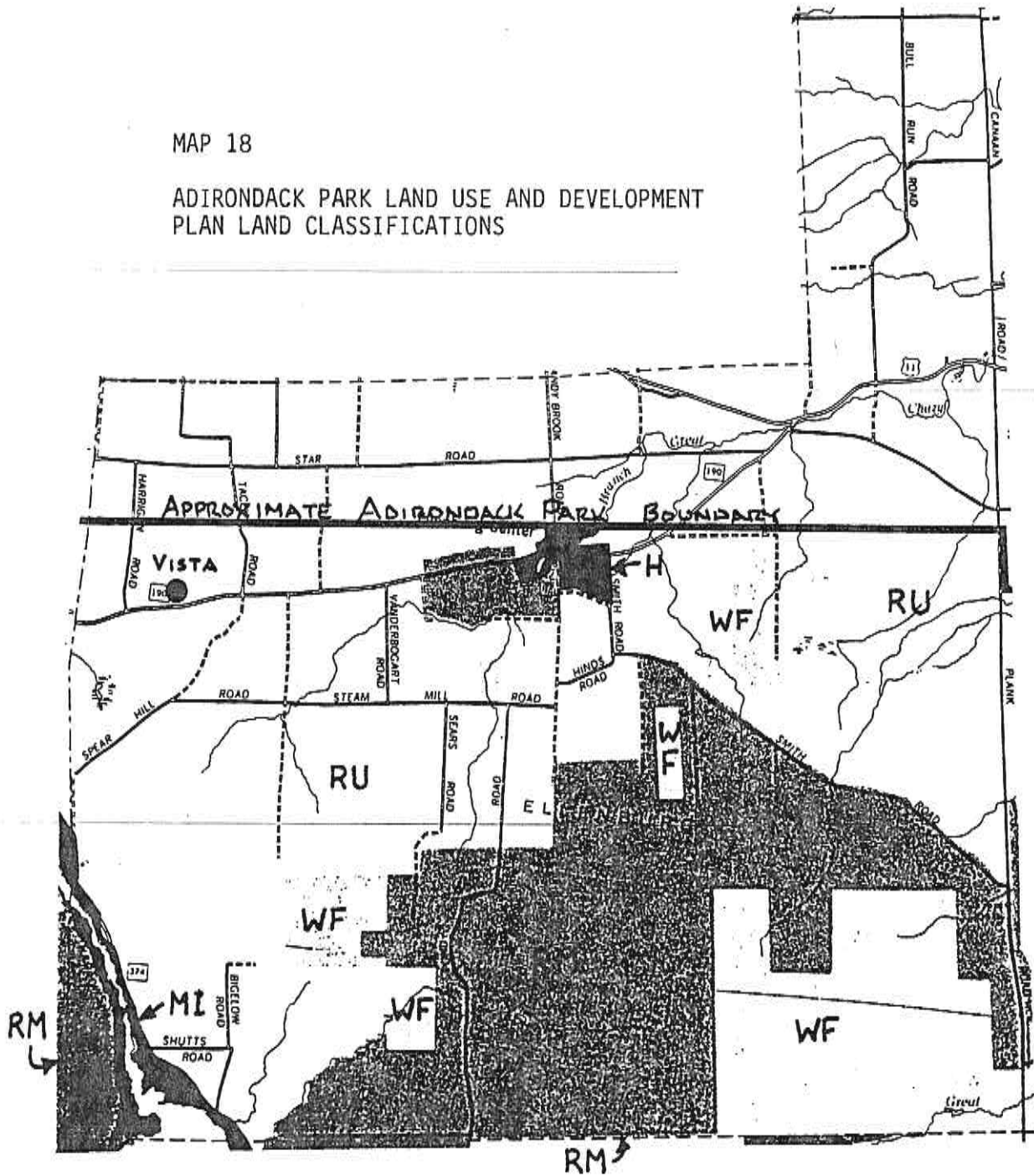
(1) The town could establish an "approvable local land use program" pursuant to the Adirondack Park Agency Act. This option would allow the town to assume review jurisdiction over "Class B" projects (primarily commercial uses) which would otherwise be reviewed by the Adirondack Park Agency (APA). It would benefit the applicant wishing to establish a commercial use by requiring one review rather than two. The town's zoning law would have to be at least as strict as the APA regulations, and would have to be approved by the APA. Creation of an "approvable" zoning law would add complexity to the law, both in the written text and on the zoning district map, and would also make its administration somewhat more complicated. In addition, the local law's adoption could be delayed by the APA approval process.

