

TOWN OF JAY

COMPREHENSIVE PLAN UPDATE

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Comprehensive Plan Update Town of Jay

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The Comprehensive Plan

This Comprehensive Plan sets forth the collective vision for the Town of Jay. It encompasses:

- an inventory of existing resources and conditions
- an analysis of resources and conditions in light of existing and anticipated future trends
- identification of issues
- goals and objectives
- implementation measures

This Comprehensive Plan is intended to guide the immediate and long-range protection, enhancement, growth and development of the Town of Jay. It is a reference for all residents, merchants and decision-making entities in the town and should be referred to when these individuals or entities are making decisions which affect the residents and resources of the town.

The History

In 1992 the Town of Jay Town Board charged the Town of Jay Zoning Commission with the development of a proposed zoning ordinance and map. A necessary first step in the process was the review and update of the town's 1980 Comprehensive Plan. In 1993 the Rural New York Planning Grant Program provided funds to help undertake this effort.

In 1994 the town's Zoning Commission, with the assistance of a consultant, began to update the Comprehensive Plan. The 1980

Comprehensive Plan was reviewed and reports updating demographics, development trends, community facilities and services and fiscal matters were prepared. Population projections through the year 2003 were calculated to better identify and address present and/or future issues and areas of concern.

The Zoning Commission encouraged public participation to identify issues and develop goals, objectives and implementation measures. In the Spring of 1995, three neighborhood workshops were held to solicit input. Further, the Zoning Commission analyzed the results of a 1995 Friends of the North Country, Inc. housing survey conducted throughout the town. Many of the survey's questions were land use related and useful to the Zoning Commission. A copy of the survey and selected results are provided in Appendix A.

The Plan's Implementation

This Comprehensive Plan Update is to be used in conjunction with the 1980 Comprehensive Plan. The 1980 Comprehensive Plan has valuable written and graphic information regarding natural resources, development limitations and opportunities, and site design and management techniques. Together, these two documents comprise the Town of Jay Comprehensive Plan. This Update is referred to as Volume I; the 1980 document is referred to as Volume II.

This Plan establishes a blueprint for the town's future growth and development. New York State Town Law §272-a states that all local land use laws and regulations shall be in accordance with a Comprehensive Plan. This Comprehensive Plan should be

reviewed every ten years to ensure its currency and relevance to the town.

Contents of the Comprehensive Plan Update

This Comprehensive Plan update addresses the following subject areas:

- Land Use Activity and Development
 - Resources and Development
 - Open Space Protection
 - Visual/Scenic Resources Protection
 - Land Use Patterns
- Water Quality and Quantity
- Community Facilities and Services
- Transportation Network
- Housing
- The Economy
- The AuSable River
- Specific Land Use Issues

For each subject area there is a summary of existing issues and a listing of goals, objectives and implementation measures. The Proposed Land Use Map follows these sections. This map divides the Town of Jay into various sections based upon natural and physical resource conditions; community facilities, services and utilities; current land use patterns and community opinion. Each section is assigned a land use type. For each land use type, Volume II lists those uses that are deemed appropriate and classifies

these as permitted uses. It also lists those uses that are deemed appropriate under certain conditions and classifies these as conditional uses. This map represents the starting point for future discussions regarding the development of a zoning law and map.

Appendices A and B follow the Proposed Land Use Map. Appendix A contains a copy of the 1995 Friends of the North Country, Inc. Jay housing survey and selected results. Appendix B contains all updated existing conditions reports.

Land Use Activity and Development

Summary

Development, its nature, intensity and physical extent over time, has tremendous influence on the identity or character associated with or attributed to a town. It also determines, to a large extent, how the community functions from day to day. Components of town life including, but not limited to, road networks; fire, police and emergency medical services; schools; taxes; the nature and extent of central business districts; parking; the quantity and quality of open space; and, aesthetics, are all impacted by the type, location and extent of development.

Sound development recognizes and considers resource opportunities and constraints, unique and sensitive resources, the availability and quality of needed facilities and services, and existing and potential future development.

