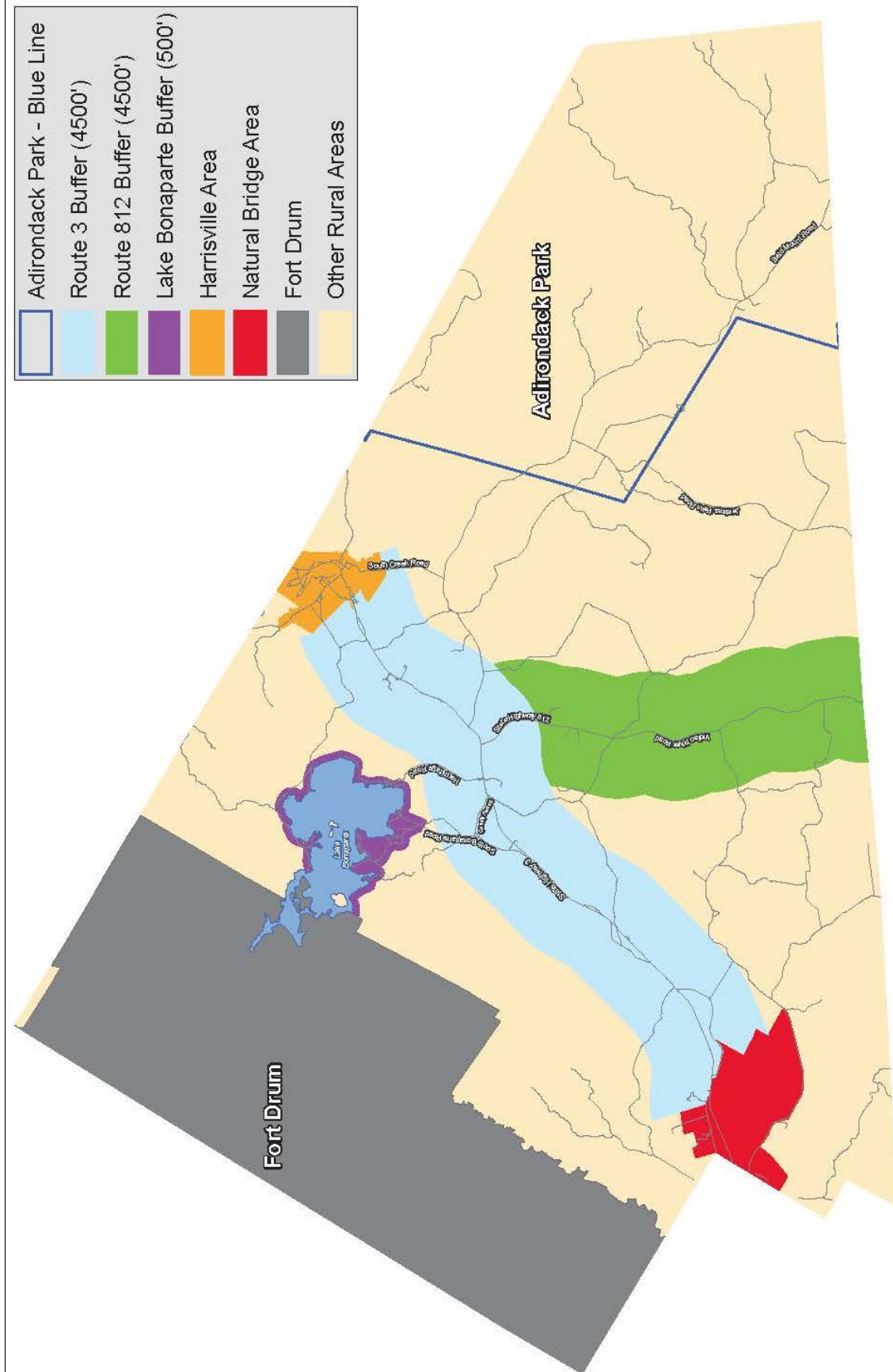










# Town of Diana Comprehensive Plan


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-  Adirondack Park - Blue Line
-  Route 3 Buffer (4500')
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-  Lake Bonaparte Buffer (500')
-  Harrisville Area
-  Natural Bridge Area
-  Fort Drum
-  Other Rural Areas



Development Authority of the North Country  
 One Erie Plaza  
 20527 NYS Route 37  
 Watertown, NY 13601  
 Contact: 518.538.2222 or www.danorthcountry.org

**Character Areas in the Town of Diana**

0 1 2 Miles

Scale: 1:11,750,000

## Preface

Diana is a community with a rich history, a wealth of natural amenities and a great deal of community creativity. However, like many communities in Lewis County and across New York State, Diana is faced with a number of challenges. To encourage communities to better prepare for the changes that time inevitably brings, the State of New York has recommended municipalities create comprehensive plans. Diana has taken this a step further and, after careful study, has decided to dissolve one of its municipal entities, the Village of Harrisville. While the structures that make up the Village of Harrisville will remain the political boundary and Village, administration will cease to exist after 2018. To ensure that the new consolidated Diana has a solid footing, the Town and Village initiated a Comprehensive Plan. This plan will help guide the future of Diana through its next lifecycle one that has not existed since the founding of the Village in 1830.

This Comprehensive Plan, prepared for the municipality of Diana, is meant as a guide for future development in the Diana community. The impetus for the Plan was born out of the decision by Village of Harrisville residents to dissolve the Village. A referendum was held in June 2018, with the Village officially dissolving on December 31, 2018. An exhaustive dissolution study was prepared by the Development Authority of the North Country. A wealth of information about the Town and Village of Diana was gathered as part of the dissolution study, including a detailed existing conditions report that should be considered a background compendium to this Comprehensive Plan. The residents of Diana developed this plan with assistance from the Development Authority of the North Country, a review committee made up of local individuals, Town, and Village Officials in the fall of 2018.

The purpose of the plan is to provide direction for future development within the Town. The plan will provide a framework for the existing zoning and land subdivision controls. It will help assure that the growth of the area will be in accordance with existing plans for any future water, sewer and road development. The plan will also help the Town prioritize capital investments.

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 the area.

Typically, comprehensive plans are designed to serve a community for 20 years. However, to serve the needs of a changing community, they must be continually monitored and updated, usually at five and ten year intervals. It is the recommendation of the Comprehensive Planning Committee that this plan be periodically reviewed and updated by the Town Board and others, as designated by the Town Board, every three years.

## Vision Statement

A Vision Statement is an important part of a comprehensive plan. It sets the overall tone for the defined goals and strategies, and sets the direction for the community. The Vision Statement reflects the ultimate picture of what a community desires to become in the future. This statement was developed through a visioning process that involved the public in a variety of ways and established a shared purpose and set of community values.

In the future, Diana is known for its **unspoiled wilderness and tightknit rural community**. It is continuing to work to create the necessary **public infrastructure** for planned growth. With its small town culture, the hamlet of Harrisville provides a **vibrant downtown** that meets the day-to-day needs of residents, while also offering an assortment of activities for all ages. Lake Bonaparte continues to offer a **pristine waterfront area** for primarily residential homes. The various public lands within the Town provide **expansive recreational opportunities** that balance tourism with environmental concerns. A variety of employment opportunities are available for residents, and economic development **emphasizes supporting heritage businesses**. The town's vision is to embrace its rural tradition and sensitively leverage growth to enhance the town's quality of life and fiscal health for years to come.

## What is a Comprehensive Plan?

A Comprehensive Plan is a written document formally adopted by the local legislature that contains goals, objectives, and strategies for the future development and conservation of the community. New York State statutes does not require localities to follow a fixed format in developing plans for the future.

New York State Town Law defines a comprehensive plan as: “The materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town, village or city.”

## How is a Comprehensive Plan Developed?

Step 1: The municipal board appoints a planning committee

Step 2: Profile and inventory the municipality, focusing on six areas of study: business and commerce; community and culture; housing; infrastructure; and institutions. A community profile that addresses the community’s history, demographics, natural features and land use provides context for the action items in the Plan. This step typically involves community surveys, SWOT analysis (strengths, weaknesses, opportunities, and threats), visual surveys and other public meetings.

Step 3: Develop a Vision Statement and Goals based on the results of Step 2.

Step 4: Develop strategies, actions, policies and programs that can be implemented to reach the municipality's vision for the future.

Step 5: The planning committee produces a draft of the plan and holds a public hearing. When ready, the draft plan is forwarded to the municipal board for review, SEQR, and a second public hearing. The County Planning Board must review the plan. When the final step is completed, the municipal board may adopt the plan through resolution.

## Next Steps

Once a municipality, Town Law, Section 272-formally adopts a comprehensive plan, requires certain compliance with established municipal land use regulations, specifically:

11. Effect of adoption of the town comprehensive plan.

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.

(b) All plans for capital projects of another governmental agency on land included in the town comprehensive plan adopted pursuant to this section shall consider such plan.

## How this Comprehensive Plan can be used

The following two scenarios describe how this comprehensive plan can be used.

### Scenario 1:

In a few years' time, a developer proposes a large-scale commercial development on a piece of property that is near, but not in, the water district. The development is contingent on municipal infrastructure, but the water treatment facility is reaching capacity.

#### *What should the Town do?*

The Town will need to weigh the positive and negative impacts of such a development.

As part of its deliberation, the Town should also review its adopted Comprehensive Plan.

One of the goals of the Comprehensive Plan speaks to the need to encourage additional commercial development in the Town. Ensuring that the water infrastructure is used as efficiently and effectively as possible has also been identified as a goal. Having these two activities written down will remind the Town to budget accordingly to ensure such a development can occur.

### Scenario 2:

Sometime in the future, additional funding from the State is released to assist residents of substandard homes to repair their dwelling units. Local government entities can apply for these funds through a competitive grant application process. The funds are available but difficult to obtain because of the high application rate. One of the conditions of the application is that the community applying has identified housing repair as a key goal in its community.

#### *What should the Town do?*

Town officials consulted the Diana Comprehensive Plan and reviewed the chapter on Housing. In that chapter, one of the stated goals is Enhance and preserve the condition/appearance of housing in the Town. With this goal, and the supporting documentation that makes up the Housing section of the plan, the Town has a solid background from which to draft the application.

