COMPREHENSIVE PLAN
for the
Town of New Bremen
Lewis County, New York

Prepared by:
Town of New Bremen
Comprehensive Plan Committee

Adopted: May 10, 2010
by the
Town of New Bremen Town Board
Town of New Bremen
Board Members, Officers and Representatives

Town Supervisor
Council Members
Frederick J. Schneider
Kenneth Austin
David Becker
Ralph Bush
Milton Monnat

Town Clerk
Elizabeth B. Jones

Highway Superintendent
Ralph (Bub) Hall

Enforcement Officer (Interim)
TBD

Planning Board Chairman
Planning Board Members
Larry Kieffer
Mitch Fidler
David Meyer
Nevin Moser
Robert Williams

Comprehensive Plan Committee
Larry Kieffer
Mitch Fidler
David Meyer
Nevin Moser
Robert Williams

Prepared with assistance from:
NYS Tug Hill Commission
Duilles State Office Building
317 Washington Street
Watertown, New York 13601-3782
(315) 785-2380
TABLE OF CONTENTS

Introduction ......................................................................................................................... 4-6
Historic Overview .............................................................................................................. 7-8
Part I – Community Profile .............................................................................................. 9
Demographics ...................................................................................................................... 9
Housing ............................................................................................................................... 10-12
Employment Characteristics ............................................................................................ 12-13
Finance ............................................................................................................................... 13
Definitions .......................................................................................................................... 14
Property Taxes .................................................................................................................... 15-17
Part II – Land Use Issues and Policies ............................................................................. 18-20
Sensitive Lands & Resources .......................................................................................... 20
Rural Area Issues ............................................................................................................. 20-23
Rural Areas Development Policies .................................................................................. 23-24
Glossary .............................................................................................................................. 25
Appendix A – Historic Resources Inventory .................................................................... 26 - 27
Appendix B – Maps .......................................................................................................... 28
INTRODUCTION

The Comprehensive Plan Committee

The New Bremen Town Board established a Comprehensive Plan Committee in the spring of 2008 to help develop a new plan for the town. The Committee was composed of members of the town board, the planning board, and other town and village officials and residents. This committee was charged with gathering base data and reporting to the town board their recommendations on a plan. The committee received assistance from the New York State Tug Hill Commission.

Purpose Of The Plan

The purpose of the plan is to provide a blueprint for the physical development of the town for the future. It prepares for potential residential and commercial development that New Bremen may face as the growth of Fort Drum and Watertown area continues to expand into the region. The plan will provide a framework for future land development and land subdivision controls. It will also help assure that the growth of the area will be in concert with future plans for infrastructure and road development, and will protect natural resource values. Finally, it is hoped that other levels of government (state, county, and other local governments) will find the plan useful in shaping their future development activities. It is the purpose of this plan to help others to plan and develop in accord with the desires of the citizens of New Bremen.

Previous Plan

There has been no previous plan for the Town of New Bremen.

Periodic Review And Update Of The Plan

It is the recommendation of the Planning Committee that this plan be periodically reviewed and updated by the Town Board and others, as designated by the Town Board, at least once every five years. A five year review will refresh the Town Board’s perspective on the longer range issues affecting New Bremen, and help to reinforce the link between day-to-day development decisions and longer range town policies. In addition, a periodic update will keep the plan current with the ever-changing conditions of the town without the need for large-scale planning efforts.
Currently the Town of New Bremen has three laws in effect listed below

<table>
<thead>
<tr>
<th>Law</th>
<th>Adopted By</th>
<th>Administered By</th>
<th>Date Enacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLUTTER, LITTER AND DEBRIS LAWM</td>
<td>TOWN BOARD</td>
<td>TOWN BOARD, ENFORCEMENT OFFICER</td>
<td>1994</td>
</tr>
<tr>
<td>SITE PLAN REVIEW ZONING LAW</td>
<td>TOWN BOARD</td>
<td>TOWN BOARD, ENFORCEMENT OFFICER</td>
<td>1996 AMENDED 2001</td>
</tr>
<tr>
<td>Mobile Home LAW</td>
<td>TOWN BOARD</td>
<td>TOWN BOARD, ENFORCEMENT OFFICER</td>
<td>1996</td>
</tr>
</tbody>
</table>

The Organization Of This Document

This document is organized into the following parts:

Part I. Community Profile

This section presents a compilation of relevant facts about the demographics of the town based on U.S. Census and other data.