In the Town of Jay, soils, topography and hydrology dictate resource opportunities and constraints. Unique and sensitive resources include, but are not limited to, wetlands; steep slopes; rare, threatened and endangered plant and animal species; particular views and vistas; and, areas along rivers and streams. Development in close proximity to needed services such as public water; public sewer; fire and emergency medical services; schools; and certain businesses alleviates pressures on and demands for natural and physical resources and reduces the need for automobiles. Relationships to existing and potential future development are also important to consider. Functional and visual relationships are two examples.

Volume II discusses the town's natural resources, unique and sensitive resources and resulting development opportunities and constraints in detail.

While development is concentrated in the three hamlet areas, it also occurs throughout the town. The predominance of residential development underscores the town's image as a quiet residential community. The town's three hamlets, Upper Jay, Jay, and AuSable Forks, serve as community centers and offer various professional and commercial services. Existing industry is, for the most part, resource-based.

Development, whether it is residential, commercial, or industrial, should occur in areas with suitable natural resource conditions and available services. Such development will facilitate the construction process, take advantage of existing services, and reduce the cost of development to the taxpayers and protect the character and environmental quality of the town.

Jay's year round population is not growing at a rate which demands many housing starts. Data indicate that the seasonal population is driving the housing market. If the seasonal population continues to grow, new housing will be required. In all likelihood, this development will be preceded by subdivision activity. The size of the lots, their location, the siting and appearance of new dwellings, and their frequency of use over time will impact the town's provision of services, tax base, roads, and overall character.

This Comprehensive Plan promotes appropriate mixed-use moderately dense development in and around the hamlet areas and targets the more rural areas outside the hamlets for small scale, low impact, resource-based development. The hamlet areas have the

fewest constraints to development, provide public water and (in the case of AuSable Forks) sewer, are close to needed services, and provide a range of housing types and costs. This type of development, which permits a growing vibrant local economy while protecting the town's rural character, is encouraged.

The goals, objectives and implementation measures which follow define the town's land use and development policy into the next century.

Goals, Objectives and Implementation Measures

Resources and Development

Goal: To protect the town's unique and sensitive natural areas including wetlands, steep slopes, wildlife habitats, plant communities, geologic rarities, and rare and endangered species habitats.

Objective: To identify and protect those areas with unique and/or sensitive resources.

Implementation Measures

Use available information including, but not limited to, resource maps, resource data, personal knowledge and observation to identify points and areas containing unique and/or sensitive resources.

Work with various organizations and landowners to protect unique and sensitive natural areas via nonregulatory measures.

Use zoning to create an overlay district designed to protect unique and/or sensitive resources.

Objective: To direct development away from areas containing unique and/or sensitive resources.

Implementation Measures

Use zoning to establish small minimum lot sizes and permit a variety of uses in those areas most suited for development.

Use zoning to establish larger minimum lot sizes and permit relatively few, low impact uses in those areas with resource constraints to development.

Goal: To consider the physical and natural conditions of a site and area when planning for various types of development.

Objective: To consider the availability of needed services and utilities when planning for development.

Implementation Measures

Identify those areas that have access to services including, but not limited to, sewer, water, public roads, and electric utilities.

Encourage development in those areas that have needed services via the establishment of districts and permitted use lists.

Ensure that the layout of proposed development allows for the provision of needed services.

Ensure that the lot configuration and associated infrastructure enable the adequate provision of needed services.

Attempt to provide needed services in the hamlet areas.

Objective: To direct housing to areas having suitable natural resource conditions.

Implementation Measures

Encourage residential development in areas that have public services or adequate capabilities on-site via the establishment of districts and permitted use lists.

Ensure that the layout of residential development is compatible with the resource conditions of the parcel. Particular consideration should be given to topography, surface and groundwater resources, soils, existing and proposed vegetation, and visual impact(s).

Objective: To site commercial and industrial uses appropriately.

Implementation Measures

Consider past, present, and potential future development to facilitate the efficient operation and functioning of development.

Ensure that commercial and industrial development occur in areas capable of accommodating it via the establishment of districts and permitted use lists.

Ensure that development is sited appropriately. Particular consideration should be given to the location and provision of needed services and utilities, the location of building(s),

access, on-site parking, lighting, signage, landscaping, and visual impact(s).

Open Space Protection

Goal: To preserve and enhance the rural and open space resources of the Town of Jay.