In order for a comprehensive plan to be an effective tool in guiding the desires of Diana residents, it must be reviewed on a regular basis. Ideas and attitudes change over time. Five years from now a goal that is in the current plan may be met and a different goal may have taken its place. **It is recommended that a comprehensive plan be reexamined every five years to ensure that its content is still relevant.**



# Community Profile

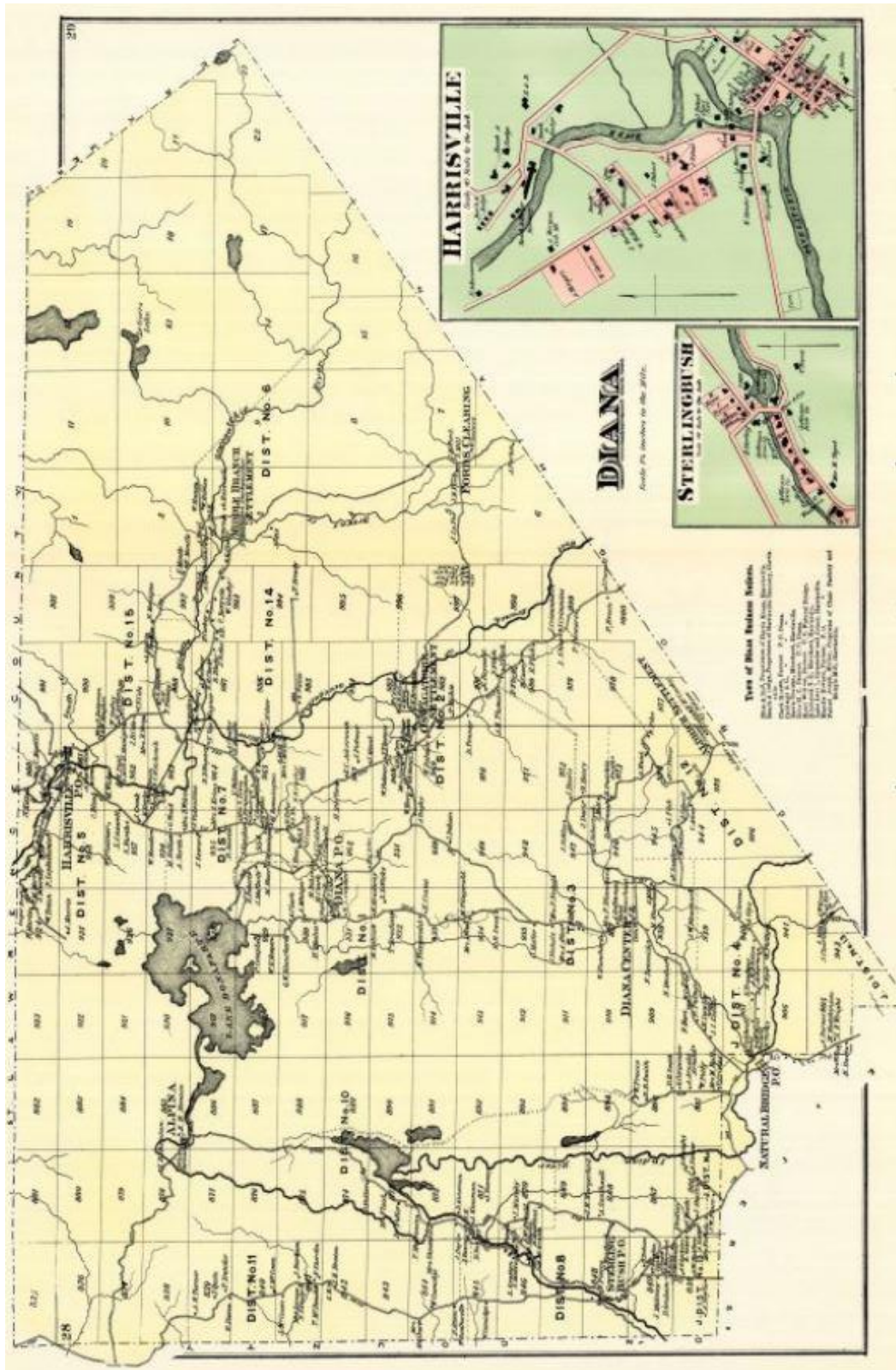


FIGURE 1: DIANA, STERLINGBUSH, HARRISVILLE PUBLISHED BY D.G. BEERS, 1875

## History

The land now known as Lewis County remained mostly remote until the end of the 18<sup>th</sup> century.

In 1792, Alexander Macomb purchased nearly 4,000,000 acres in northern New York, comprising present day Lewis, Jefferson, St. Lawrence and Franklin Counties, and portions of Herkimer and Oswego Counties.

Soon after, Joseph Bonaparte, brother of Napoleon Bonaparte, purchased a roughly 26,840 acres of land from James LeRay de Chaumont. At the center of that tract of land was a small body of water that later became known as Lake Bonaparte. An avid hunter himself,

Bonaparte named the surrounding land "Diana" after the goddess of the hunt. According to *The Bonapartes in America* by Clarence Edward Macartney and Gordon Dorrance, When Joseph bought his inland empire, Napoleon hoped to accompany him, and it is said that their scheme was to create a great manufacturing establishment along the Black River Valley. Bonaparte built a summer home on the lakefront in 1828 but only stayed in the area until 1835, when he sold all of his land to John La Farge. Legend has it that the deep snows and robust winters of Northern New York drove him away.

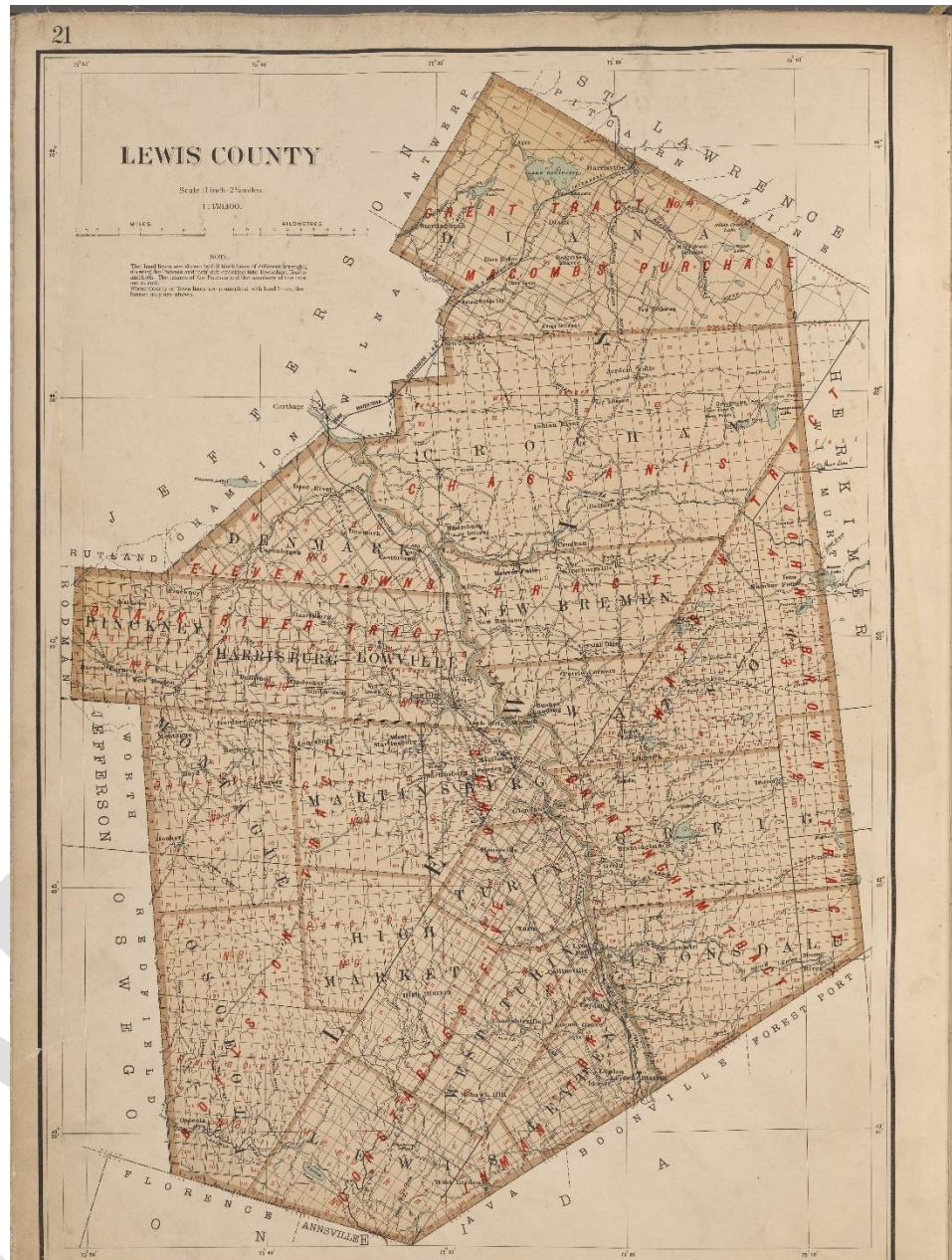
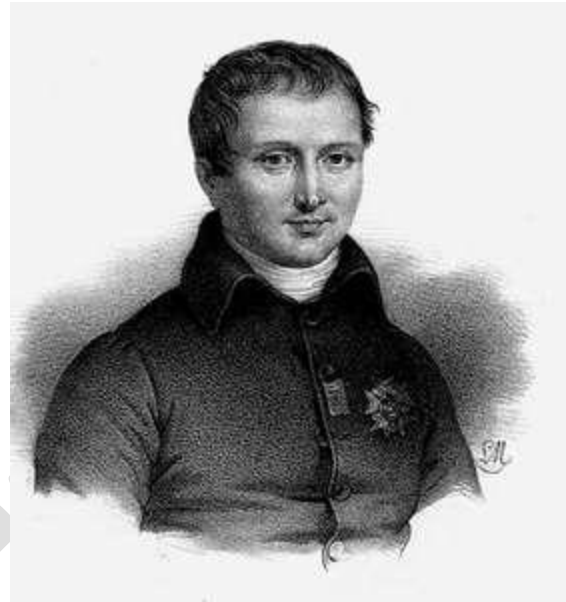


FIGURE 2 1895 MAP OF LEWIS COUNTY LIONEL PINCUS AND PRINCESS FIRYAL MAP DIVISION, THE NEW YORK PUBLIC LIBRARY.

In 1830, the Town of Diana was formed from a portion of the existing Town of Watson, and in 1841 the Town of Croghan was formed in part from a portion of the then existing Town of Diana.

Foskit Harris acquired land along the Oswegatchie River from a land agent of Joseph Bonaparte and began the village of Harrisville in 1833. He constructed a sawmill and gristmill, harnessing the river for power to operate the mills. The Pahud mill complex consists of the historical relics of two-gristmills & sawmills, and a chair factory constructed in the late 1850's. In 1859 a chair factory and the Beach and Dodge Tannery set up business.



**FIGURE 3: JOSEPH BONAPARTE** IMAGE CREDIT: BRITANNICA.COM

In 1854, the Oswegatchie River was declared a public highway from the confluence of the Middle and West branches to their sources. The Carthage and Adirondack Railroad came through Harrisville in 1886. The depot for the Harrisville station now serves as the Town of Diana Historical Museum.

In the mid to late 1800's, the area around Jerden Falls was a small community. Located in what now is the Frank E. Jadwin Memorial State Forest, it was originally built around the W. & Y. Rice Tannery and the W. & Y. Rice sawmill, both owned by brothers William Wirt Rice and Cooper Yale Rice. The community had a store, school, boarding house, and blacksmith shop along with houses, the tannery, and the sawmill. In 1886, it was reported that the tannery used 7,000 cords of hemlock bark from an average of 1,400 acres of forest each year. Many Jerden Falls residents were lost to a diphtheria epidemic in the 1880's. The tannery was sold to U.S. Leather Company in 1893. In 1896, the tannery employed 50 men and manufactured non-acid sole leather. By 1880, Harrisville was the commercial and industrial center of the Town of Diana. At its height, the Village supported a chair factory, a sash and door factory, several lumber dealers, carriage makers, blacksmiths, a harness shop, and numerous merchandise stores and retail services.