(2) The town could establish the same zones in their plan as on the Adirondack Park Land Use and Development Plan Map (see Map 18). On the surface this option seems to the simplest for property owners, but there are some disadvantages. First, the zones established by the APA were not based upon detailed information of the type gathered for this town plan, and therefore some of the zones and boundary lines as shown on the Adirondack Park Land Use and Development Plan Map are not appropriate. Second, any change in the boundaries of the APA map would require that the town amend their law accordingly to keep the zone boundaries the same. Third, this would create more zones than in option three, and would add corresponding complexity to the town zoning law.

(3) The third option is to establish town zoning boundaries independent of the land use districts used by the APA. Zone boundary lines would coincide where appropriate, but in some cases may not. This option would entail the fewest number of zones south of the Blue Line, and would result in the least complex town zoning law. Possible zones would include: (a) hamlet - in Ellenburg Center, (b) lakeshore residential - bordering Chateaugay Lake, (c) lake area commercial - some portions of Route 3/4, and (d) rural use - remainder of the area south of the Blue Line. This option is recommended.

MAP 18

ADIRONDACK PARK LAND USE AND DEVELOPMENT
PLAN LAND CLASSIFICATIONS



RU - RURAL USE

RM - RESOURCE MANAGEMENT

MI - MODERATE INTENSITY USE

H - HAMLET

WF - WILD FOREST

PROPERTY OWNER QUESTIONNAIRE SURVEY

A land use planning questionnaire survey was mailed to all property owners in the Town of Ellenburg during the month of July, 1990. A total of 405 survey forms were returned and tabulated. A few additional responses (about 20) were received late, and are not included in the tabulated results. The total rate of return on the survey was slightly over 50 percent. About one-half the responses were from residents of Ellenburg, and the other one-half from persons owning property in the town but with mailing addresses elsewhere. Results were tabulated separately for each area of town, and for resident versus non-resident property owners.

The over 50 percent return is a high rate of response for this type of survey, and shows that there exists a great deal of interest in land use planning in the Town of Ellenburg.

Planning Goals

Respondents were very much in favor of encouraging growth in the town, including commercial and industrial development. At the same time, they were concerned with controlling the location of business development, and were strongly in favor of protecting groundwater, maintaining visual quality, and keeping the character of the town rural.

Compatible and Incompatible Land Uses

People were in favor of the following land uses being located in their area of town: single family homes, open space and agriculture, small businesses, home occupations, and double-wide mobile homes. They were strongly opposed to junk yards and waste disposal areas, and somewhat opposed to industrial uses, and large stores and businesses. Responses to auto repair shops, single-wide mobile homes, and mobile home parks varied from one section of town to another, with some areas somewhat favoring them and other areas somewhat opposing them.

Minimum Lot Size

The most popular minimum lot size was 1 acre, favored by about 36 percent of all respondents. The next most popular choices were 20,000 square feet and 2 acres.

Large Land Owners

About one-third of all respondents were farmers or owners of 20 or more acres of land.

Land Use Regulation

Respondents were strongly in favor of some sort of land use control law in the Town of Ellenburg. About 83 percent of all respondents were in favor of such a law, with about 10 percent opposed and the remainder neutral.

Support for a land use control law was evident in all sections of town, and among both resident and non-resident landowners. Also, large landowners supported such a law in about the same proportion as smaller land owners.

Support was strongest for requiring adequate septic systems for new development (97% favor), followed by requiring a local review and approval for new business development (86%), establishing a minimum lot size requirement for new development (77% favor), and prohibiting certain uses from all or some sections of town (73% favor).

Comments

Several respondents made comments on the survey form. Many wrote in favor of planning, while some were opposed to any sort of regulation which would control the use of privately owned land. Many were opposed to waste incinerators and any form of waste disposal. Some were in favor of a "minimum" regulation.