Objective: To amend and develop local regulations which serve to protect and enhance the town's open space resources.

Implementation Measures

Through zoning, protect and enhance open space resources via:

- the establishment of use, area and bulk regulations to concentrate development in the hamlet areas and permit small scale, low impact uses in the more rural areas.
- the creation of an overlay district with guidelines targeted at the protection and enhancement of open space resources.
- the use of site plan review for certain development projects to protect significant resources.

Objective: To promote the various organizations and efforts dedicated to the preservation of open space, forest lands, and agricultural lands.

Implementation Measures

Develop and promote a public seminar series for elected and appointed officials as well as the general public to increase awareness and understanding of organizations and efforts including, but not limited to:

- Land Trusts
- Nature Conservancy
- Use Value Assessment
- Clustering
- Directed or Targeted Growth

Objective: To implement tax procedures and measures which facilitate the preservation of open space in Jay.

Implementation Measures

Implement a use value assessment program to tax lands at their current use not their "highest and best" use.

Objective: To educate elected and appointed officials and townspeople about nonregulatory means to protect and enhance open space.

Implementation Measures

Join organizations that can provide needed information on the topic of open space conservation. Examples include:

- New York Planning Federation
- Open Space Institute
- Trust for Public Land

Appoint liaisons from local boards and departments to attend meetings of other boards and departments.

Attendees should keep abreast of activities, work cooperatively, and share information with members of their respective boards and departments.

Visual/Scenic Resources Protection

Goal: To protect and enhance the town's visual and scenic resources.

Objective: To identify and protect those areas deemed to be of high visual and scenic quality.

Implementation Measures

Using the comprehensive plan and public participation efforts, identify particularly scenic vistas and travel corridors, and visually vulnerable areas for purposes of special attention.

Create an overlay district in which (non-residential?) development must undergo planning board review and comply with specific development guidelines.

Objective: To minimize and mitigate the visual impacts of development.

Implementation Measures

Use zoning to ensure that area and bulk regulations are compatible with the overall protection and enhancement of the visual and scenic resources.

Use zoning to restrict the types of uses that are permitted in particularly scenic or visually vulnerable areas.

Use zoning to establish an overall district in which development must comply with specific development guidelines.

Use site plan review to consider the visual impact of development through the review of the development's location and layout on the parcel, location of various accessory uses and structures, screening, landscaping, signage, and lighting.

Land Use Patterns

Goal: To concentrate new development in and around the hamlets.

Objective: To maintain and enhance the hamlet environment as well as the rural and open space environment of the town.

Objective: To develop local regulations and programs which encourage a variety of development at a moderate intensity and scale in and around the hamlets of the town.

Objective: To develop local regulations and programs which encourage low density small scale resource-based uses in the more rural and sparsely populated areas of town.

Implementation Measures

Through zoning, target development to the hamlet areas with small minimum lot sizes and a varied but appropriate list of permitted uses.

Outside the hamlet areas, allow only small scale, low impact uses on larger lots.

Ensure the provision and maintenance of needed services, including water, sewer, fire protection, and emergency medical services in the hamlet areas.

Work with area economic development organizations (Adirondack North Country Association (ANCA), Adirondack Economic Development Corporation (AEDC), Essex County Industrial Development Agency (IDA), Friends of the North Country, and AuSable River Corridor Committee, for example) to identify and attract desirable businesses to the hamlet areas.

When appropriate, use clustering to allow small scale, low impact uses in the rural and open space areas while preserving the area's character and qualities.

Water Quality and Quantity

Summary

The quality and quantity of the Town of Jay's surface and groundwater resources is important to the residents' health and the town's environmental health. While all three hamlets are within public water districts and AuSable Forks has public sewer, many residents have on-site wells and sewage disposal systems.

In Jay, there are few point sources of water pollution. Non-point pollution is the greatest source of water contamination. Erosion and sedimentation, stormwater runoff, and faulty septic systems cause contamination problems. These problems may be mitigated, if not eliminated, through the use of appropriate construction and development practices; the avoidance of development and cutting along steep slopes; appropriately designed, located, installed and maintained on-site sewage disposal systems; conservative road maintenance procedures; and, properly sited and designed development. Attention to drainage patterns is particularly important.