After the tannery closed around 1900, Jerden Falls became a ghost town. The abandoned land was farmed for a few years before being purchased by the state in the 1930's and 1940's and the Civilian Conservation Corp planted conifers on the deforested land.

A large paper mill continued to provide economic significance until its closure in the 1950's.

The closings of J&L and Benson Mines in the Clifton-Fine area resulted in a dramatic population loss between 1980 and 1990 for Diana. The closures may be attributed to many jobs lost and people leaving

the area to find other work. Harrisville was not the only community affected, with Clifton, Fine, Edwards, and Piercefield all experiencing significant population loss.

The forests in Diana have been used for timber production since the late 1800s. Historical recreational use has been largely represented by hunting, fishing, and trapping, as well as the related lease of camps.

In 1989, Lassiter Properties Inc. sold New York State (facilitated by the Nature Conservancy) conservation easements, which included the Oswegatchie Conservation Easement, located in the southeastern portion of Diana. Lassiter retained the rights to continue harvesting timber, exclusive use of existing structures (lease camps), as well as exclusive hunting rights for September through December for 30 years – ending in 2019. These activities have continued to be a source of income for Lassiter and subsequent owners Rayonier Forest Resources LP (2008), and Molpus Woodlands Group LLC (2014). Under the conservation easement, New York State acquired specific conservation, development and public recreation rights. The Department now pays 72.3% of the OCE property taxes; the negotiated portion of taxes represented by purchased rights.

The western part of the town borders the Fort Drum Military Reservation. In 2004, the Army at nearby Fort Drum and the Watertown area community were concerned about the federal Base Realignment and Closure process (BRAC), whereby military bases across the U.S. were being considered for closure. One of Fort Drum's weaknesses was the lower ratio of soldiers to training acreage than many military bases had. Aside from buying more land, one of the options that came up for discussion was allowing military training on state lands. Jadwin State Forest, with 20,000 acres, became a prime candidate for consideration for training activities due to its size and proximity to Ft. Drum. The Army conducted a study of Jadwin (Environmental Assessment, EA) to assess the potential environmental impacts of military training on a scale up to 3,000 soldiers (a brigade). In the course of developing the assessment it became clear that a force of 3000 soldiers was too large for Jadwin, due to many factors, including sensitive ecological communities (particularly wetlands), impacts on neighbors/residences (particularly noise), periods and type of public use of the forest, archeological/historical resources as well as concerns raised by DEC staff about general impacts on the forest resources of large troop numbers, off road vehicle use and impacts on public use. The draft final report recommended troop exercises of no more than 400 soldiers, no dug in encampments, no off road vehicle use, no pyrotechnics, no artillery simulators and no aircraft use. Subsequently, Fort Drum was spared closure and interest in using Jadwin for training seemed to fade away.

The Harrisville Dry Kiln plant closed in 2013. The remaining major industry and employers in the Village include Viking Cives, Inc., a maker of snowplows. In addition to snowplows, they also produce salt and sanding equipment, dump and platform bodies, lift gates, and a wide assortment of other truck related equipment. Other employers in the Town are the Central School District, and some small businesses.

In 2017, the Village of Harrisville conducted a formal study looking into Village dissolution and then voted to dissolve into the Town of Diana, effective December 31, 2018.



FIGURE 4: VIKING SNOW PLOWS IMAGE CREDIT: WWW.VIKINGCIVES.COM

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## Demographic Overview

The data used in this Comprehensive Plan comes from the American Community Survey (ACS) 2012-2016 5-Year Estimates. The ACS replaced the decennial census long form in 2010. The ACS is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year. The ACS delivers similar to data from previous census long forms, but updated every year instead of every 10 years. The ACS provides several advantages over the information that has been collected in the past through the decennial census long-form samples. The main benefits of the ACS are timeliness and access to annual data for states, local areas, and small population subgroups. But in exchange for this benefit, the sample size of the ACS needs to be smaller than that of the Census long form data, which may at times lead to higher sampling errors.

This study will use Town data only; demographics of the Village will not be analyzed separately. Town data include all residents of the Village. The Village will be dissolved at the end of 2018.

### Total Population

	New York State	Lewis County	Town of Diana
Total Population	19,697,457	27,107	1,561

Census 2010 Total Population 1,709  
2016 ACS 5-Year Population Estimate 1,561

Population in the Town of Diana in 2016 was 1,561 residents. In terms of population, Diana ranked 10<sup>th</sup> out of 17 County Subdivisions in the County (County Subdivisions are all towns in the County). By comparison, the Town of Lowville was the largest Town in the County, with 4,952 residents; Town of Greig was at the mid-point (ranked 8<sup>th</sup>; pop: 1,370); and the Town of Montague (pop: 45) was the smallest town in the County.

Population in the Town of Diana (which includes the Village) has decreased since 1970, from 1,649 residents in 1970 to an estimated 1,561 residents in 2016, a decrease of 5.3%. At its height in 1990, the Town had 1,743 residents.

Like Lewis County, the Town of Diana is mostly white, with 97.7% of the population listing themselves as such.

An estimated 171 veterans reside in Diana. 36% of them are Vietnam era veterans, and 18% of the total vets are from post-9/11 conflicts.

### Population by Sex

	New York State	Lewis County	Town of Diana
Males per 100 females	94.2	101.7	88.5

Composition of the population of Diana by sex indicates that 2016, there were more females than males. This indicates a steady decline from 2009, when the Town of Diana had 101.0 males per 100 females. By contrast, Lewis County is majority-male throughout the same period, while NYS has remained majority-female throughout.

### Median Age

	New York State	Lewis County	Town of Diana
Median Age	38.2	41.8	43.2

Population in Diana has aged in similar manner to the County and the State; median age has increased in the Town, County and State by approximately 2+ years during the 2000s. The Town of Diana has consistently had a higher median age than either the County or the State.

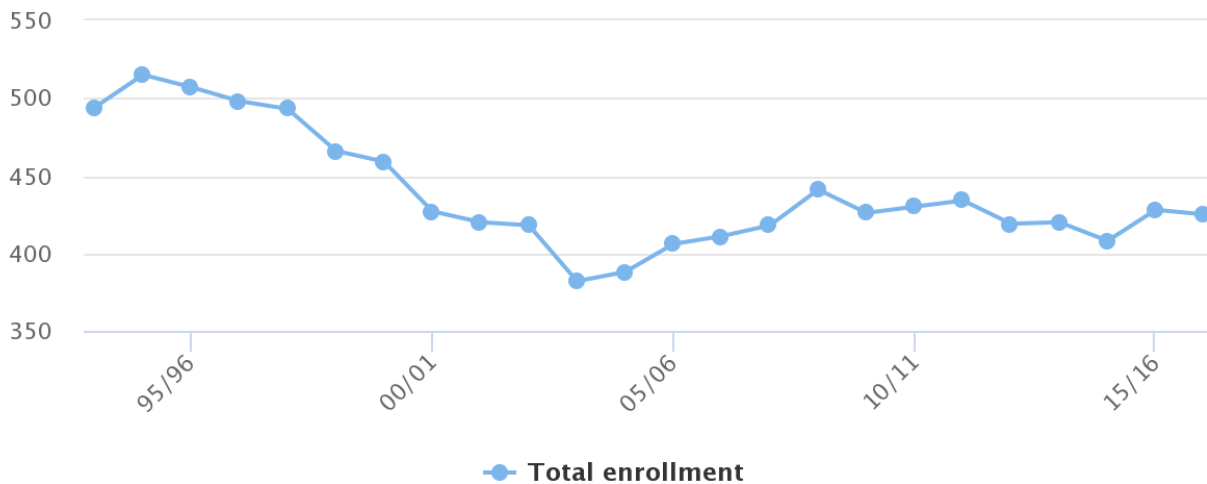
### Population by Household

	Lewis County	Town of Diana
Total Households	10,307	611
Households with one or more people under 18	3,203	178
Households with one or more people 65 years or older	3,032	185

It is estimated that 18 grandparents are responsible for their own grandchildren in the Town.

### School Enrollment

#### HARRISVILLE CSD



Data source: New York State School and District Report Cards

Made through Cornell Program on Applied Demographics

### Educational Attainment

Of the Diana population 25 years and older, 85.5% have at least a high school diploma, which is slightly lower than Lewis County's total of 89.1%.

### Housing

There are 1,252 housing units in the Town of Diana. Of that, 611 are occupied year-round and 584 are seasonal.

Of the 611 occupied housing units, 451 are owner-occupied and 160 are rented. The average household size of an owner occupied house is slightly lower than the average household size for a rented unit, but both are a little over 2.5 people. The median rental price is \$696.

Of the total housing units, 1,065 are single family housing and 130 are mobile homes.

The majority of homes in Diana were built prior to 1939:

Year Structure Built	Total housing units
1939 or earlier	434
1940 to 1949	97
1950 to 1959	75
1960 to 1969	99
1970 to 1979	72
1980 to 1989	163
1990 to 1999	131
2000 to 2010	167
2010 to 2013	11
2014 or later	3
<b>total</b>	<b>1,252</b>

### Income

The median household income for Diana is estimated to be \$41,979, which is lower than Lewis County's, which is \$49,976. The mean household income for Diana is \$52,230, and the mean household income for Lewis County is \$63,802. In this case, the median, or the middle-most value, would be a more accurate representation of the typical income because less than 50% of people are making more than mean income.

In Diana, there the poverty rate for all people is 22%, which is higher than the Lewis County's rate, which is 14%.



## Employment

According to the ACS 5-Year Estimates, there are 560 workers 16 years or older living in Diana. This number has stayed relatively consistent over the past five years. 51% of the employed population works in Lewis County, and the rest work in either St. Lawrence or Jefferson Counties. This makes sense as Diana touches both of those counties. The mean commute time is 28 minutes, with the 25% of the working population needing ten minutes or less to drive to work and 26% of the population needing more than 45 minutes. The majority of the employed population of Diana work in education or healthcare.

Subject	Total	Employee of private company workers	Self-employed in own incorporated business workers	Private not-for-profit wage and salary workers	Local, state, and federal government workers	Self-employed in own not incorporated business workers and unpaid family workers
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
<i>Civilian employed population 16 years and over</i>	576	51.0%	1.9%	9.7%	33.9%	3.5%
Agriculture, forestry, fishing and hunting, and mining	3	100.0%	0.0%	0.0%	0.0%	0.0%
Construction	93	55.9%	3.2%	22.6%	18.3%	0.0%
Manufacturing	70	100.0%	0.0%	0.0%	0.0%	0.0%
Wholesale trade	0	-	-	-	-	-
Retail trade	63	95.2%	0.0%	0.0%	0.0%	4.8%
Transportation and warehousing, and utilities	21	85.7%	0.0%	0.0%	14.3%	0.0%
Information	0	-	-	-	-	-
Finance and insurance, and real estate and rental and leasing	19	78.9%	0.0%	21.1%	0.0%	0.0%
Professional, scientific, and management, and administrative and waste management services	27	81.5%	7.4%	0.0%	11.1%	0.0%
Educational services, and health care and social assistance	143	12.6%	3.5%	18.2%	65.7%	0.0%
Arts, entertainment, and recreation, and accommodation and food services	54	50.0%	1.9%	0.0%	16.7%	31.5%
Other services, except public administration	14	64.3%	0.0%	35.7%	0.0%	0.0%
Public administration	69	0.0%	0.0%	0.0%	100.0%	0.0%

The high percentage of the workforce of Diana working in education makes sense. Town of Diana is served by two school districts: Harrisville Central School District and the Carthage Central School District, but there are many other school districts in the vicinity.

