



OVERVIEW

The Lewis County Character Area Plan (CCAP) provides a blueprint for growth, preservation, and land use management at both the county and local level. The purpose of the CCAP is to:

- Delineate areas of common identity and character, similar to a generalized existing land use map;
- Identify areas recommended for future development, including residential, commercial, and mixed-use areas;
- Provide guidance on issues relevant to each category, such as revitalizing Main Street or protecting farmland; and
- Establish a common starting point for Future Land Use Plans at the Town or Village level.

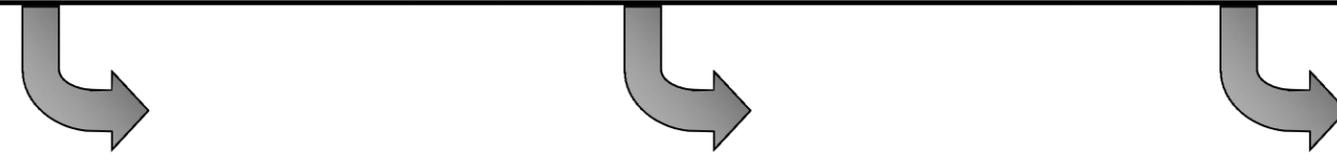
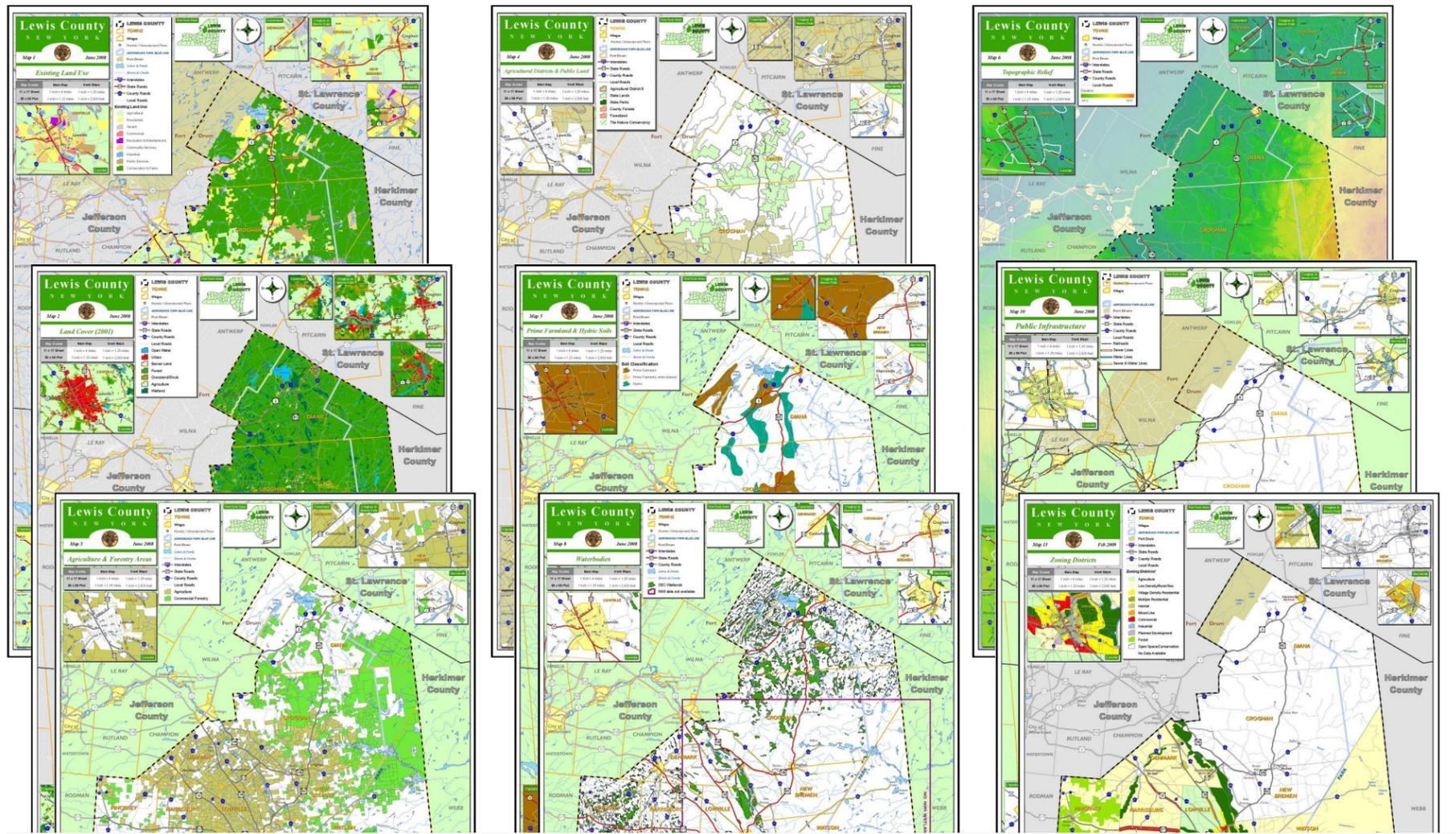
The CCAP provides recommendations for land use patterns from a county-wide perspective. These recommendations are not enforceable at the local level, as each Town or Village retains the local control to pursue land use regulations at their discretion. However, each community should consider these recommendations, and work closely with the Lewis County Department of Economic Development and Planning, Tug Hill Commission, Adirondack Park Agency, and other relevant agencies to develop a sound land use plan. A coordinated and collaborative approach across municipal boundaries will ensure important natural and community resources are preserved and that growth and investment are focused in appropriate locations.