The town's water and sewer districts enable a dense land use development pattern while maintaining health and environmental quality. The continued maintenance and monitoring of these systems is also important.

The goals, objectives and implementation measures below establish the town's direction over the next few years.

Goals, Objectives and Implementation Measures

Goal: *To preserve the quality and quantity of the town's surface and groundwater resources.*

Objective: **To prevent erosion and siltation to the degree possible, and, to prevent what erosion and siltation does take place from impairing the quality of surface water.**

Implementation Measures

Develop and implement erosion and sediment control measures.

Through zoning, enact area and bulk regulations which, in effect, prevent erosion and siltation.

Through zoning, require a vegetated buffer to separate development from principal surface water resources.

Restrict land use activities on slopes in excess of 20%.

Objective: **To review road maintenance practices for their impacts on water supplies.**

Implementation Measures

The town, county, and state highway departments should investigate the possibility of reducing road applications of salt and sand or finding a practical alternative.

Objective: **To control other types of non-point pollution and their entry into the surface waters of the town.**

Implementation Measures

Through zoning and/or site plan review, limit the area of impermeable surface per parcel.

Through site plan review, reduce stormwater runoff to the maximum extent possible.

Through zoning, create a water resources protection overlay district (encompassing the town's principal surface water resources, the area immediately surrounding them, and the 100 year floodplains) to ensure that development in their close proximity will not have an adverse environmental impact.

Objective: To maintain the quality and quantity of recharge water entering the town's aquifers.

Implementation Measures

Identify recharge areas in the town.

Regulate permitted uses overlying identified recharge areas to protect the quality of water entering the groundwater system.

Through zoning, limit the density of development and impermeable surface area on recharge areas to protect the quality and quantity of water entering the groundwater system.

Goal: To maintain a high quality abundant water supply.

Objective: To be aware of the extent of the town's water supplies.

Implementation Measures

Identify and recognize the capacity and projected life of the town's water supplies.

Objective: To maintain the proper functioning of water lines and other system components to prevent malfunctioning.

Objective: To conduct regular checks of public water system components to ensure proper and efficient operation.

Implementation Measures

Ensure that the appropriate departments have adequate funds and personnel to operate and maintain a quality operation and efficient system.

Conduct periodic inspections and tests of the public water system to identify problems or areas warranting attention.

Objective: To ensure that lands proposed for development, outside the water district, and adjacent properties have adequate water supplies under build out conditions.

Implementation Measures

Outside the water district, ensure that proposed development will have a water supply of acceptable quality and quantity.

Attempt to define and address the impact(s), if any, of proposed on-site wells on the wells of adjacent properties.

Goal: To ensure that sewage disposal occurs in an effective and environmentally sound manner.

Objective: To ensure that all existing and proposed development outside the sewer district is served and can be served in an effective and environmentally sound manner.

Implementation Measures

Through zoning and/or site plan review, ensure that distances between on-site sewage disposal systems and wells, both on the subject parcel and on adjacent parcels, are sufficient to prevent contamination of water supplies.

Objective: To ensure that new septic systems are designed, constructed, and installed in accordance with all applicable county and state regulations.

Implementation Measures

Through the town and/or county, ensure that proposed on-site sewage disposal systems are properly designed, constructed, sited, and installed.

Require, as a condition of project approval, proof that proposed on-site sewage disposal systems have received all

applicable approvals from local, county, and/or state agencies.

Institute a local program which calls for the periodic maintenance and/or inspection of on-site sewage disposal systems.

Objective: To ensure that all proposed developments within the sewer district can be adequately served.

Implementation Measures

Identify and recognize the capacity of the public sewer system.

The Planning Board and Sewer Superintendent should establish and maintain open lines of communication to discuss current operation and of water and sewer systems and the potential impacts of proposed development.

Objective: To maintain the proper functioning of sewer lines and other system components to prevent impairment of groundwater quality.

Objective: To conduct regular checks of all sewer district system components to ensure proper and efficient operation.

Implementation Measures

Conduct periodic inspections and tests of the public sewer system to identify problems or areas warranting attention.

Ensure that appropriate departments have adequate funds and personnel to operate and maintain a quality operation and efficient system.