Part II. Land Use Policies

This section includes policies which guide development in the town and form the framework for any land use regulations. All development projects in the town should conform to these policies.

Appendix A. Historic Resources Inventory

Appendix B. Maps
The Town of New Bremen Land Use Plan is intended to further the following goals:

- PROTECT SENSITIVE LANDS AND NATURAL RESOURCES
- RESERVE RURAL CHARACTER
- RESERVE THE CRITICAL ROAD NETWORK
- CONSERVE AGRICULTURE AND WORKING LANDS
- PROMOTE APPROPRIATE COMMERCIAL DEVELOPMENT
- PROMOTE APPROPRIATE RESIDENTIAL DEVELOPMENT
- STRENGTHEN THE TRADITIONAL HAMLETS AND CROSSROADS
HISTORIC OVERVIEW

The Town of New Bremen lies in the north central area of Lewis County and consists of 33,780 acres. The town is bounded on the west by the Black River and on the north by the Beaver River. New Bremen's population was 2,722 inhabitants according to the 2000 US Census. The town name was probably designated New Bremen to attract German immigrants. The Town of New Bremen was created by an act of the New York State Legislature on March 31st, 1848. The former "hunting land of the Iroquois" experienced early growth and development as a result of the efforts Alexander MaComb, William Constable, Peter Chassanis and LaCompagne de New York better known as the Castorland Company. Early settlers arrived via Lake Ontario and the Black River or from Fort Schuyler (Utica) on a road begun by former Revolutionary hero Baron von Steuben. Like other North Country settlers, the early residents possessed the qualities of determination and perseverance as they sought success in the wilderness prior to the construction of the Black River Canal. French settlement began subsequent to the compilation of surveys and exploration in the community known as Castorville. The founders were attracted to the Beaver Falls area with its potential for hydropower.

James and Vincent LeRay began to sell land in 1821 and provided early motivation for European settlement in the Town of New Bremen. The survey of Dayanville was completed and the next fifty years witnessed the construction of tanneries, gristmills and sawmills. Plans for early growth included the construction of roads into the area. Various religious denominations sought the rivers and farmlands of the Black River Valley from 1821 to 1875. The Mennonites, Roman Catholics and Methodists settled and brought successful work ethics to the community of New Bremen. Letters of naturalization on file at the Lewis County Courthouse clearly validate European origins of these early settlers as Alsace-Lorraine. Many of the settlers were attracted to the area as a result of religious and economic conditions in Europe. Agriculture has always been an integral part of the town economy. Dairy farms, maple syrup production and logging were and still are vital to the Town of New Bremen. Hydropower has played a vital role in economic development. The Black and Beaver Rivers have provided corridors of transportation for both people and products as well as energy for many mills.

Early settlers quickly recognized water as an asset for industrial development. The Black River gave early entrepreneurs a transportation route to external markets. Highway construction and education developed proportional to the growth of agriculture and industry in the Town of New Bremen. The eleven education districts shown in Beer's Atlas of Lewis County were consolidated and centralized in 1945. The Beaver River Central School district was constructed in 1954 to serve the educational needs of the community. The approximately 65 miles of Town highways are maintained by a fleet of modern equipment and able employees.
The population of the Town of New Bremen was 1908 inhabitants in 1870. The 2000 Census reported a population of 2722 inhabitants. The town enters the 21st century with a strong cultural connection to the values of the founding settlers. The challenges of technology and a global economy are but a few problems facing town government and today's residents. The discovery of gold, the mining of iron ore or Croghan red granite will be replaced by other geological developments in the 21st Century. The expansion of Fort Drum has witnessed a challenge to housing, education and roads in the town. New growth is seen in the chemical industry, hydropower, cheese production, services and roofing. Good government, solid education, and an industrial and agriculture base will provide the incentives for future growth and development. The residents look to the solid leadership of the past in forging ahead into the 21st Century.