TABULAR SUMMARY OF QUESTIONNAIRE RESULTS, TOWN OF ELLENBURG

	TOTAL RETURNS	PERCENT OF TOTAL
Area A Ellenburg Depot hamlet	40	10
Area B Ellenburg Corners hamlet	27	7
Area C Ellenburg Center hamlet	34	9
Area D Rural, Ellenburg Depot area	22	5
Area E Rural, Ellenburg Center area	39	10
Area F Chateaugay Lake area	40	11
Area G Non-resident landowners (townwide)	203	49
Total Returns =	405	100
Total Sent =	815	
Percent Return =	49.7%	

1. Do you agree or disagree with the following goals for the future of Ellenburg?	Total Responses	% Agree	% Dis-agree	% Neutral	PERCENT AGREE BY AREA						
					A	B	C	D	E	F	G
a. Growth should be encouraged.	404	75	12	13	80	73	82	70	88	70	72
b. Commercial and industrial development should be encouraged.	402	61	22	17	75	44	70	55	72	63	58
c. Commercial uses should be restricted in some areas.	406	84	9	7	93	81	74	83	81	90	85
d. The rural character of the town should be maintained.	401	80	8	12	90	85	64	97	84	74	78
e. Groundwater should be protected	402	98	1	1	98	100	94	97	100	98	99
f. Visual quality should be protected by establishing regulations for junk and signs, and by other means.	402	92	4	5	95	89	94	87	88	88	93

2. Which of the following do you feel are appropriate new uses for the area of town in which you live?	Total Responses	% Favor	% Oppose	% Neutral	PERCENT FAVOR BY AREA						
					A	B	C	D	E	F	G
a. Major commercial uses (large stores and businesses)	383	34	46	20	37	46	50	32	52	32	27
b. Small stores and businesses	391	70	14	16	87	74	61	70	72	77	67
c. Home occupations	411	76	7	17	75	88	74	71	84	73	74
d. Auto repair shops	387	45	34	21	57	44	66	70	66	41	33
e. Junk yards	390	8	84	9	3	0	9	14	16	23	4
f. Industrial uses	382	30	53	17	43	36	44	21	39	31	25
g. Single family homes	400	89	4	7	98	93	90	86	94	79	88
h. Mobile homes, single-wide	394	45	35	20	53	54	68	59	58	41	34
i. Mobile homes, double-wide	387	55	26	19	74	72	78	65	81	54	39
j. Mobile home parks	392	36	46	18	38	57	41	45	54	32	28
k. Open space and agriculture	386	82	7	10	85	88	76	93	90	76	81
l. Waste disposal area	378	25	69	6	23	32	32	25	18	26	24
m. Other	70	64	31	4	67	17	67	80	100	50	71

LAND USE PLANNING GOALS

The following goals were established by the Town of Ellenburg Land Use Committee.

Growth in General

Growth should be encouraged within the Town of Ellenburg, but it should be guided and controlled.

Citizen Participation

Citizen participation in the planning process is encouraged.

A questionnaire survey should be mailed to all landowners in the Town of Ellenburgh soliciting their opinion on land use matters.

In addition to the required public hearings, a public informational meeting should be held at an early stage in the process.

Ample public hearings should be held so that all concerned citizens may have an input.

Degree of Regulation

In keeping with the nature of the Town of Ellenburg, regulations should be kept as simple as possible while providing the desired degree of protection.

Rural Character

The rural character of the town should be maintained by establishing a minimum lot size for new development, and a minimum lot width along public roads.

There are some portions of town where a large minimum road frontage requirement is appropriate.

Consideration should be given to maintaining the rural and scenic character along the more visible routes, i.e. State Routes 11 and the Military Turnpike. This might be done by designating portions of these routes for commercial-industrial development rather than designating them as business zones along their entire length, and/or by not permitting certain visually objectionable uses such as junkyards.

Continuation of Agriculture

The continuation of agriculture should be encouraged.

Do not adopt regulations which would adversely affect farm operations, such as those pertaining to noise, odor, or the keeping of animals.

Exclude farm operations from certain land use or zoning requirements. For example: (a) allow a mobile on each farm property for the purposes of housing farm employees (elsewhere only one residential structure per lot), and (b) exclude farm buildings and produce sale stands from having to obtain a zoning permit (but any building setbacks would have to be complied with).

Protection of Residential Properties

Certain land uses or businesses should not be permitted in areas which are primarily residential in nature.

Establish standards for uses other than single family dwellings which would minimize their impact on surrounding residential properties (minimum lot size; building setbacks from lot lines; required green space buffer areas; regulations against excessive noise or odor, and similar requirements).

Require that a public hearing be held on any proposed use of land which might have a significant impact upon surrounding properties, such as certain commercial uses, industrial uses, multi-family dwellings, and mobile home parks.