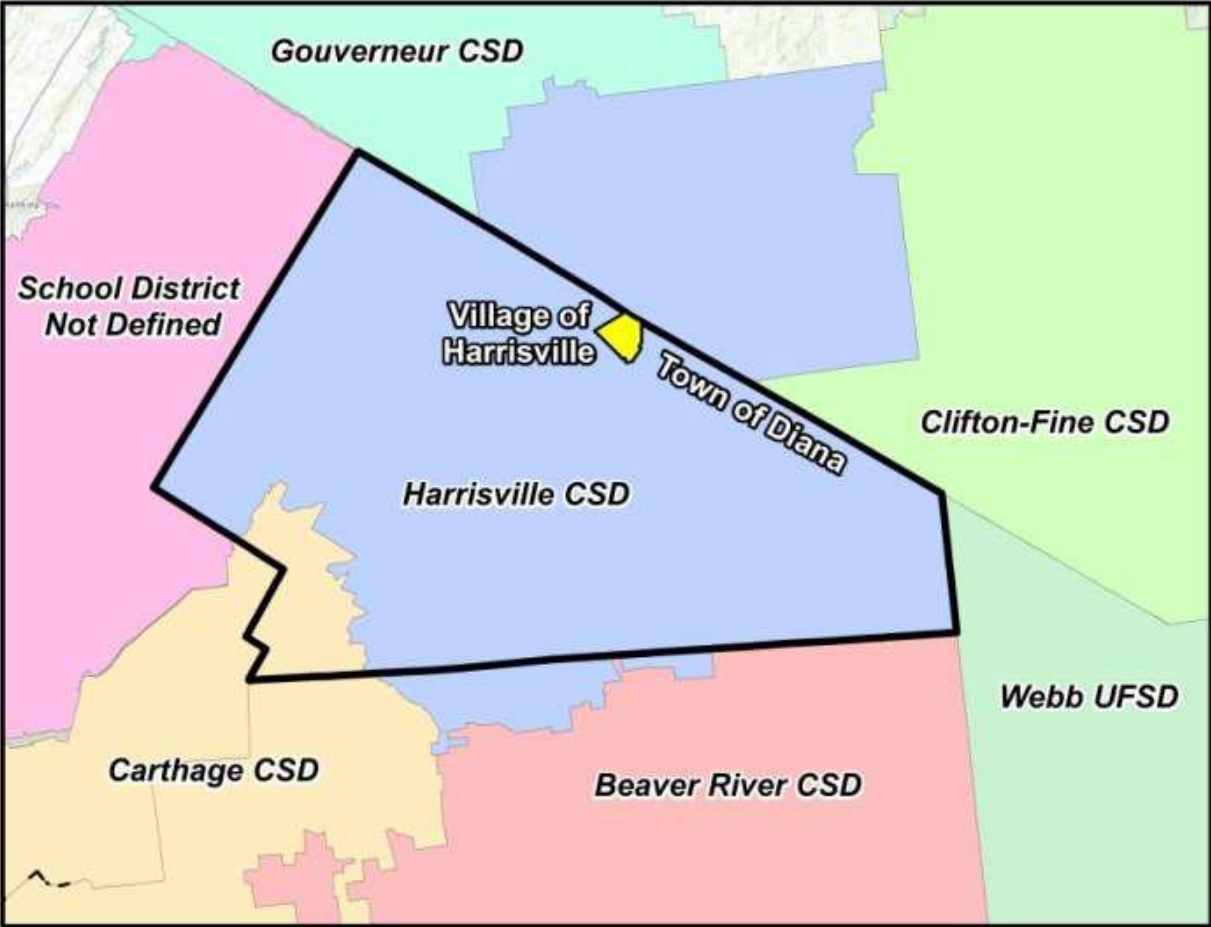


FIGURE 5: AREA SCHOOL DISTRICTS



## Inventory of Natural Features

The Town of Diana is located in the northwest portion of Lewis County. The eastern portion of the Town is located within the Blue Line of the Adirondack Park. Lake Bonaparte is a notable feature in the western corner of the Town; the Oswegatchie River also travels through the Town and Hamlet of Harrisville. Diana is dominated by state forest land. There are six different state forests in the Town, comprising of 60% of the total acreage of the town and 20% of the total assessed value.

According to the United States Census Bureau, the town has a total area of 140.8 square miles (365 km<sup>2</sup>), of which 137.4 square miles (356 km<sup>2</sup>) is land and 3.5 square miles (9.1 km<sup>2</sup>) (2.48%) is water.

## Wildlife

Diana is split into two ecological zones: the Western Adirondack Transition, and the Western Adirondack Foothills, both of which are a part of the Northern Appalachian-Acadian Ecoregion. The eastern part of the town is in the Adirondack Park. The Adirondack Mountains form the southernmost part of the Eastern forest-boreal transition ecoregion. The forests of the Adirondacks include spruce, pine and deciduous trees.

According to NatureServe, this ecoregion is among the 20 richest ecoregions in the continental United States and Canada, and is the second-richest ecoregion within the temperate broadleaf and mixed forest types. Fish and wildlife species which inhabit Diana are similar to those commonly found throughout the western Adirondack region. Mammals likely to be found on the include American marten, beaver, black bear, bobcat, coyote, fisher, gray fox, long-tailed weasel, mink, moose, muskrat, porcupine, raccoon, red fox, river otter, short-tailed weasel, snowshoe hare, striped skunk, and white-tailed deer.

White-tailed deer have expanded northward in this ecoregion, displacing (or replacing) the woodland caribou from the northern realms where the latter were extirpated in the late 1800's by hunting. Coyotes have recently replaced wolves, which were eradicated from this ecoregion in historical times, along with the eastern cougar. It is estimated that the region supports some 148 species.

Excellent hunting opportunities exist for many species with white-tailed deer, black bear, wild turkey, ruffed grouse, woodcock, and varying hare being most popular. The quantity of easily accessible acreage makes this unit a popular destination for hunters. Diana sees a moderate to high level of hunting effort for the species mentioned above. The fishery resource within and adjacent to Diana are also plentiful. Anglers can expect to encounter numerous trout streams that are dominated by wild brook trout and brown trout. In addition to the wild trout that are available, several water bodies are stocked with trout to supplement anglers' catches.

## Lake Bonaparte



FIGURE 6 - LAKE BONAPARTE (IMAGE CREDIT: FLICKR.COM)

Covering an area of 1,248 acres with 11.9 miles of shoreline, Lake Bonaparte is perhaps the main summertime attraction in Diana.

Lake Bonaparte to the west of the Harrisville provides many opportunities for anglers and recreationists of all types. Access is from a State boat launch on Sand Bay State Forest. The lake provides an excellent source of sport fishing throughout the summer and winter months. It also serves as a local boating/canoeing/swimming spot for some people during the summer months. Besides, Lake Bonaparte, there a number of streams producing an ample amount of brook trout which include Crystal Creek, Otter Creek, Fall Brook and the Middle Branch of the Oswegatchie. Along with these and other similar streams, canoeing opportunities also are a strong point of interest for the local community as well as other visitors. Access to the lake is from the boat launch. Canoeing and kayaking, fishing and motorized boating is popular. In the winter, the boat launch offers access to the lake for ice fishing. Periodically, an ice fishing derby is hosted on the lake.

According to the DEC, the most common angling targets are northern pike, largemouth bass or pan fish. Northern pike up to 25" and large or smallmouth bass up to 18" are reasonably common. As of 2012,

about 2,800 brown trout and 800 lake trout were being stocked annually. Lake Bonaparte contains a two story fishery as it holds both warm water species such as black bass, northern pike, and various pan fish, as well as cold water species including lake trout, and brown trout.

#### Oswegatchie River and other waterways

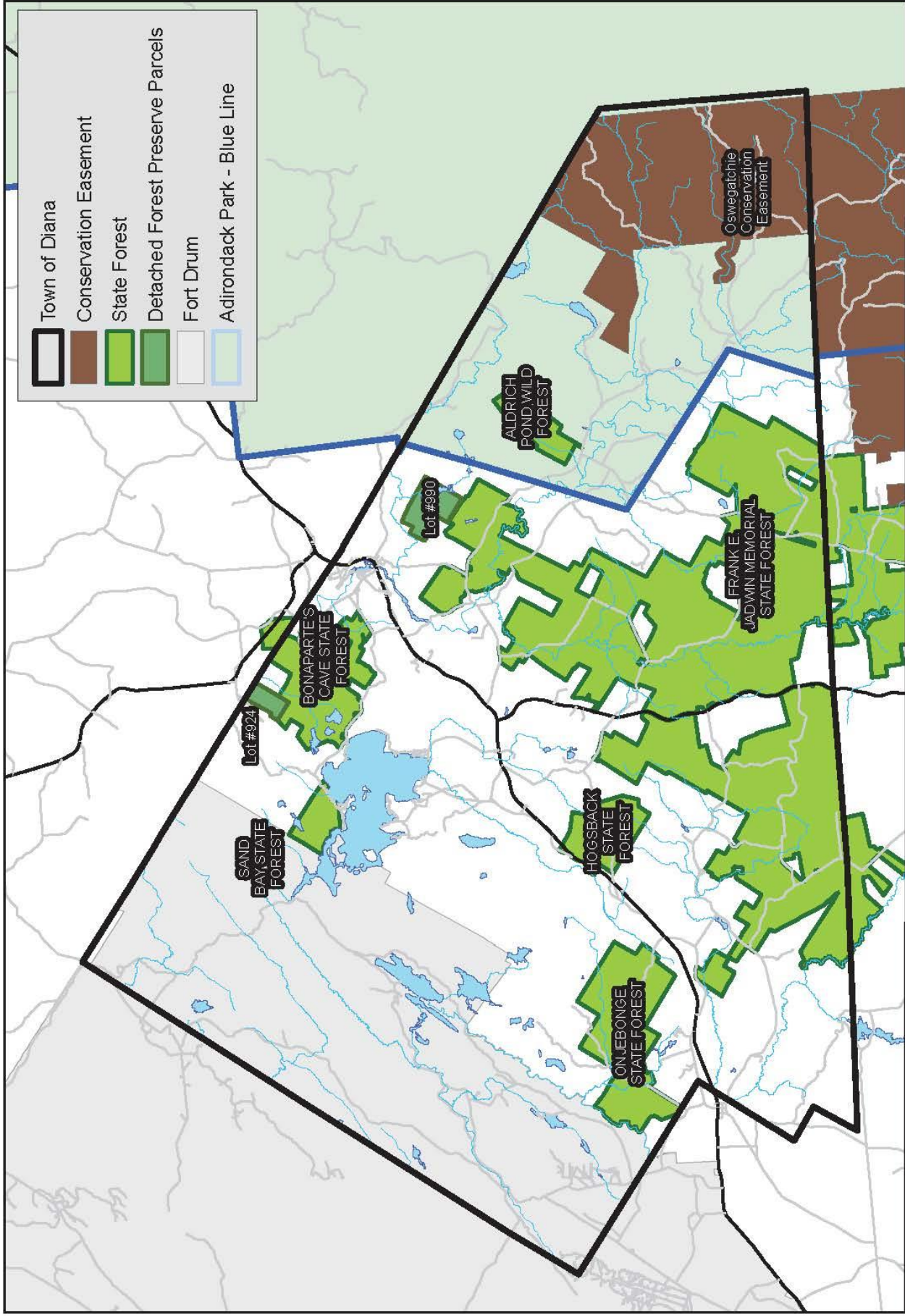
Waterbodies in Diana represent an important component of the greater ecosystem as well as a resource for public recreation. The waterbodies in Diana are part of the Oswegatchie River Basin, which is a portion of the greater St. Lawrence River Basin. The West Branch of the Oswegatchie River flows through the Hamlet of Harrisville, and just south of the hamlet, the Middle Branch of the Oswegatchie separates from the West Branch and heads east. There is a scenic overlook located in the downtown. The West Branch Oswegatchie River is slower-moving than the Middle Branch.