The Town of New Bremen and the surrounding region
PART I - COMMUNITY PROFILE

DEMOGRAPHICS

Population

1990 to 2010, the Town of New Bremen grew very little and decreasing slightly from 2000 to 2008

Table 1
Population Change 1990-2010

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2008</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>2526</td>
<td>2,642</td>
<td>2,606</td>
<td>N/A</td>
</tr>
<tr>
<td>Lewis County</td>
<td>26,796</td>
<td>26,944</td>
<td>26,176</td>
<td>N/A</td>
</tr>
<tr>
<td>New York State</td>
<td>17,558,165</td>
<td>18,976,457</td>
<td>19,490,297</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

Households

Table 2
Household Population

<table>
<thead>
<tr>
<th></th>
<th># of Households 1990</th>
<th>Average Household Size</th>
<th># of Households 2000</th>
<th>Average Household Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>N/A</td>
<td>N/A</td>
<td>936</td>
<td>2.66</td>
</tr>
<tr>
<td>Lewis County</td>
<td>9253</td>
<td>2.86</td>
<td>10,040</td>
<td>2.66</td>
</tr>
<tr>
<td>New York State</td>
<td>6,634,434</td>
<td>2.86</td>
<td>7,056,880</td>
<td>2.61</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
Income

Median household income in the town was $35,230 as of 2000. New Bremen’s median income was 85% of the county and 81% of the state.

Table 3
Median Household Income

<table>
<thead>
<tr>
<th></th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>$35,230</td>
</tr>
<tr>
<td>Lewis County</td>
<td>$41,587</td>
</tr>
<tr>
<td>New York State</td>
<td>$43,393</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

HOUSING

The town added 17 housing units during the 90s, a 2% increase. A housing unit is defined by the census as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The county and state added 14% and 6%, respectively.

Table 4
Total Housing Stock

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>928</td>
<td>945</td>
<td>+2</td>
</tr>
<tr>
<td>Lewis County</td>
<td>13,082</td>
<td>15,134</td>
<td>+14</td>
</tr>
<tr>
<td>New York State</td>
<td>7,226,891</td>
<td>7,679,307</td>
<td>+6</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

The majority 74% of housing units are in the form of single family attached / detached "stick built" and modular houses. Mobile homes make up 17% of all housing units. The remaining 9% of units are in multi-family dwellings attached/detached.
Figure 5
Dwelling Units by Number of Units in Structure

Source: U.S. Census Bureau

Analysis of the median age of housing structures in New Bremen reveals that the housing stock tends to be newer than that in the county and the state.

Table 6
Median Year Structure Built

<table>
<thead>
<tr>
<th>Location</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>1969</td>
</tr>
<tr>
<td>Lewis County</td>
<td>1957</td>
</tr>
<tr>
<td>New York State</td>
<td>1954</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

Housing vacancy rates are indicators of the housing supply situation in the town. A housing vacancy rate of around 5% (not including seasonal properties) is generally considered adequate (over 5% indicates an oversupply and under 5%, an undersupply). The town had an adequate homeowner vacancy rate of 4.1% compared to the county’s 1.4% rate and the state’s 1.6% rate. Rental vacancy rates were higher across the board with New Bremen and Lewis County each showing rates higher than the state with 4.6%.
Housing affordability is measured by dividing median housing value by median household income in a given community. A score of 2 or lower is considered an indicator of affordability. New Bremen scored 1.9 in the 2000 census same as the one for the county and 3.4 for the state.