Transportation Network

Summary

The Town of Jay has a fairly comprehensive road network which adequately serves the current population. It is a goal of this Plan to maintain this network while, at the same time, protecting the hamlet/open space character of the town. A road's layout and design should respect area resource conditions and characteristics and reflect intended use and anticipated traffic volumes. To that end, local, county and state transportation agencies are encouraged to enhance levels of communication and cooperation as they undertake planning, construction and reconstruction efforts.

The AuSable River crossing in the hamlet of Jay is a long-standing issue of concern to many area residents. It is a goal of this Plan to resolve the issue in a manner which provides a river crossing for all traffic and maintains the covered bridge.

Goals, Objectives and Implementation Measures

Goal: To maintain and develop a road network which reflects the hamlet/open space character of the Town of Jay.

Objective: To work with county and state transportation agencies in the planning and maintenance of the town's road network.

Implementation Measures

Establish regular meetings between representatives of local, county, and state highway departments to exchange ideas and information regarding road maintenance and future improvement and construction projects.

Objective: To amend or develop local road standards to address a variety of road types and traffic volumes.

Implementation Measures

To design and construct roads that are compatible and in scale with the prospective use and the character of the area.

In the local subdivision regulations, maintain road standards.

Through subdivision regulations, require a performance bond from the project applicant to ensure completion of proposed roads in accordance with the planning board's decision.

Goal: To maintain the road network at an acceptable level of service.

Objective: To maintain and encourage cooperation between local, county, and state transportation agencies.

Implementation Measures

Representatives of local, county, and state highway departments should hold regular meetings to exchange ideas and information regarding road-related issues.

Objective: To ensure that the highway departments have adequate resources and use them in an efficient and productive manner.

Implementation Measures

Ensure that local, county, and state highway departments have adequate financial resources and personnel to perform their functions efficiently and effectively.

Goal: To resolve the AuSable River crossing issue in the hamlet of Jay.

Implementation Measures

Establish a river crossing for all traffic in the hamlet of Jay.

The County should maintain the covered bridge in the hamlet of Jay.

Community Facilities and Services

Summary

A range of community facilities and services is available in the Town of Jay. Most facilities and services are in the hamlet of AuSable Forks, although, a few retail and service businesses exist in the hamlets of Upper Jay and Jay. While many people patronize businesses in the town, the majority of residents travel out of town to meet at least some of their retail and/or service needs.

The updated Community Facilities and Services report (see Appendix B) addresses police protection, fire protection, emergency medical services, care facilities, libraries, solid waste, water, sewer, mass transit, cable, electric and phone. The Plan update addresses only those which warrant attention and specific effort at this time: fire and emergency medical services, recreation, and care facilities. Water and sewer are addressed in the Water Quality and Quantity chapter.

There are three fire districts in the Town of Jay, Upper Jay, Jay and AuSable Forks. Their ability to meet future demands for services depends upon several factors:

- the amount of development which occurs
- the type of development which occurs
- the location of development which occurs
- the adequacy and availability of volunteers and equipment

The type of development which occurs influences the type of firefighting equipment needed. Both the physical characteristics of a structure (height, building materials, size) and the use of the structure or property (residential versus commercial versus industrial) and all the materials on the site of such a use determine what firefighting equipment is needed. An increase in the diversity

of land uses will most likely increase the need for new and diversified equipment. The location of future development is also an important factor when projecting future demands. An increase in the number of structures in some of the more remote areas of town may potentially lead to an increase in the number of calls from the more remote areas of town. The response time of each department to the farthest reaches of its district must be assessed in terms of its acceptability. If found to be unacceptable, options to remedy the problem include the reconfiguration of district boundaries, the provision of satellite stations, the creation of a new district, or limitation on the amount and type of development permitted.

The concentration of development in and around the hamlet areas would reduce demands for services and maintain quality protection with no changes to existing operations for a longer period of time. In addition, it would reduce the demand on existing volunteers and the need for additional volunteers.

The AuSable Forks Ambulance Service responds to emergency calls in the Upper Jay, Jay and AuSable Forks fire districts. Similar to firefighting services, the ability of emergency medical services to meet future demands depends upon the size of the population, its characteristics, its location and the adequacy and availability of volunteers and equipment.