DRAFT



**FIGURE 7: WATERWAYS IN DIANA (IMAGE CREDIT: USGS STREAMER)**

Other waterbodies in Diana include the Indian River, Beaver River, and Bonaparte, Dobson, Swiss and Sunday Creeks.



**Town of Diana**

- Conservation Easement
- State Forest
- Detached Forest Preserve Parcels
- Fort Drum
- Adirondack Park - Blue Line

1. inch = 15,000 feet	Revisions:
Author:	
Date: 11/19/2018	
Document Name: StateForests	

## State Forests in the Town of Diana




 Development Authority of the North Country  
 Engineering Division, GIS  
 23557 NYS Route 37  
 Watertown, NY 13601  
 Contact: GISSupport@dnarc.org or 315-661-3218

## Forest Land

The State Forests in Diana continue to provide the many recreational, social and economic benefits.

In this area, there has been a historical shift away from the uneven-aged and multi-generational old growth forest toward even-aged and early successional forest types due to human activities. This mirrors the historical trends toward mechanization and industrialization within the forest resource sector over the past century and a shift from harvesting large dimension lumber to smaller dimension pulpwood.

In the forested areas of the Town, sawmills were prevalent. A great deal of the timber was cut to produce lumber. Hemlock was cut to harvest its bark for tanning. Cedar was harvested from low wetlands for fence posts, shingles and other products. There are still many cedar swamps in the Jadwin State Forest. Minimal harvesting will take place in these forested wetlands due to their fragile nature. Much of the land was logged heavily before state ownership, creating a great deal of even aged hardwood forest. These forests, once open with small trees, have grown into pole size then small saw timber sized forest. They make up a large part of the harvestable forest presently. This has created a huge habitat shift over the last 50 years. The state planted softwoods on the abandoned farm land as it was acquired, creating even aged plantation forests. Over time, these plantations have matured from early-successional forest to mid-successional forest, creating an abundance of mid-successional forest and a scarcity of early successional forest. Most of the plantations have been thinned several times and are nearing rotation age; the final harvest on these stands will begin to create another wave of open areas/early successional forest.

Today, state forests are open to public hunting, except in intensive use areas. Big game hunters seek white-tailed deer and black bear in the fall, while others lie in wait for ducks or pursue ruffed grouse and other small game like the snowshoe hare. Furbearers such as beaver, fisher and river otter are sought by trappers. Recreation is a major component of planning for the sustainable use of State Forests in Diana. The DEC accommodates diverse pursuits such as snowmobiling, horseback riding, hunting, trapping, fishing, picnicking, cross-country skiing, snowshoeing, bird watching, geocaching, mountain biking and hiking.

These state forests are all a part of the Westward Waters Unit Management Plan (UMP). A UMP assess the natural and physical resources present within a land unit. They also identify opportunities for public use, which are consistent with the classifications of these lands, and consider the ability of the resources and ecosystems to accommodate such use. The Westward waters planning unit consists of seventeen state forests located in thirteen units on eastern edge of Lewis County. The state forest land totals of 38,637 acres in the towns of Croghan, Diana, Greig, Lyonsdale, New Breman, and Watson. These areas are not in the Adirondack Park, although some of the State Forests border the Adirondack Park. Much of the following data is from the Westward Waters Unit Management Plan compiled by the New York State Department of Conservation.



### Aldrich Pond Wild Forest

The Aldrich Pond Wild Forest contains 26,702 acres of Forest Preserve lands in the Towns of Fine and Pitcairn in St. Lawrence County, the Town of Webb in Herkimer County, and the Town of Diana in Lewis County. 26,702-acre Aldrich Pond Wild Forest is part of the Adirondack Forest Preserve. The 356-acre Aldrich Easement Tract and 214-acre Sucker Lake Easement Tract are Conservation Easements in the Adirondacks. Located within the Western Adirondack Foothills these units contain hardwood forests, coniferous swamps and a large bog south of Streeter Lake. The terrain is relatively flat in the southeastern portion of the unit and hilly in the remainder. The two conservation easements are private lands with specific public access and recreational rights. Respect the rights of the property owner and their lessees. Obey all posted signs; and do not trespass. Big game hunting is prohibited on the Aldrich Easement until 2020.

### Bonaparte's Cave State Forest

As its name would indicate, this 1,435-acre state forest and the surrounding countryside have historical roots tied to Napoleon Bonaparte. Most of this forest is natural hard maple, red maple, hemlock, basswood and a small but unique component of black ash. Black ash is harvested locally and is used by artisans in the making of baskets. Black ash is the species of choice for local artisans and Native Americans for producing pack baskets because of its special qualities. Black ash is another non-traditional timber sold from Jadwin and Bonaparte's Cave State Forest. It is found in wet areas, so easy access is very important. Sales can forbid use of mechanical equipment due to wet soils and product often must be hand carried out. One of the traditional areas to harvest black ash poles is on Bonaparte's Cave State Forest along Route 812. Easy access without disturbing the habitat make it an ideal place to harvest this species.

Hiking along North Mud Pond Trail (.66 mile) and Mud Pond Ext. Trail (.11 mile) are hiking only trails that offer views of Mud Pond. There are an additional 2.15 miles of unpaved roads that offer multi-use opportunities. The 0.8-mile Corbine Forest Access Road is an extension of the Corbine town road and provides vehicular access to this forest westerly from the Hands Flats Road. Green Pond, located in Bonaparte's Cave State Forest, is stocked with brook trout and can provide excellent angling opportunities.

### Detached Forest Preserves

Detached Forest Preserve parcels are classified as Forest Preserve but located outside the Catskill and Adirondack Park boundaries. These properties range in size from 8 to 332 acres. They are not managed for timber production and generally have relatively poor access with no developed trails or facilities, but do provide ample wildlife habitat and watershed protection values. These detached forest preserve parcels were owned by the state before the Adirondack and Catskill Parks were created and were in Forest Preserve counties where forested lands acquired by the state later became Forest Preserve lands. Eventually the Adirondack and Catskill Parks were established, within which state lands acquired would usually become Forest Preserve, while outside the Parks most new acquisitions would become other categories of DEC lands such as state forests or wildlife management areas. Generally, Forest Preserve

rules apply to the public use of detached parcels. There are two detached forest preserves in Diana: Lot #924, which is 128 acres and Lot #990, which is 333 acres.

#### *Frank E. Jadwin Memorial State Forest*

This 20,412-acre state forest, one of the largest and most diverse in New York State, spans the townships of Croghan and Diana. It was named as a memorial to former Conservation Department (now NYSDEC) District Forester Frank E. Jadwin, who was locally instrumental in the acquisition and establishment of the state forests which exist today. A memorial site and plaque was established after his death and can be found on the west side of State Route 812. The diversity of this forest is evidenced by over 12,000 acres of natural hardwood and conifer forest, 5,000 acres of softwood plantations, 2,500 acres of ponds and wetlands, and 500 acres of brush land, historic sites, and other unique areas. Unusually large and ecologically important wetlands such as Sunday, Patchin, Pine Creek, and Compo swamps drain into trout streams including the West Branch of the Oswegatchie River, Pine Creek, Blanchard Creek, Brown Creek, and Compo Creek.

There are 27 miles of multi-use trails and unpaved roads that may be used for hiking. Jadwin Forest is well used by hunters hunting for deer as well as bear. A number of hunters camp out on the state forest for extended periods during hunting season.

#### *German Prisoner of War Camp*

Located in the Jadwin Memorial Forest on Rt. 812, a Civilian Conservation Corps Camp (CCC) was constructed during the 1930's as part of the Federal Economic Recovery Program to plant trees on abandoned farm land to complement conversation practices. In 1944, the CCC served during WWII as an operational base for German prisoners of war. The barracks were demolished in late 1940's; only a utility building remains.

#### *Hogsback State Forest*

This 624-acre state forest is named for the glacial esker forming the geological backbone of the area. Hardwoods dominate the forest cover, with the notable exception of a 52-acre stand of large native white pine surrounding Fitzgerald Pond. This pond and the larger Hogsback Pond are also of glacial origin, and are rumored to harbor sizeable largemouth bass.

Hogsback State Forest contains two unique water habitat features, Hogsback Pond and Fitzgerald Pond. Hogsback Pond is a little over five acres and is a bog pond with many typical bog plants and can be seen from Hogsback Road. Fitzgerald Pond (fen) is just over one acre and is two-tenths of a mile north of Hogsback Road. It too is a boggy pond with a difference; it has fish in it. Heritage data shows it is home to several rare plants.

The .69-mile Hogs Back Trail provides the only maintained access to the property. The unmarked .23-mile Persha Trail is blocked but is open to hikers. At-large primitive camping is allowed. Campsites must be at least 150 feet away from the nearest road, trail, or body of water. Camping for more than three nights or in groups of ten or more requires a permit from a Forest Ranger.

### Onjebonge State Forest

This 1,835-acre state forest is named for a nearby pond that has retained the legacy of its original Iroquois language designation. The western border of this forest is the Indian River, which forms a common boundary with the Fort Drum Military Reservation.

There are no official trails on this property; however, hiking is allowed on the network of 4.47 miles of public forest access roads (PFAR) that cross the property. This includes Onjebonje PFAR, Lime Quarry PFAR, Lime Quarry Ext and Alice Coffey PFAR.

Recreational pursuits here include fishing on the Indian River, white-tailed deer and small game hunting, trapping, and woodland hiking and biking. Access is provided by the Alice Coffey public forest Access road (2.6 miles) and the Onjebonge (1.0 mile) and Lime Quarry (1.4 miles).

There are remnants of an old rail road on Onjebonje State Forest crossing the Indian River and meandering across the state forest and Arnoldville Road to the old lime kiln on Old State Road in Natural Bridge. Another railroad bed can be found near Eatonville on Otter Creek State Forest; the railroad went to the Keystone Mill.

### Oswegatchie Conservation Easement Tract

New York State acquires conservation easements primarily on properties that buffer existing State lands, provide additional public recreational opportunities, and/or maintain large working forests. The 1986 Environmental Quality Bond Act provided funds to purchase 6,737 acres of Forest Preserve in St. Lawrence and Herkimer Counties, and 17,749 acres of contiguous Conservation Easements in the Northeast corner of Lewis County, from Lassiter Properties, Inc. Those lands acquired for Forest Preserve have been added to either the Watson's East Triangle Wild Forest or the Aldrich Pond Wild Forest. The lands subject to a conservation easement are now owned by Molpus Woodlands Group, LLC.