Table 7
Housing Vacancy 2000

<table>
<thead>
<tr>
<th></th>
<th>Vacant Housing Units</th>
<th>Homeowner Vacancy Rate</th>
<th>Rental Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>171</td>
<td>4.1%</td>
<td>10.5%</td>
</tr>
<tr>
<td>Lewis County</td>
<td>5,094</td>
<td>1.4%</td>
<td>6.9%</td>
</tr>
<tr>
<td>New York State</td>
<td>387404</td>
<td>1.6%</td>
<td>4.6%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

Table 8
Housing Affordability 2000

<table>
<thead>
<tr>
<th></th>
<th>Median Value for All Owner-Occupied Units</th>
<th>Median Household Income</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>$68,400</td>
<td>$35,230</td>
<td>1.9</td>
</tr>
<tr>
<td>Lewis County</td>
<td>$63,600</td>
<td>$34,361</td>
<td>1.9</td>
</tr>
<tr>
<td>New York State</td>
<td>$147,600</td>
<td>$43,393</td>
<td>3.4</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau

EMPLOYMENT CHARACTERISTICS

The unemployment rate in New Bremen, as reported by the 2000 census, was higher than that of the county and state. The civilian labor force includes the population 16 years of age and older not in the military.

Table 9
Employment Status 1999

<table>
<thead>
<tr>
<th></th>
<th>Civilian Labor Force</th>
<th>Percent Unemployed</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Bremen</td>
<td>12,99</td>
<td>8.4</td>
</tr>
<tr>
<td>Lewis County</td>
<td>12,720</td>
<td>7.8</td>
</tr>
<tr>
<td>New York State</td>
<td>9,023,096</td>
<td>7.1</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau
Figure 10. Employment by Occupation 2000

When the employed population is broken down in occupational groups, the top three groups in 2000 were 1) private for-profit wage and salary workers 57.6% 2) Local government workers 14.8% and 3) self employed workers 10.2% equaling 82.6% of employment.

Source: U.S. Census Bureau

FINANCE

According to the NYS Comptroller, 2007 revenues for the Town of New Bremen totaled $1,076,334 and were raised mostly from real property taxes (70%) or $752,639 and state aid (21%) or $223,417 which is (91%) of revenues. See definitions on page 14.

Figure 11. 2007 Revenues

Source: NYS Office of the Comptroller

Figure 12. 2007 Expenditures by Function

During the same year, transportation made up the largest expenditure (59%), followed by general government expenditures (19%) and employee benefits (18%). See definitions on page 14.

Source: NYS Office of the Comptroller
DEFINITIONS

REVENUES

Real Property Taxes: represents the total amount of ad valorem real property taxes, plus special assessments levied on real property on the basis of benefit – includes interest and penalties on taxes, payments in lieu of taxes and gain from the sale of tax acquired property

Non-Property Taxes: includes revenues from sales tax distributed to the community by the county.

Intergovernment Revenues: state aid, federal aid, other government aid

Interest on Investments: interest from monies invested or deposited

All Other: revenues not otherwise classified, such as departmental income, licenses, permits, rentals, sales, fines and forfeits, recoveries, refunds, etc.

EXPENDITURES

General Government: includes expenditures for executive, legislative, judicial, and financial operations

Police: includes expenditures for police service

Fire: includes expenditures for fire prevention and protection

Other Public Safety: traffic control, public safety administration, on-street parking, animal control, building inspection, civil defense, examining boards, DARE program, etc.

Health: expenditures for ambulance services, public health administration, registrar of vital statistics, etc.

Transportation: expenditures for maintenance and improvement of roads and bridges, snow removal, street lighting, etc.

Economic Assistance: expenditures to promote the economic welfare of residents

Culture-Recreation: expenditures for parks, playgrounds, youth and adult recreation programs, libraries, etc.

Home and Community Services: expenditures for the operation and administration of a water, sewer, electric, gas or steam system, garbage collection, drainage and storm sewers, etc.
PROPERTY TAXES

Full taxable value (tax base) of real property in the Town of New Bremen was $138,361,137 in 2009.

In 2009, town property owners paid an average of $25.00 per $1000 assessed value in property taxes (this includes county, town and school taxes). Figure 13 depicts the breakdown of property tax payments by recipient government or school district.

Figure 13. 2009 Property Tax Breakdown

Source: Lewis County Real Property Services

TOTAL TAX PARCELS

Land subdivision resulted in 16 new parcels or 1% in New Bremen between 2007 and 2008.