Commercial Development Pattern

A pattern of mixed commercial and residential development is appropriate in hamlets, provided that commercial businesses do not interfere with the use and enjoyment of surrounding residential properties.

Certain rural type businesses should be permitted to locate anywhere in town with the exceptions of within hamlets and within the Lake Chateaugay area.

Certain businesses dependent upon through traffic, such as gasoline stations, automobile sales lots, and others, should be located within designated portions of State Route 11 and the Military Turnpike.

Waste Disposal

Any form of solid waste disposal or incineration should be prohibited throughout the town.

Industrial Development

Industrial development should be encouraged.

Industrial development should be designated for areas on or near heavy duty highways, near a three-phase power supply.

Rural type industries such as sawmills should be encouraged throughout the town, except within hamlets and in the Lake Chateaugay area.

Affordable Housing

It is recognized that there is a need for affordable housing in the Town of Ellenburg. The land use plan should provide for mobile homes, apartments and other forms of affordable housing.

Mobile Homes

Individually sited single-wide mobile homes should be permitted throughout most of the town but should be subject to some controls, such as requiring them to be placed upon a concrete slab, and prohibiting older mobile homes not constructed to modern standards.

Mobile home parks should be prohibited in certain sections of town such as areas inaccessible by two lane roads, and in poorly drained areas.

Mobile home parks should meet certain design standards, and should be subject to local review and approval by the planning board.

Sewerage Disposal

Establish a minimum lot size large enough to install a suitable on-lot septic system, and to protect neighboring properties against future sewerage disposal problems. Given the poor soils for leach fields in the Town of Ellenburg, a minimum lot size of about one acre is appropriate.

Establish a procedure for insuring that all new development complies with the NY State Health Department Standards for the design of septic systems.

Development of Inaccessible Land

Discourage commercial or industrial development, mobile home parks, and other uses which would generate substantial amounts of traffic on land inaccessible by suitable roads.

Junk and Junkyards

For health, safety and appearance reasons junkyards (5 or more junk vehicles, appliances, or other items) should be regulated, should be surrounded by an 8 feet high security fence, should be substantially screened from sight, and should not present an attractive nuisance to children.

No new junkyards should be allowed in the Town of Ellenburg.

Existing junkyards should be permitted to expand after review and approval of a local review board.

Junk (2 to 4 junk vehicles, appliances, or other items) should be kept out of sight.

Traffic Safety

In order to minimize traffic hazards, require a minimum lot width along public roads, and a larger minimum width along Routes 11 and the Military Turnpike.

Encourage the development of residential subdivisions serviced by short local access roads, rather than strings of homes along existing through highways.

Require larger front yard building setbacks for homes along state routes than for homes on local roads, except in hamlet areas.

Require that all businesses and multi-family housing have adequate off-street parking.

Environmental Protection

Require a 35 feet buffer zone along all streams. Within the buffer no building would be permitted, and the amount of clearcutting of vegetation would be limited.

Establish a procedure for case-by-case review of developments which have the potential for creating adverse environmental impacts.

Enforcement

Appoint a town Codes Enforcement Officer to administer all town regulations and laws.

PROPOSED LAND USE DISTRICTS

HR Hamlet Residential

Areas of existing and future residential development in or near existing hamlets. Single-wide mobile homes and mobile home parks would not be permitted. Commercial uses would be limited to home occupations, child care centers, and offices.

HC Hamlet Commercial

Areas of mixed commercial and residential development within hamlets. Smaller businesses, except gasoline sales, are encouraged provided that there would be no significant adverse impact upon neighboring properties. Single-wide mobile homes and mobile home parks would not be allowed.

RU Rural Use

Areas of agriculture and scattered residential use, where mobile homes, mobile home parks, and businesses typically found in rural areas would be permitted. These areas are not located on major highways.

RA Rural Arterial

Areas along major highways where future business development is encouraged. Higher density residential use, such as mobile home parks and cluster development, would be allowed. Residential string development, where each driveway enters directly onto the main road, is discouraged.

LR Lake Area Residential

Areas of existing and future residential development near Chateaugay Lake where uses incompatible with the residential character of the area would not be permitted. Single-side mobile homes and mobile home parks would not be allowed.

LC Lake Area Commercial

Areas where businesses related to recreation, tourism, and servicing the seasonal population are encouraged.