Public recreation access to privately-owned conservation easement lands is guided by a Recreation Management Plan (RMP) that is developed by the New York State Department of Conservation for each easement property. Public hunting on the Property is currently prohibited from September 1st through December 31st of each year, as required by the conservation easement. Public hunting is permitted outside of these dates, subject to applicable rules and regulations. Public hunting is subject to the conservation easement terms under which NYSDEC acquired public recreation rights. Public hunting date restrictions will expire in 2019, at which time it is anticipated that public hunting will become a primary recreational use of the Property.

### Sand Bay State Forest

This 326-acre state forest was acquired by the state from the US Army in 1964. It is named for the sandy shoreline of Lake Bonaparte that makes up part of the southern boundary of the forest. Underlying much of the property is granite bedrock, which in places surfaces as bare rock outcrops and in other places is covered with relatively deep, rich soil. The terrain varies from steep rocky ridges to a 90-acre

ecologically rich wetland. Timber management is very limited by the difficult terrain and has been confined to stands near the North Shore Road. There is no overnight camping sites in Sand Bay.

A shallow draft boat launch and parking lot is available to fishermen wishing to try their luck on Lake Bonaparte. Other recreational pursuits include white-tailed deer and small game hunting and woodland hiking and exploration.

For years parking along North Bonaparte Road, on Sand Bay State Forest, has been a safety issue. Due to limited off road parking availability, users park along the Town Road, which is already very narrow in this location. This hampers access to homes and camps beyond that point. Both the Town of Diana and local residents have expressed concerns about access, especially for emergency vehicles. A town ordinance limiting parking has helped but not solved the issue.

Among the priorities of the ten year list of management actions, At the Lake Bonaparte Boat Launch in Sand Bay State Forest build a new 10-12 car parking lot on the north side of North Shore Road with one accessible parking spot. Relocate the privy out of the parking area at the boat launch to a site across the road at the new parking lot and remove the “island” in the boat launch parking lot.

Sand Bay State Forest had six heavily used campsites that were in poor condition. They were a popular spot for people to camp picnic and hang out, and the location and high use of these sites created several issues, including conflicts with adjoining private camp owners from late night partying, degradation of the sites and adjoining areas from heavy use and unsanitary conditions caused by human waste. Special rules and regulations, in place since 2010, have done little to alleviate the problems associated with camping at these sites.

In order to provide a more enjoyable camping experience with less resource impacts and less conflict with area residents, the campsites have been relocated to Bonaparte’s Cave State Forest, just down the road from Sand Bay State Forest. Several campsites will be spaced out at suitable locations along Mud Pond Road and on Waugh Road, both public forest access roads. The old campsite may be converted into day use sites.

#### Online Survey Analysis

53% of respondents of the Diana online survey felt that Lake Bonaparte was the Town’s greatest asset.

23.7% felt that the proximity to the Adirondacks was one of the main benefits to living in Diana.

## Land Use

Diana is largely a forested community. Homes are clustered around the hamlets, and most commercial and industrial uses are located within the Hamlet of Harrisville in compact commercial and industrial areas. There are relatively few commercial or industrial businesses in the rural areas of the Town. These businesses are generally located clumped around Harrisville, and are largely located in a linear or "strip" pattern along Route 3.

Each property in the county is classified by a local assessor according to its primary use. If multiple uses are present on a lot, they may not be reflected in the classification assigned by the assessor. According to the Lewis County Real Property Office, there are 2,349 parcels in the Town of Diana.

A little over half of the structures are residential, at 53%. Of the total, 19% are seasonal residences, which is defined as "dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.)"

25% of the parcels, or 4,261 acres, are considered vacant, which means that it is uninhabited, and abandoned either agricultural land, a rural vacant lot, or "other rural vacant lands" which is defined as "waste lands, sand dunes, salt marshes, swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forest lands".

16% of the total parcels, or 54,196 acres, is considered some form of wild, forested, conservation lands or public parks, which in Diana mainly consist of state owned reforested land or private wild and forest lands that do not include hunting and fishing clubs. This includes all private lands that are associated with forest land areas that do not conform to any other property type classification, plus plantations and timber tracts having merchantable timber. This ends up being 60% of the land in Diana and 20% of the assessed value.









The remaining 6% of land in the Town of Diana comprise of railroads, Fort Drum, and cemeteries, none of which has much assessed value.

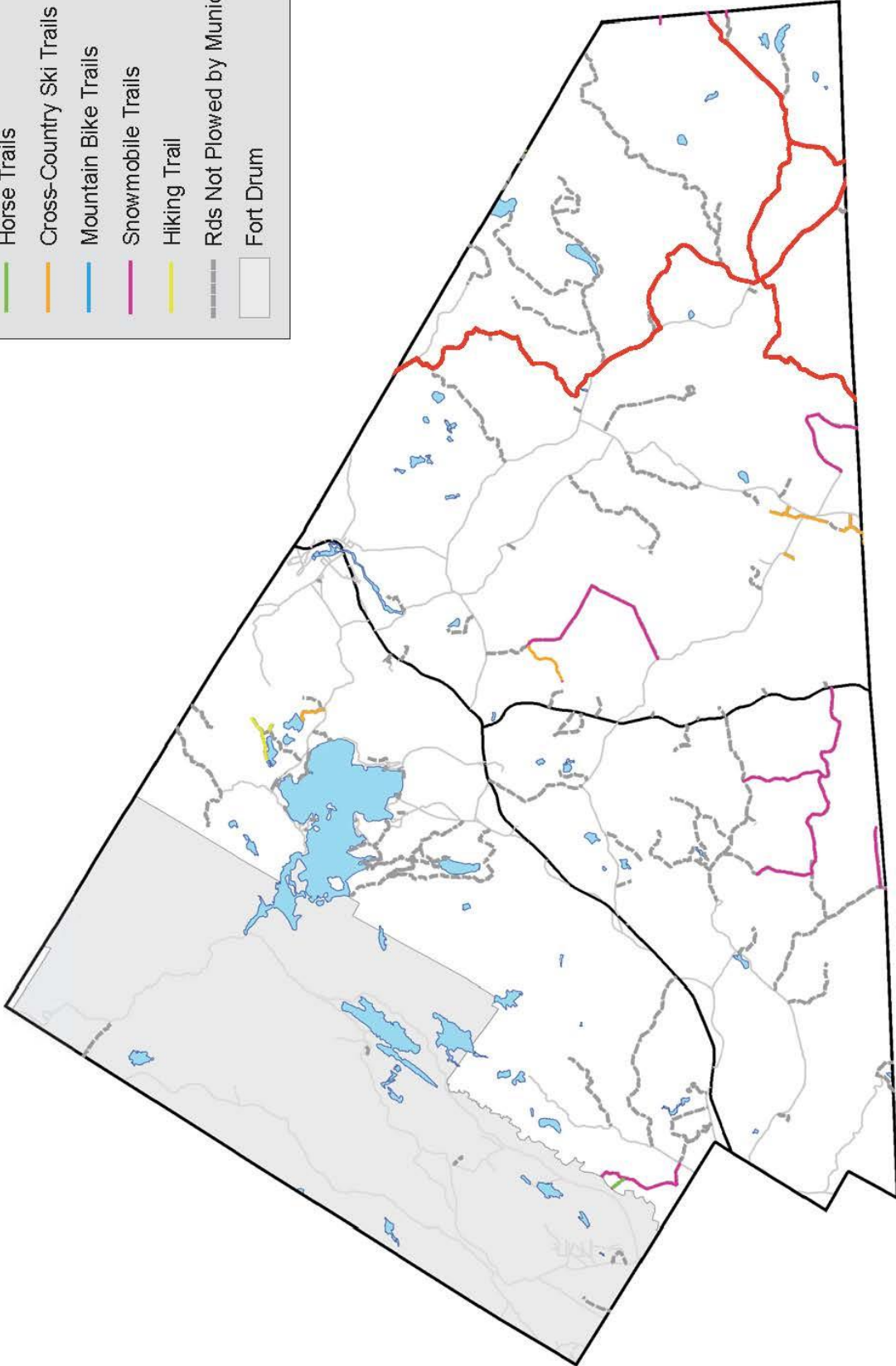
## Online Survey Analysis

Based on responses from Diana's online community survey, a majority of residents valued the rural character and sense of community that the Town offers. Concerning land use, residents were concerned by a lack of commercial development (at 29.2%) and unsightly properties (28.6%).

Community Characteristics, Goals, and Recommendations

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	NYS snowmobile trails
	Horse Trails
	Cross-Country Ski Trails
	Mountain Bike Trails
	Snowmobile Trails
	Hiking Trail
	Rds Not Plowed by Municipality
	Fort Drum



 <p>Development Authority of the North Country          Engineering Division, GIS          23557 NYS Route 37          Watertown, NY 13601          Contact: GISSupport@dncc.org or 315-664-3218</p>	<p style="text-align: center;"><b>Trail Map</b></p>	<p>1 inch = 15,000 feet</p>	<p>Revisions:</p>
		<p>Author: M. Owen</p>	<p>Date: 11/28/2018</p>
<p>Document Name: TrailsMap</p>		<p>Data Sources: NYS DEC SLIM, NYS GIS Program Office, Adirondack Park Agency</p>	

## Tourism

Diana has an abundance of natural resources, including water, wind, soils, and wildlife. Today visitors can still enjoy the Joseph Bonaparte's favorite activities of hunting and fishing in the Town of Diana. There are over 20,000 acres of New York State forestlands to explore and hunt, providing year-round out-door recreational opportunities. Lake Bonaparte and numerous streams offer outdoor sport enthusiasts with opportunities to cast a line offshore or from a boat to fish. These assets are the foundation for the quality of life we enjoy and play a major role in people's decisions to live in or visit the Town of Diana. In order to protect these resources and therefore protect the recreational economy, Diana must promote sound development practices, support strategic land use planning, and community stewardship initiatives to reduce or eliminate the degradation of the natural landscape.

### Olympic Scenic Byway

The Olympic Trail travels East and West for 170 miles from Lake Champlain to Lake Ontario while passing through the High Peaks region of the Adirondack Park in Northern New York. The western segment of the Olympic Scenic Byway traverses along the Black and Oswegatchie Rivers offering a multitude of rich natural, scenic, historical, cultural, and outdoor recreational resources. The ambiance of day-to-day life in small rural communities working in concert with the surrounding environment, reflect the unique community flavor and contributes to the overall experience of the Byway. Harrisville is located along the Route 3 Olympic Byway and is a significant contribution to this tourism corridor; providing services and resources to travelers.

### Harrisville Overlook at the Oswegatchie River



In Harrisville, the two byways cross the scenic Oswegatchie River, one of the most photogenic scenic views along the route. Harrisville's community gazebo, park and nature trail perched above the rocky river rapids is clearly visible and inviting to travelers.

The western segment of the Olympic Scenic Byway connects with the Black River Trail at the intersection of Routes 3 and 812 in the town of Diana and Hamlet of Harrisville located in Lewis County. The Black River Trail runs north and south

FIGURE 8: VIEW FROM OUTLOOK PHOTO CREDIT: ANCA  
from Rome to Ogdensburg in the northern part of the state.

