INDUSTRY CHARACTER AREA

Overview

Industry Character Areas are traditionally found adjacent to or within villages and hamlets. There are numerous small to mid-sized industrial operations throughout the county, but only a handful of substantial, distinguishable industrial areas exist. These are either a grouping of a few businesses, such as along the former rail line in Lowville, or a single large operation of county-wide significance, such as Viking Cives in Harrisville.

This Character Area contains a mix of older industry that played an important role in the growth villages, and newer installations largely driven by the forest products and alternative energy sectors of the economy. Most industrial areas are located on a rail line or an important waterway.

The Character Area Plan identifies Industry in the following locations:

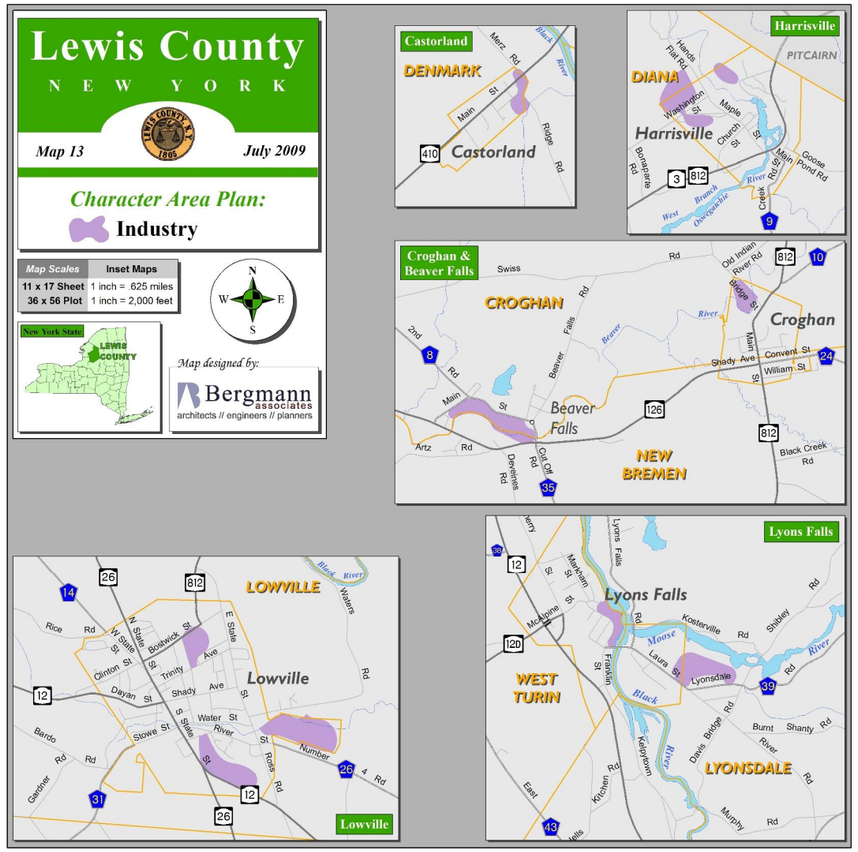
- northern edge of the Village of Harrisville
- in the hamlet of Beaver Falls and the Village of Croghan
- east side of the Village of Castorland
- along the former rail line in the Village of Lowville
- east side of the Village of Lowville
- in the Village of Lyons Falls

Typical land uses within this category include industrial, manufacturing/processing, commercial, warehousing/shipping, resource reclamation, and public services.

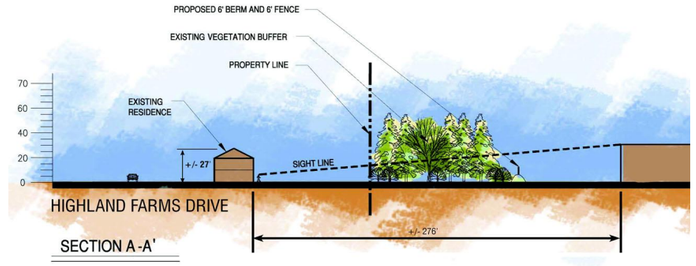
Design Considerations

One of the primary design considerations when dealing with industrial and manufacturing land uses is buffering to adjacent uses, especially residences. Buffers typically include land form, such as berms, trees, and fences. The distance between opposing land uses is also critical to mitigate psychological and visual impacts as well as noise attenuation. It is recommended that future development in these areas include a combination of berms, landscaping, and fencing to mitigate visual and psychological impacts.

Municipalities should consider requiring new industrial development site plan approval applicants to provide a cross section from the proposed building(s) to adjacent land uses. These cross sections should depict the location of vegetation, land form, and fencing to scale; this would provide planning and zoning boards with good visual representations of what will actually be constructed. See below for an example cross section.



Example of industrial operations in Lewis County



This cross section depicts an earthen berm with fencing and landscaping to buffer a commercial development from an adjacent residential neighborhood.

Sustainable Design for Industrial and Manufacturing Facilities

Sustainable design practices are often geared towards a reduction in energy usage which results in a cost savings. The use of passive and active solar energy, wind energy, geothermal, biomass and biogas should be encouraged by municipalities in Lewis County. The expanding alternative energy industry is the biggest growth sector in the county's economy, and efforts should be made to allow new, non-energy industries to take advantage of the region's significant resources.

In Lewis County, the concept of 'green' or sustainable industrial design should not be merely considered a trend of the industry, but rather should become a goal for all future development. In an era of dwindling resources and increasing energy scarcity, new developments should strive to meet business model needs while creating infrastructure and investments that will be viable for many years into the future.