CUN Resource Conservation

Areas unsuited for development due to their natural characteristics, and/or areas where natural resources should be preserved.

COMPATIBLE USE CHART

x = compatible use
 c = conditional use (review by Town Planning Board required)

HR = Hamlet Residential
 HC = Hamlet Commercial
 RU = Rural Use
 RA = Rural Arterial
 LR = Lake Area Residential
 LC = Lake Area Commercial
 CON = Resource Conservation

Land Use Areas:

RESIDENTIAL USES	HR	HC	RU	RA	LR	LC	CON
Single family dwelling	x	x	x	x	x	x	
Two family dwelling	x	x	x	x	x	x	
Multi-family dwelling	c	c	c	c			
Mobile home, single-wide			x	x			
Mobile home, double-wide	x	x	x	x	x	x	
Mobile home park			c	c			
Seasonal camps	x	x	x	x	x	x	x
Cluster development	c	c	c	c			
GENERAL USES	HR	HC	RU	RA	LR	LC	CON
Church	x	x	x	x	x	x	
Membership club (VFW, etc.)		c		c			
Public facility	c	c	c	c	c	c	
COMMERCIAL USES	HR	HC	RU	RA	LR	LC	CON
Home occupation	x	x	x	x	x	x	
Roadside produce stand	x	x	x	x	x	x	
Retail store:							
Neighborhood convenience store							
without gasoline sales		c	c	c		c	
with gasoline sales				c			
Antique, craft or gift shop		c	c	c		c	
Used merchandise or furniture		c	c	c		c	
Gun shop, fishing tackle		c	c	c		c	
Small retail store (under 5000 s.f.)		c		c			
Supermarket				c			
Shopping center				c			
Motor vehicle sales and repair				c			
Gasoline and auto service station				c			
Motor vehicle repair/auto body shop		c	c	c		c	
Appliance repair shop		c	c	c		c	
Lawn, garden or farm equipment				c			
Mobile home sales				c			
Feed store, farm supplies		c		c			
Lumber yard			c	c			
Nursery, florist, greenhouse		c	c	c		c	

COMMERCIAL USES (continued)

	HR	HC	RU	RA	LR	LC	CON
Outdoor recreation		c	c	c			c
Campground, travel trailer park			c	c			
Indoor recreation (bowling, skating) ..		c		c			
Motel, hotel, cabins, lodging house ..		c		c		c	
Marina, boat rental				c		c	
Restaurant		c		c		c	
Food or ice cream stand		c		c		c	
Launderette		c		c		c	
Personal service business (beauty shop, barber, tailor, similar businesses) ..		c	c	c		c	
Professional or business office	c	c	c	c		c	
Bank		c		c		c	
Clinic (medical clinic, for example) ..		c		c		c	
Private school		c		c		c	
Child care center	c	c	c	c	c	c	
Funeral home		c		c			
Tavern, bar, nightclub		c		c		c	
Veterinarian, animal hospital			c	c			
Kennels			c	c			
Trucking				c			
Well drilling, construction, or excavating business			c	c			
Recycling business			c	c			
Slaughterhouse				c			
Junk yard	(not	in	any	zone)			
Waste disposal area	(not	in	any	zone)			
Waste incinerator	(not	in	any	zone)			
Motor vehicle race track	(not	in	any	zone)			
Amusement Park	(not	in	any	zone)			
Unlisted commercial use				c			