A Town or Village may choose to adopt the CCAP, as it pertains to their community, as their local land use plan. They may also use it as a starting point subject to modification and additional level of detail. Ideally, each Town and Village in the county would engage in a land use planning process consistent with the CCAP, providing for a cohesive and strategic approach to managing the ever-changing landscape of Lewis County.

The project team utilized the following geospatial data to identify existing land use patterns, limitations or incentives affecting future development.

- existing land use
- existing land cover
- agriculture & forestry areas
- Agricultural Districts & public land
- prime farmland & hydric soils
- topography
- waterbodies
- public infrastructure
- zoning districts



A variety of geospatial data was utilized when developing the Character Area Plan found on the next page.

Lewis County

NEW YORK

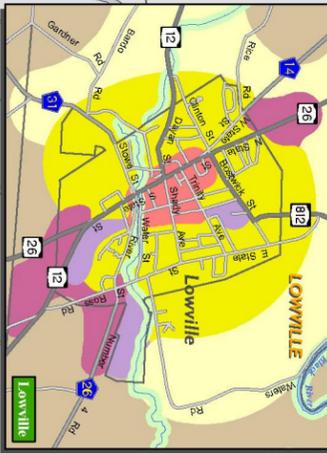


Map 13

July 2009

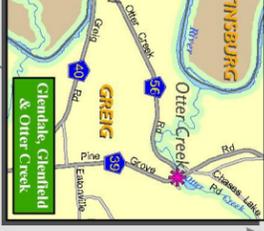