TAX PARCELS BY PROPERTY CLASS

The majority (57%) or 933 of tax parcels in the town were assessed as residential in 2008. The next largest categories were vacant land (20%) or 320, agriculture (9%) or 140, and forest (6%) or 100.
Figure 14. Property Class Breakdown

Source: NYS Office of Real Property Services

ASSESSED VALUE BY PROPERTY CLASS

When total assessed value is broken down by property class, a little over 60% of the value is in residential parcels in 2008. Next are public service (12%) and agricultural parcels (9%).

Figure 15. Assessed Value Breakdown

Source: NYS Office of Real Property Services
The full taxable value of all parcels (which excludes property tax exemptions) in New Bremen breaks down similarly.

**Figure 16. Full Taxable Value Breakdown 2009**

Source: Lewis County Real Property Services
PART II - LAND USE ISSUES AND POLICIES

As part of the planning process, land use character areas were defined and issues affecting them were identified. Policies were formulated to help guide development in the town and form the framework for any land use regulations. While the policies that follow are not law, it is the intention of the Town of New Bremen that all development projects in the town should conform to them.

SENSITIVE LANDS & RESOURCES

There are many areas in the Town of New Bremen which have a limited suitability or are inherently unsuitable for development. There are other areas in which development should be avoided due to the valuable natural character of the area, character which would be lost or damaged if disturbed. Areas which are either unsuitable or fragile include floodplains, wetlands, steep slopes, hydric soils, and stream corridors.

Floodplains

Character: Floodplains are areas which are completely inundated at certain times with water. They are usually divided between a floodway and a fringe area. The floodway is the area where floodwaters must be free to flow completely unrestricted. The adjacent fringe areas are flooded but are not as critical to floodwater flow.

Where located: Certain floodplains have been mapped by the Federal Emergency Management Agency (FEMA). These include flood hazard areas which have a probability of flooding at least once in 100 years.

Consequences of Development: These areas are considered severe hazards to development. Floodway areas must remain completely undeveloped, as any structures in these areas may act as obstructions which impede floodwaters, thus increasing damage and loss further upstream of the obstruction. The fringe areas may be subject to limited development where base flood elevations will not be increased. Any development which increases base flood elevations will increase flooding upstream.

Wetlands

Character: Wetlands are areas where groundwater is exposed on the surface of the ground. These areas often act as recharge areas, areas for filtering and cleaning water, and as significant wildlife habitat.

Where located: Certain major wetlands have been mapped by the Department of Environmental Conservation (DEC). These include only wetlands of greater than 12.4 acres. They are scattered throughout the town.
Consequences of Development: Wetlands are generally considered a severe hazard to
development. Development can lead to loss of valuable and irreplaceable wildlife habitat.
Wetlands are particularly important as they may directly recharge groundwater supplies
and are vulnerable to pollution. Thus, in areas where potable water is obtained from
ground water, as in New Bremen, some wetlands need a high level of protection. Devel-
opment can also lead to a loss of valuable open space. Development of these areas is
expensive, as landfill is usually needed and flood protection is often necessary.

Steep Slopes

Character: These are areas which have slopes greater than 10 percent, which means that
there is a vertical rise of ten feet for each 100 feet of horizontal distance.

Where located: Steep slopes are scattered throughout the town.

Consequences of Development: Slopes of less than 10 percent are generally considered
slight constraints on development. Slopes of between 10 and 15 percent are generally
considered moderate constraints on development. Slopes of greater than 15 percent are
considered severe constraints on development. The development of slopes is not
recommended for several reasons. There are some environmental concerns, such as
erosion and stream sedimentation. It is also more expensive for communities to service
development on steep slopes with roads, water lines, and sewerage facilities.

Hydric Soils

Character: Hydric soils are soils that formed under conditions of saturation, flooding or
ponding long enough during the growing season to develop anaerobic conditions in their
upper parts. Hydric soils include soils developed under sufficiently wet conditions to
support the growth and regeneration of hydrophytic vegetation.

Where located: Hydric soils are prevalent and evenly scattered throughout the town.

Consequences of Development: Hydric soils present hazards to development, particularly
on-site septic systems, due to their poor drainage characteristics.