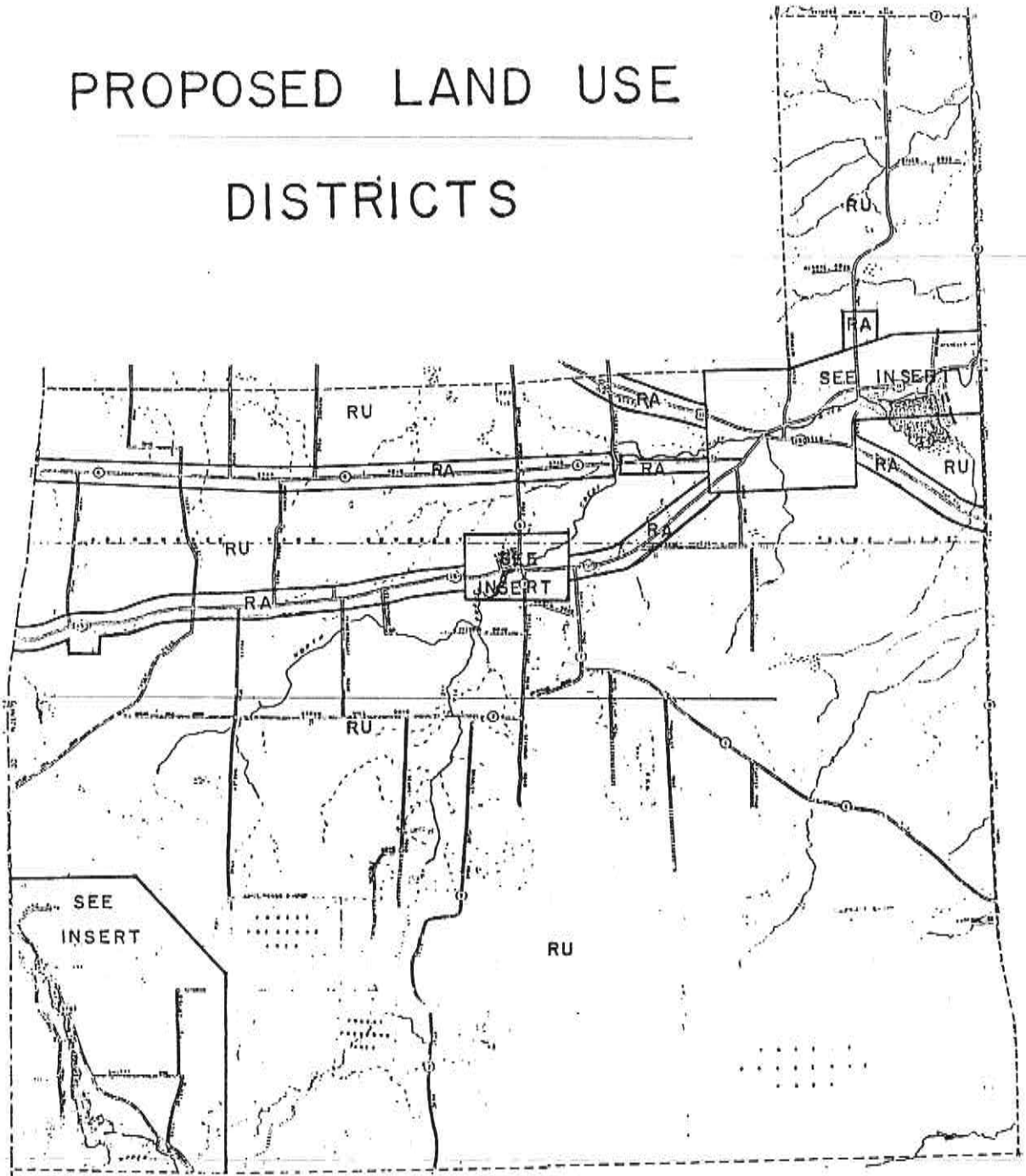
INDUSTRIAL USES

	HR	HC	RU	RA	LR	LC	CON
Sawmill			c	c			
Warehousing and distribution				c			
Manufacturing, processing				c			
Laboratory		c	c	c			