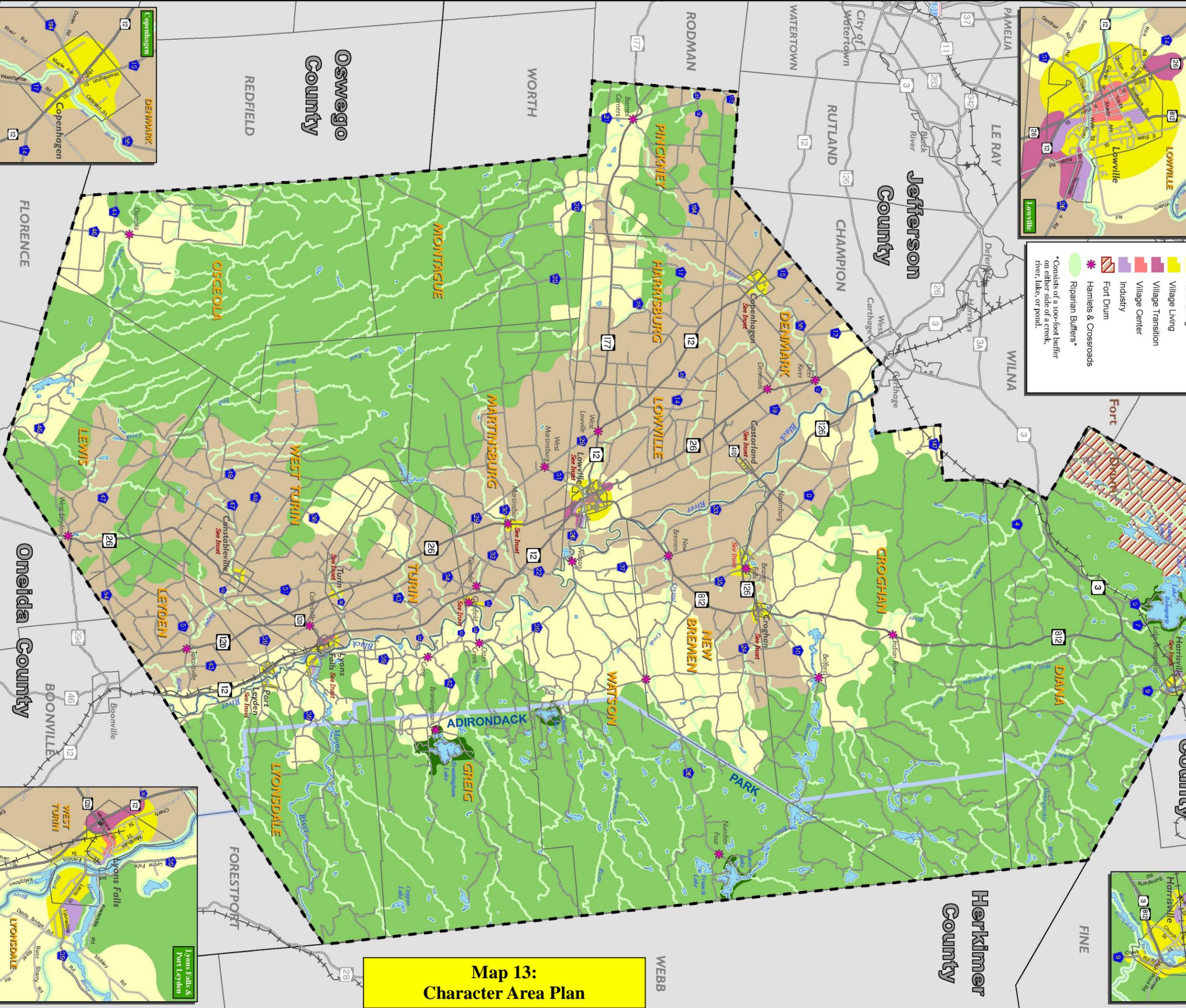
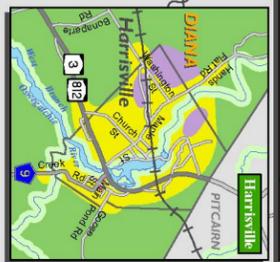
Character Area Plan

| Map Scales | Main Map | Inset Maps |
|---------------|---------------------|---------------------|
| 11 x 17 Sheet | 1 inch = 4 miles | 1 inch = 1.25 miles |
| 36 x 56 Plot | 1 inch = 1.25 miles | 1 inch = 2,000 feet |



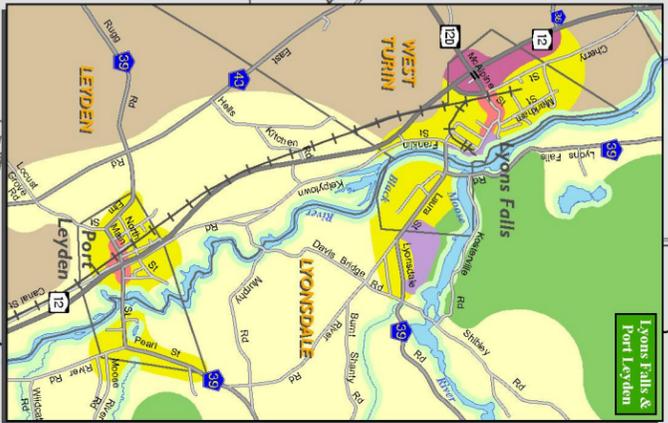
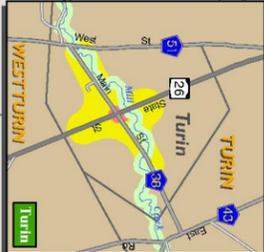
| | |
|--|---------------------------|
| | LEWIS COUNTY |
| | TOWNS |
| | ADIRONDACK PARK BLUE LINE |
| | Interstates |
| | State Roads |
| | County Roads |
| | Local Roads |
| | Active RR |
| | Character Areas |
| | Farmland |
| | Forest |
| | Lakelands Living |
| | Rural Living |
| | Village Living |
| | Village Transition |
| | Village Center |
| | Industry |
| | Fort Drum |
| | Hamlets & Crossroads |
| | Riparian Buffers* |

*Consists of a 100-foot buffer on either side of a creek, river, lake, or point.



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**Map 13:
Character Area Plan**