Stream Corridors

Character: Stream corridors act as important fish and wildlife habitats. They may be
important for their significance as drainage conduits. Some have relatively steep slopes.
Where located (TBD)

Consequences of Development: Stream corridors must be developed very carefully so as not to destroy their amenity. Improper development can lead to erosion of the stream banks, resulting in siltation of the stream and the loss of stabilizing soil. Water quality can be impaired, and the recreational use of the stream degraded. The aesthetic qualities of the stream may likewise be destroyed by improper development, thus degrading the quality of life in the town.

SENSITIVE LANDS AND RESOURCES POLICIES

➢ Development taking place in floodplain areas, wetlands, groundwater recharge areas should be limited to those uses that will not adversely affect water quality.

➢ Sewage disposal systems should be properly separated from drinking water sources.

➢ Lots should be large enough to ensure that sewage which is disposed of by conventional on-site septic systems can safely percolate, and that wells will not overdraw groundwater supplies (typically 1.5 – 3.0 acres).

➢ Uses and structures should be properly set back from streams, lakes, ponds, and wetlands.

➢ Land disturbing activities should be conducted in accordance with proper erosion control measures and/or NYS mining regulations.

➢ Landfills, toxic and nontoxic, should be prohibited townwide.

RURAL AREAS ISSUES

RURAL CHARACTER

An important attribute of the Town of New Bremen is its rural character. Low-density development, scenic views, ample open spaces, and a diverse landscape are all identified as important characteristics of New Bremen’s physical environment. An abundance of forests, brush lands, wetlands and open farmlands contribute to a varied and diverse landscape, which gives the town its rural flavor.

Rural character can be quickly destroyed by poorly planned or unplanned development. Rural sprawl; a lack of effective buffering, screening, and landscaping techniques; the proliferation of unattractive commercial signs and billboards; and the strip development of road frontages all contribute to a loss of rural character.
It is recognized that the maintenance of rural character is increasingly important to the economy of the North Country, both as a means of accommodating tourism, and as a means of providing an attractive quality of life to potential employees and employers looking to locate in the area. This can be accomplished, in part, by keeping development density low, and retaining appropriate open spaces, trees and other vegetation on the site of new development.

AGRICULTURE AND WORKING LANDS

Productive farm and forest lands are important and valuable economic and cultural assets, which must be managed wisely.

Potential Threats To Agriculture in the Town of New Bremen

Nonfarm uses mixed into agricultural area may be a problem, particularly when they are residential in nature. Agriculture is an industry. It involves many activities which may be incompatible with residential living such as irregular hours of operation, the use of heavy machinery, the spraying of chemicals, the spreading of manure—unpleasant noise, lights, and smells.

Means of Protecting and Preserving Agriculture

There are several means of preserving and protecting agriculture. Most of these means may be initiated through local action and New York State has an agricultural protection program initiated through the counties.

COMMERCIAL USES

The town should be prepared to locate mixed residential/commercial or purely commercial nodes in suitable areas where market forces dictate. Some of these nodes might then have the potential to become the focus for hamlet development combining appropriate commercial and residential mixes of uses.

Scattered site commercial development is appropriate in the town, but should be restricted to those types of developments, which have an appropriate scale and character in relation to the existing surrounding area, and have a vital economic reason to locate this way. Scattered-site development should be only sparingly permitted, preferably near road intersections, and should be carefully regulated by performance criteria, which significantly reduce impacts on adjacent lands.
Home-based Businesses

Many business start-ups in rural areas are undercapitalized. There is continual pressure for these low-capital start-ups to locate in dwellings in residential areas, to reduce cost. It is important to the health of the local economy to accommodate such business start-ups where the use can be demonstrated to be in harmony with the neighborhood, and will not detract from or compete with businesses in hamlet commercial areas. Nonresidential uses located in close proximity to residences need special care to mitigate any negative impacts, particularly in higher density residential areas. Controls on the intensity of the use—site lighting, signs, parking, aesthetics, traffic generation, noise, and other such characteristics are important. The allowed use of the site must be clearly defined so that subsequent owners and changes in use do not alter the site so as to detract from the neighborhood.