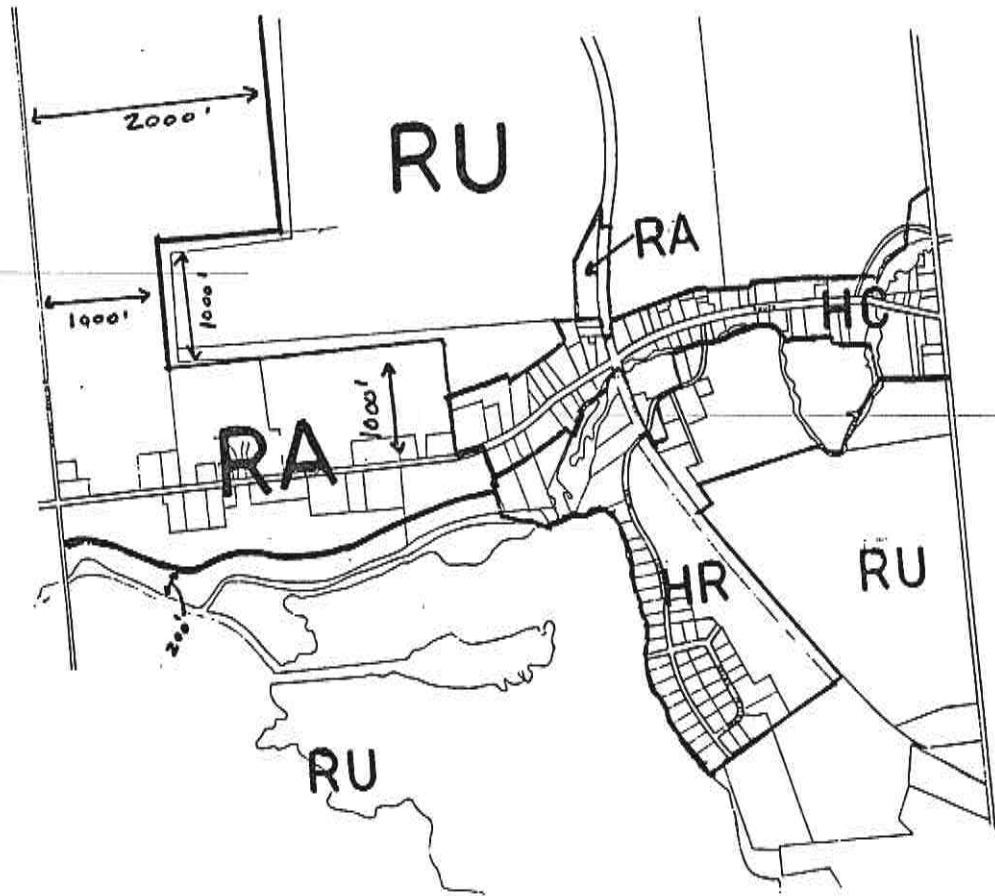
AGRICULTURAL USES

	HR	HC	RU	RA	LR	LC	CON
Agricultural structures and uses	x	x	x	x	x	x	x

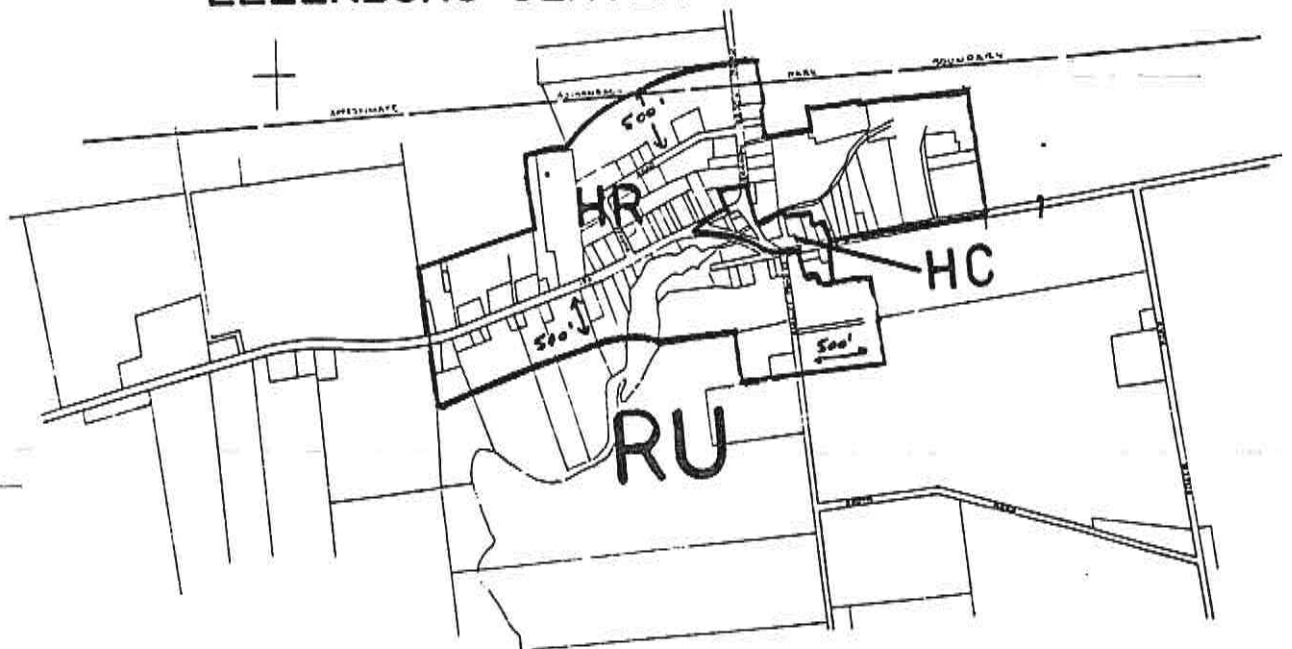