### Grandview Island Park

In 2003, an island picnic site was developed within walking distance of downtown, where visitors can also enjoy a walk along the riverbank of the old millpond.



### Community Analysis

Overwhelmingly, residents of Diana want more outdoor recreational business and tourism related to the natural environment.

### Goals and Recommendations

#### **Pursue grant opportunities to create new recreational sites and expand existing ones.**

- Focus on creating more amenities, such as restrooms, and greater accessibility to bolster existing recreational areas.

#### **Continue to enhance recreational opportunities in the Town and promote outdoor tourism as a means to expand employment opportunities.**

- Town residents have identified a need for recreational amenities in the town, particularly to facilitate organized sports activities for children and young adults. Work to market the Town as a destination for recreation and recreational businesses.

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## Business and Commerce

A gateway community to the Adirondacks, Diana provides visitors with opportunities to shop for local art works, products, and services.

## Community Analysis

Lack of employment opportunities in the Town of Diana topped the list of concerns from residents, with 66% of survey respondents listing it as one of their three top concerns. Lack of commercial development accounted for 51% of responses as well, demonstrating the community's concerns about future economic growth and opportunities for individuals and businesses in Diana. When asked about what types of development they would like to see in the Town, 42% residents responded that they wanted manufacturing, 42% wanted outdoor recreational businesses/tourism, 27% wanted retail, 24% wanted entertainment facilities, and 22% wanted medical care facilities.

## Goals and Recommendations

### **Maintain the business presence that currently exists in Diana.**

- Encourage all small business owners to participate in any tax relief initiatives, and business management training offered through the Small Business Development Center.

### **Investigate opportunities to target rehabilitation and reuse of abandoned and deteriorated buildings.**

- Coordinate with the Lewis County IDA and other relevant agencies to preserve critical buildings in the Hamlet of Harrisville.

### **Expand programs and policies that strengthen forest product industries.**

- Pursue grant opportunities with Cornell Cooperative Extension, Lewis County IDA, and the Lewis County Soil and Water Conservation District.

### **Improve education and outreach to industry, organizations, municipalities, and the public regarding important issues pertaining to forestry and the environment.**

- Work with the forest products industry to strengthen the marketing of wood resources and products within Diana, including programs that encourage low-grade wood use.

### **Encourage smart growth around the Hamlet of Harrisville and the Route 3 Corridor.**

- This desire for economic growth coupled with the Town's similarly strong desire to maintain its strong rural character presents an interesting quandary. The Town will need to be strategic in its development footprint, focusing on areas that the community collectively agrees on for areas of new businesses. These areas are primarily the Hamlet of Harrisville and the Route 3 Corridor from Natural Bridge to Harrisville.
- The Town should be prepared to locate low-density mixed residential/commercial uses in suitable areas where market forces dictate. Some of these areas, such as the area of Natural

Bridge located in Diana, might then have the potential to become the focus for new hamlet development combining an appropriate mix of commercial and residential uses. With proper design controls, building height and bulk controls, and parking screening and placement, many nonresidential uses can be assets when in close or mixed proximity to residential neighborhoods. Careful buffering and screening can also be used in areas where there are more serious problems of use compatibility.

- Stand-alone or un-concentrated commercial development is appropriate, but should be restricted to the Route 3 corridor and to those types of developments that have an appropriate scale and character with the existing surrounding area, and have a vital economic reason to locate this way. Careful buffering and screening can also be used in areas where there are more serious problems of use compatibility.
- Stand-alone or un-concentrated commercial development is appropriate, but should be restricted to the Route 3 corridor and to those types of developments that have an appropriate scale and character with the existing surrounding area, and have a vital economic reason to locate this way.



FIGURE 9: SNOWMOBILING IN JADWIN STATE FOREST (IMAGE CREDIT: SAL MELILLO; GOOGLE.COM)

## Community and Culture



FIGURE 10: AERIAL OF HAMLET OF HARRISVILLE

Throughout the public engagement period of the Comprehensive Plan, a theme clearly emerged regarding Diana's tightknit, caring community. The municipality rallies around the basic pillars of the community, including the fire department, municipal offices, and the town's natural assets in Lake Bonaparte and the state forest lands.

Common sources of community identity include: school districts and their athletics; public spaces, such as parks; core development areas, such as village centers; police and fire departments, and; municipal departments, such as public works. With any dissolution, there may be concerns that community identity will be lost. While many sources of community identity are linked to a specific place or physical location, many more are connected with organizations or the services they deliver to the community. The delivery of these services is often carried out by local residents with offices or facilities located within the community. As well, many of these organizations and services have been in place for multiple generations, further solidifying their role in shaping the identity of the community. It is a common concern that a community's identity will be weakened when services are shared or consolidated among municipalities and counties, resulting in a centralized location or organization for service delivery.

### Community Analysis

On the community survey, when asked they thought were Diana's greatest assets, residents overwhelmingly responded that rural character, sense of community, and quality of life were at the top of their list, with 37%, 36% and 23% or responses, respectively. 18% of residents lauded the fact that Diana is a low crime community, and 17% appreciated that they were close to family. All of this speaks

to the strong community ties in Diana, and this Comprehensive Plan seeks to maintain and foster that community aspect.

32% responded that the lack of youth and senior services were a concern of theirs.

25% reported that the high cost of living was one of the greatest concerns facing the Town.

### Goals and Recommendations

#### **Preserve and protect the rural character of Diana.**

- Continue to update zoning regulations that cluster development around the hamlets and corridors.

#### **Support and protect the long-range mission of Fort Drum through compatible land use development.**

- Key to the success and long-term vitality of Fort Drum is its ability to conduct ongoing training exercises and utilize Wheeler Sack Army Airfield. As town residents are well aware, many fort activities - such as small arms training and bombing runs - generate noise. Other military installations across the country have encountered problems when development, particularly at higher densities, has “encroached” along the installations borders. Conflicts can arise between residential and commercial land uses and Fort Drum training activities with respect to noise. In addition to land use conflicts over noise, there are a number of other issues that could cause conflicts, including light pollution that can hinder night training exercises and tall structures that can interfere with Wheeler Sack aircraft landing patterns. The Town should consider drafting zoning regulations that would put height restrictions on structures built within low-level flight

paths, develop Dark Sky compliant light standards, and encourage development in areas that are not impacted by high noise levels.

#### **Create a community that engages all age categories of the population.**

- Continue to support and expand year round youth and adult athletic, recreational and cultural programs.



FIGURE 11: RECREATION PARK

## Housing

The availability of safe, affordable housing is important to the Town's future. Decent housing is not only a key contributor to the quality of life of current residents, but is also necessary if the community is to attract new business and industry. While factors that contribute to the cost of housing are largely outside the control of local government, there are measures the Town can take to keep costs down.

## Community Analysis

By and large, Diana residents are comfortable with the availability and type of homes in Diana. Less than 10% of respondents to the survey felt that either single family homes, apartments, or subsidized housing were needed. Senior housing was less clear: 15% of the town felt it was needed, but 7% of residents felt that more senior housing was not needed.

29% of residents felt that unsightly properties was one of the Town's three greatest concerns.

## Goals and Recommendations

### **Enhance and preserve the appearance of housing.**

- Implement a housing rehabilitation program. Possible funding sources: Community Development Block Grant (CDBG), NYS HOME.

### **Support the creation of new rental properties, both market rate and affordable.**

- Work with partner agencies such as Snowbelt Housing to generate more rental units.

### **Consider opportunities for senior housing.**

- Encourage quality housing opportunities for the elderly and those with disabilities, that will allow residents to remain in the community despite their changing housing and care requirements.

## Infrastructure

Assets such as road and rail networks, sewer and water systems, and energy systems are critical components to the health of our people and our economy. Within comprehensive planning, infrastructure extensions can serve as a mechanism to guide development into appropriate areas, protect sensitive land uses, and improve opportunities for compatibility between community land uses and military missions.

The Hamlet of Harrisville has water infrastructure but no sewer infrastructure. Creation of sewer infrastructure has been on ongoing discussion.

There are lighting districts in the Hamlet and in a small section of Natural Bridge.

## Community Analysis

51% of respondents to the community survey said that internet connectivity was one of the town's greatest concerns, and in discussions with the committee, it appears that this sentiment is most felt by Lake Bonaparte residents.

Additionally, 20% felt that lack of complete water and sewer facilities was one of the town's greatest concerns, and 25% said specifically that a sewer facility was needed.

## Goals and Recommendations

**Enhance and expand public infrastructure and services in a manner that maximizes investment and supports the land use and economic goals of this Plan.**

- Strategize about the long term goals for municipal sewer. Potentially develop a sewer and water capital plan including evaluation of future expansion.

**Improve internet access around Lake Bonaparte and other parts of the community that have limited or reduced access.**

- Collaborate with local internet providers to capture funds from the New York Broadband program to increase connectivity.
- Discuss the possibility of Wi-Fi nodes throughout the community.

**Use the water supply as efficiently and effectively as possible.**

- Ensure that water wells and water supply lines are maintained by carrying out regular inspections and controlling access to the water supply.

**Investigate opportunities for energy expansion.**

- Discuss potential expansions of the Iroquois Gas Line that runs through the Town.

**Encourage energy efficient lighting, in both municipal lighting and commercial lighting throughout the Town.**

- Discuss with Natural Grid the possibility of switching all lights in the lighting districts to LED.

- Draft land use regulation to encourage LED lighting, as well as lighting that complies with Dark Sky standards.

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## Institutions

### Municipal Government

A significant change in municipal government occurred in Diana in 2018 with the dissolution of the Village of Harrisville. This decision was made through a Village referendum of the Village of Harrisville after the Development Authority of the North Country prepared a detailed study regarding the dissolution. The Town government will assume the responsibility of managing the land of the former Village on January 1, 2019.