RESIDENTIAL USES

Historical Patterns of Residential Development

The majority of the existing and new residential construction in the town is single-family detached dwellings. The single family dwelling pattern has historically predominated, usually at very low densities, on isolated tracts of land, scattered throughout the town. Houses are usually on lots, which have been subdivided, one or two at a time, out of former farmlands. There are very few larger scale subdivisions of land and there are no examples of large-tract subdivisions (like those found in suburban areas). Mobile homes are an important part of the local housing stock. They are popular as affordable housing, and are a traditional housing type of the region.

Variety in Residential Dwelling Types

It is important that the town provide opportunities for a variety of residential types and situations. Opportunities should be provided for homes for people of all ages and income levels, at various densities. In pursuing this objective, it is important to accommodate accessory apartments, mobile homes on individual lots, mobile home parks, single-family dwellings, duplexes, and multiple-family dwellings.

Accessory Apartments

One type of living arrangement is the accessory apartment, also known as the "granny flat" or "ECHO" (elder cottage housing opportunity) housing. This is commonly a small apartment allowed in a single-family dwelling or on the same lot with a single-family dwelling, usually no more than 500 square feet in area. It is designed to be clearly subordinate to the single-family use on the premises, so as not to have the impacts of a multi-family dwelling. Additional regulations may be placed on accessory apartments such as restricting entrances to the side or rear of the principal structure. This provides an apartment large enough for one or two people, but small enough to maintain the character of the area as a predominantly single-family neighborhood.
This idea has been very popular in the North Country as a means of providing additional housing opportunities as well as for providing extra income to homeowners without seriously impacting the character of the neighborhood. This type of living arrangement usually has very low impact on neighborhoods, and may be quite popular with the public, as well as providing badly needed housing opportunities.

Mobile Homes

Mobile homes are also a popular North Country housing opportunity. The Town of New Bremen created Mobile Home Law Local Law #1 of 1996 to address issues related to the minimum standards for the placement and use of Mobile Homes.

RURAL AREAS DEVELOPMENT POLICIES

Rural Character

- Development density (the number of lots per square mile) should be compatible with a rural environment and lower than in the hamlets.
- Scenic vistas should be protected from intrusions such as cell towers.
- Land should be developed in a manner that preserves important habitats and Natural Heritage program sites.
- Trees, vegetation and other landscape features should be retained as much as possible on development sites. Uses should be appropriately landscaped with native species so as to fit into the rural setting.
- The proliferation of commercial signs and billboards should be prohibited and permitted signs should be compatible with the rural character of the town.
- Historic sites, buildings and other structures which are fundamental to the character of the town should be preserved and protected.

Commercial Uses

- Commercial uses should preferably be sited at road intersections.
- Scattered commercial/industrial site development can be allowed in certain parts of the town. Standards for buffer zones, screening, building size and bulk, impervious surfaces, lighting, noise, odor, signs, on-site circulation, parking and loading, access, drainage and erosion control should be used to ensure that the impacts of scattered-site development are controlled.
- Home based businesses should be allowed but must not negatively impact neighboring properties in terms of aesthetics, increased traffic, noise and pollution.
Residential Uses

- Accessory apartments should be permitted, but with appropriate standards for the areas where they are located.

- Mobile homes should be permitted in most areas, but in some areas should be subject to design controls according to Town of New Bremen Mobile Home Law Local Law #1 of 1996.
GLOSSARY

ad valorem – in proportion to the value

anaerobic – pertaining to or caused by the absence of oxygen

conventional housing – housing built on site from wood, concrete or steel framing materials or factory manufactured homes known as “modular homes” bearing an insignia issued by the State Fire Prevention and Building Code Council as required in 9 NYCRR section 1212

dwelling, single family – a principal building containing one dwelling unit

dwelling, multi-family - a principal building containing three or more dwelling units

dwelling, two family – a principal building containing two dwelling units

eminent domain – the authority to acquire or take, or to authorize the taking of, private property for public use or public purpose