PROPOSED LAND USE DISTRICTS



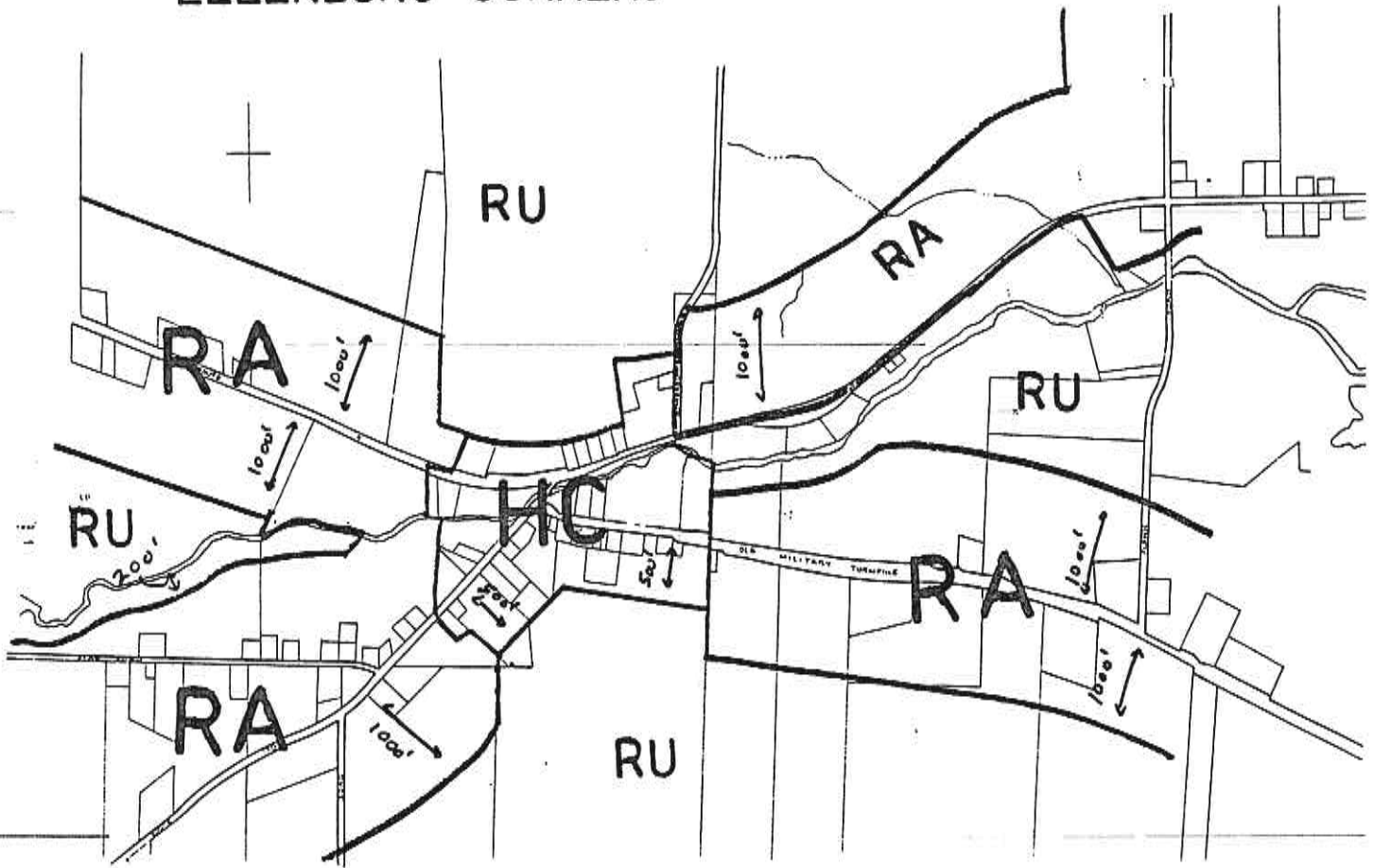
ELLENBURG DEPOT



ELLENBURG CENTER



ELLENBURG CORNERS



CHATEAUGAY LAKE AREA