### School

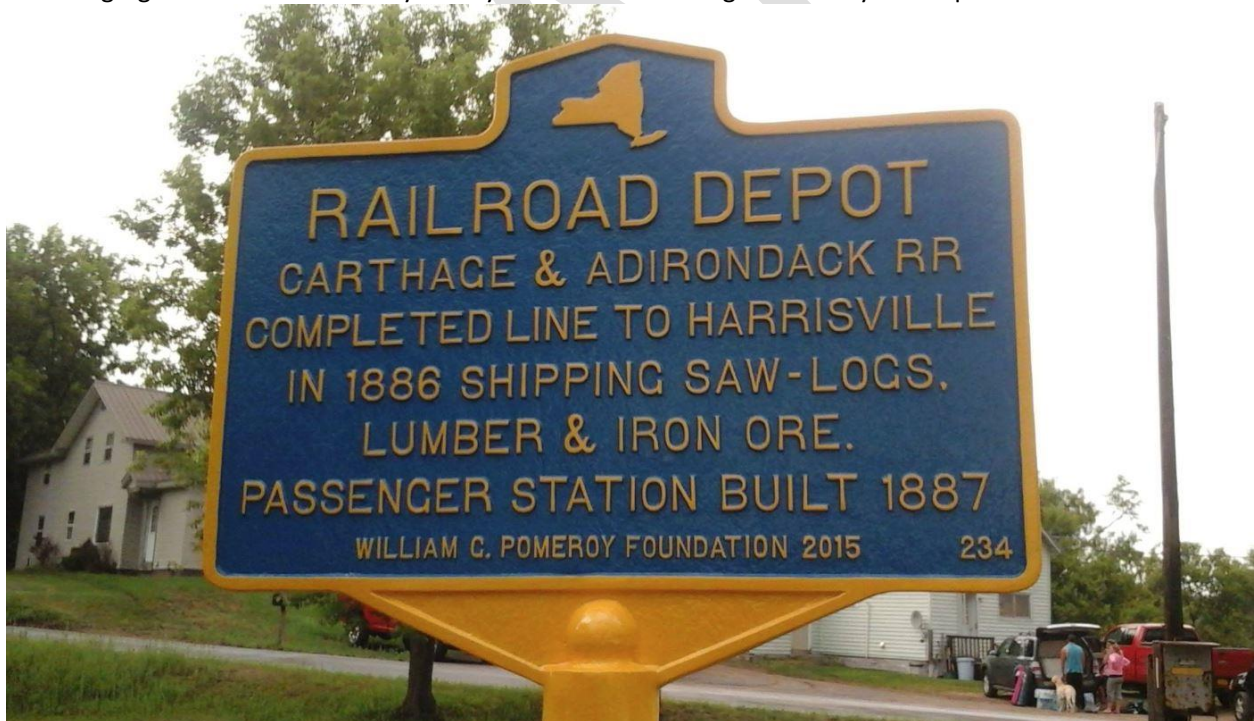
The majority of school age residents in Diana attend Harrisville Central School District, although some attend Carthage or Beaver River school districts.

### Fire and Rescue

The Town of Diana is covered by the Diana Fire and Rescue Department, which is an incorporated not-for-profit. The dissolution committee recommended, and the Town approved, that the Town amend its existing Fire Protection District 242 to include the Village parcels. The Hamlet of Harrisville is covered under the existing amended Fire Protection District.

### Cultural institutions

The Town of Diana has the Diana Railway Museum, which was originally constructed in 1887 as the Harrisville Railroad Station. The museum provides visitors with an opportunity to explore artifacts and documents reflecting significant events and day-to-day activities influencing community development.



**FIGURE 12: SIGNAGE IN FRONT OF DIANA MUSEUM** (IMAGE CREDIT: TOWN OF DIANA HISTORICAL MUSEUM FACEBOOK PAGE)

In addition, the Adirondack Grange, the Free Masons, and the Redhat Society make up some of the membership organizations that exist in the Town of Diana.

### Library

The Harrisville Free Library, located in the Hamlet of Harrisville, is a member of the North Country Library System. The library provides a variety of activities for youth both over the summer months and during the holiday season.

### Community Analysis

On the survey, 17% of residents felt that the school system was one of the town's greatest assets, and 17% listed fire protection and ambulance services.

### Goals and Recommendations

**Support the single municipal government structure for Diana and promote partnerships that will support Town government advancement.**

- Leverage the relationship with Iroquois Gas to ensure that Diana is receiving all possible benefits from the gas easement that runs through the Town.

**Maintain the quality and proximity of the Harrisville Central School.**

- Encourage the retention of the school district in its current configuration as long as this remains the best interest of the Diana student population.

# Appendix 1: Summary of Goals and Recommendations

## **Pursue grant opportunities to create new recreational sites and expand existing ones.**

- Focus on creating more amenities, such as restrooms, and greater accessibility to bolster existing recreational areas.

## **Continue to enhance recreational opportunities in the Town and promote outdoor tourism as a means to expand employment opportunities.**

- Town residents have identified a need for recreational amenities in the town, particularly to facilitate organized sports activities for children and young adults. Work to market the Town as a destination for recreation and recreational businesses.

## **Maintain the business presence that currently exists in Diana.**

- Encourage all small business owners to participate in any tax relief initiatives, and business management training offered through the Small Business Development Center.

## **Investigate opportunities to target rehabilitation and reuse of abandoned and deteriorated buildings.**

- Coordinate with the Lewis County IDA and other relevant agencies to preserve critical buildings in the Hamlet of Harrisville.

## **Expand programs and policies that strengthen forest product industries.**

- Pursue grant opportunities with Cornell Cooperative Extension, Lewis County IDA, and the Lewis County Soil and Water Conservation District.

## **Improve education and outreach to industry, organizations, municipalities, and the public regarding important issues pertaining to forestry and the environment.**

- Work with the forest products industry to strengthen the marketing of wood resources and products within Diana, including programs that encourage low-grade wood use.

## **Encourage smart growth around the Hamlet of Harrisville and the Route 3 Corridor.**

- This desire for economic growth coupled with the Town's similarly strong desire to maintain its strong rural character presents an interesting quandary. The Town will need to be strategic in its development footprint, focusing on areas that the community collectively agrees on for areas of new businesses. These areas are primarily the Hamlet of Harrisville and the Route 3 Corridor from Natural Bridge to Harrisville.
- The Town should be prepared to locate low-density mixed residential/commercial uses in suitable areas where market forces dictate. Some of these areas, such as the area of Natural Bridge located in Diana, might then have the potential to become the focus for new hamlet development combining an appropriate mix of commercial and residential uses. With proper design controls, building height and bulk controls, and parking screening and placement, many nonresidential uses can be assets when in close or mixed proximity to residential

neighborhoods. Careful buffering and screening can also be used in areas where there are more serious problems of use compatibility.

- Stand-alone or un-concentrated commercial development is appropriate, but should be restricted to the Route 3 corridor and to those types of developments that have an appropriate scale and character with the existing surrounding area, and have a vital economic reason to locate this way.

**Preserve and protect the rural character of Diana.**

- Continue to update zoning regulations that cluster development around the hamlets and corridors.

**Support and protect the long-range mission of Fort Drum through compatible land use development.**

- Key to the success and long-term vitality of Fort Drum is its ability to conduct ongoing training exercises and utilize Wheeler Sack Army Airfield. As town residents are well aware, many fort activities - such as small arms training and bombing runs - generate noise. Other military installations across the country have encountered problems when development, particularly at higher densities, has “encroached” along the installations borders. Conflicts can arise between residential and commercial land uses and Fort Drum training activities with respect to noise. In addition to land use conflicts over noise, there are a number of other issues that could cause conflicts, including light pollution that can hinder night training exercises and tall structures that can interfere with Wheeler Sack aircraft landing patterns. The Town should consider drafting zoning regulations that would put height restrictions on structures built within low-level flight paths, develop Dark Sky compliant light standards, and encourage development in areas that are not impacted by high noise levels.

**Create a community that engages all age categories of the population.**

- Continue to support and expand year round youth and adult athletic, recreational and cultural programs.

**Enhance and preserve the appearance of housing.**

- Implement a housing rehabilitation program. Possible funding sources: Community Development Block Grant (CDBG), NYS HOME.

**Support the creation of new rental properties, both market rate and affordable.**

- Work with partner agencies such as Snowbelt Housing to generate more rental units.

**Consider opportunities for senior housing.**

- Encourage quality housing opportunities for the elderly and those with disabilities, that will allow residents to remain in the community despite their changing housing and care requirements.

**Enhance and expand public infrastructure and services in a manner that maximizes investment and supports the land use and economic goals of this Plan.**

- Strategize about the long term goals for municipal sewer. Potentially develop a sewer and water capital plan including evaluation of future expansion.

**Improve internet access around Lake Bonaparte and other parts of the community that have limited or reduced access.**

- Collaborate with local internet providers to capture funds from the New York Broadband program to increase connectivity.
- Discuss the possibility of Wi-Fi nodes throughout the community.

**Use the water supply as efficiently and effectively as possible.**

- Ensure that water wells and water supply lines are maintained by carrying out regular inspections and controlling access to the water supply.

**Investigate opportunities for energy expansion.**

- Discuss potential expansions of the Iroquois Gas Line that runs through the Town.

**Encourage energy efficient lighting, in both municipal lighting and commercial lighting throughout the Town.**

- Discuss with Natural Grid the possibility of switching all lights in the lighting districts to LED.
- Draft land use regulation to encourage LED lighting, as well as lighting that complies with Dark Sky standards.

**Support the single municipal government structure for Diana and promote partnerships that will support Town government advancement.**

- Leverage the relationship with Iroquois Gas to ensure that Diana is receiving all possible benefits from the gas easement that runs through the Town.

**Maintain the quality and proximity of the Harrisville Central School.**

- Encourage the retention of the school district in its current configuration as long as this remains the best interest of the Diana student population.

# Appendix 2: Survey

## A Survey for the Town of Diana Comprehensive Plan

As part of the dissolution process of the Village of Harrisville, the Town of Diana drafting a Comprehensive Plan. A Comprehensive Plan is a document that describes the history, current state, and future vision for the community. It acts as a road map to guide future growth and development while promoting the health, safety and general welfare of the people.

The comprehensive plan should reflect the ideas and opinions of the community residents. Every Diana resident and property owner who is 18 and older is invited to complete this survey. Please only submit one survey per person. Please submit your completed survey by \_\_\_\_\_.

Drop it off at the Town Office or send it by U.S. mail to:  
Comprehensive Plan Survey, PO Box 460 Harrisville NY, 13648

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**In what area of the town do you live?**

**What do you think are the town's three greatest assets? (circle only three)**

- |                            |                              |
|----------------------------|------------------------------|
| quality of life            | reasonable taxes             |
| sense of community         | fire protection              |
| rural character            | employment opportunities     |
| housing cost               | Lake Bonaparte               |
| recreational opportunities | proximity to Fort Drum       |
| school system              | proximity to Watertown       |
| town size                  | proximity to the Adirondacks |
| Other:                     |                              |
- 

**What do you think are the town's three most serious problems? (circle only three)**

- |                                  |  |
|----------------------------------|--|
| high taxes                       | lack of sewer facilities                 |
| maintenance/plowing of roads     | junky yards                              |
| lack of employment opportunities | enforcement of local laws                |
| dog control                      | lack of recreational facilities          |
| lack of commercial development   | negative impacts from outdoor recreation |
| internet connectivity            | police/fire protection                   |
| Other:                           |  |
- 

**What specific types of development do you feel the town needs?**

- |             |                            |
|-------------|----------------------------|
| retail      | single family homes        |
| restaurants | manufactured housing parks |

grocery stores  
medical care facilities  
outdoor recreation businesses  
offices  
manufacturing  
Other:

senior housing  
apartments  
subsidized housing  
forestry  
open space

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**What specific types of development do you feel the town DOES NOT need?**

retail  
restaurants  
grocery stores  
medical care facilities  
outdoor recreation businesses  
offices  
manufacturing  
Other:

single family homes  
manufactured housing parks  
senior housing  
apartments  
subsidized housing  
forestry  
open space

---

**In what area of the town would you like to see more development locate?**

**In what area of the town would you NOT like to see more development locate?**

**On a scale of 1-5, do you believe Diana is changing for the better or worse? (circle one number)**

**BETTER**  
1

2

**NOT CHANGING**  
3

4

**WORSE**  
5

Why?

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Feel free to write additional comments below. You may attach additional paper, if you like.

Appendix 3: Survey Results

DRAFT