frontage - the side of a lot abutting on a public road or private road

hydrophytic – growing in water or very moist ground

mobile home - a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities

on-site septic system – an underground system with a septic tank used for the decomposition of domestic wastes

sedimentation – the deposition or accumulation of sediment

sense of place – the characteristics of a location that make it readily recognizable as being unique and different from its surroundings (Schultz and Kasen 1984)

siltation - The deposition of finely divided particles of soil or rock

subdivision - Division of any parcel or parcels of land whether or not contiguous into two or more lots

tract subdivision - A subdivision containing five or more lots, or any subdivision requiring a new road

working lands - actively maintained agricultural and/or forest lands
APPENDIX A – HISTORIC RESOURCES INVENTORY

1905 Lowville and Beaver River Railroad. Over half of this 10.5 mile shortline connecting Lowville with Croghan passes through the township. A depot and a cheese plant still stand in Beaver Falls and remnants of a milk station exist in New Bremen hamlet. It offered passenger service until 1947, freight and milk only until 1960 and used exclusively by the J.P. Lewis Paper Co. until 1990.

1826 Crystal Pond. A steady flow of water was created for early settlers by building a dam on Crystal Creek. Many businesses relied on this source of energy and supply of water such as sawmills, cheese plants, tanneries, planning mills, a cheese box factory and sash and blind mills. It still provides power to a grist mill and as a source for ice cutting by the fire department.

1857 Black River/Black River Canal. The canal portion of this transportation artery begins in Rome and ends in Lyons Falls. At this point barges entered the Black River and were towed by steamboats to points north. Van Ambers Mill became well known for large number of quality steamers built at a dry dock on the western edge of the township.

1950 Wagner Field. Donated by the Wagner family, this diamond is the center of the area’s vibrant softball leagues. Located on the Tillman Rd., it is near the location of the Wagner House a popular nineteenth century hotel.

1930 Hirschey’s Barn. Through out the Depression and the World War Two era, locals found affordable entertainment at this Tillman Corners venue. Visitors could count on live music, dancing and refreshments.

1965 Hough Memorial Forest. Located on Rt. 812 1 mile north of the New Bremen hamlet, this 60 acre forest was developed to honor Lewis County resident Franklin B. Hough. Hough was the county’s first physician, a noted scholar and has been called the father of American forestry.

1849 Sackett’s and Saratoga Railroad. Begun in New Bremen but never finished, gradings from this ambitious project are still visible from Rt. 812 and the Beach Hill Rd.

1948 Hoffman and Dudo Cheese Plant. This is the only cheese plant currently operating in New Bremen. Transferred to different owners in the 1990’s, it specializes in the production of kosher goods.

1923 Idle Ease Sanatorium. Operating until 1939, this small hospital near the village of Croghan specialized in maternity patients. 325 births were recorded here.
Mining. In 1905 a company named Pharig and Sons tried to sift gold from the sand on the Frank Kirch Rd. In 1911, the Bremen Reduction Co. tried a similar operation near Bush's Corners. In 1919 a firm called the Wayne Steel and Iron Co tried to extract iron from sand in the area of Bush's Corners. In 1966 a New Hampshire firm bought the rights to the red granite deposits on the Russell Tabolt farm. Blocks from this quarry were in buildings a crossed the nation.

Schools. Twelve rural units or one-room school houses existed throughout the various settlements in the township. Many still stand as private residences. A parochial school associated with St. Stephens in the village of Croghan existed. Additionally an attractive high school with 12 rooms and a gym designed in the Georgian style architecture was built in 1927. These were replaced by Beaver River Central in 1954.


Cemeteries. Methodist cemetery on Patty St., old Mennonite on Erie Canal Rd., new Mennonite on Kirschchnerville Rd, First Mennonite on Rt. 812, Crystal Lite in New Bremen hamlet, Evangelical Baptist on Rt. 812 and St. Peter's Roman Catholic on Tillman Rd.
Town of New Bremen
Seasonal Population Density

Legend
- Village of Croghan
- Seasonal Population Density
  - Low
  - Medium
  - High