It is anticipated that the AuSable Forks Ambulance Service will most likely experience some increase in demand for its services over the next ten to twenty years. Currently, the age distribution in Jay is balanced. If the age distribution were to become skewed towards an older population, the demands for services may increase. A growing elderly population is possible under several scenarios including, but not limited to, a significant out-migration of the young and the transformation of from a seasonal working resident to a year round retired resident. Possible measures to mitigate the increased demand for emergency medical services

include additional garages and vehicles, and, limitations on the amount and type of development which could occur in the more remote areas of town.

Similar to the provision of fire protection services, the provision of emergency medical services in the future can be better planned if the location of future development is planned. The designation of areas for particular types of development will reduce the burden placed on emergency medical services, reduce the demand on existing volunteers, and reduce the need for additional volunteers.

The Town of Jay has few established formal recreational areas. Additional recreational areas, especially in Upper Jay, are desired.

There are limited daycare facilities for children and no daycare facilities for adults in the Town of Jay. A lack of full-time daycare facilities may prevent some adults from seeking, obtaining, and/or holding employment. Working parents without family, friends, or other private arrangements may be faced with the situation of being unable to find daycare for their child(ren). Established adult daycare facilities or services do not exist. These are needed to provide a few hours of relief to full-time caregivers and to enable the would-be worker to work if desired, or necessary. Residential care facilities are available regionally. Vacancies, however, are few. Again, the need for more exists.

The goals, objectives and implementation measures below set forth the policies for the Town of Jay over the next five to ten years.

Goals, Objectives and Implementation Measures

Fire, Emergency Medical Services

Goal: To maintain and enhance the quality and availability of fire and emergency medical services in the Town of Jay.

Objective: To work with fire and emergency medical service representatives in the planning of significant new development in the town.

Implementation Measures

The Town Board, Planning Board, and representatives of the town's fire departments and emergency medical service should establish open lines of communication to discuss the impacts, if any, of proposed development on the ability to provide quality service.

If the fire department or emergency medical service organization is unable to meet the demand generated by a proposed development, whether because of the development itself or because of the cumulative demand of existing development plus the proposed development, the applicant, the involved organization, and the planning board need to seek a resolution.

Through zoning, direct development to those areas most readily served by fire protection and emergency medical services.

Recreation

Goal: To provide sufficient high quality year round recreational opportunities for residents and visitors in the Town of Jay.

Objective: To pursue the development of land in Upper Jay for recreation opportunities.

Implementation Measures

Identify parcels desirable for recreational development in Upper Jay and discuss a lease or purchase agreement with the owners.

Allocate resources for the completion and development of recreational facilities in Upper Jay.

Apply for grants to acquire land for recreation purposes and develop existing recreation lands (i.e., New York State's Environmental Protection Fund Program).

Objective: To pursue the development of Grove Road lands donated to the town for recreational purposes.

Objective: To encourage and support the maintenance of existing recreation areas like the Village Green and the Covered Bridge.

Implementation Measures

Apply for grants to acquire land for recreation purposes and develop existing recreation lands (i.e., New York State's Environmental Protection Fund Program).

Allocate funds from budget.

Objective: To further develop the winter recreation program for resident youth.

Implementation Measures

Continue to explore possible activities for the winter recreation program.

Objective: To continue the cooperative use of the Community Center and area schools for recreation purposes.

Implementation Measures

The town and schools should maintain and enhance the shared use of the Community Center in AuSable Forks.

Care Facilities

Goal: To encourage and support, when applicable, the establishment and availability of day care and elder care in the Town of Jay.

Objective: To investigate the local demand for day care and elder care.

Implementation Measures

Establish a committee of people interested in researching the need for local day care and elder care. The Committee should include, but not be limited to, elected and appointed officials from town, county, and regional agencies and organizations; citizens of the town; representatives of day

care and/or elder care facilities elsewhere in the region;
and representatives of some of the area's larger employers.

**Objective: To assist in the creation and development of
care facilities, if needed.**

Implementation Measures

If a need for day care and/or elder care facility is
identified, representatives from the entities listed above
should work together to meet the need.

Housing

Summary

The homogeneity of Jay's housing stock is, to a large degree, a product of its population and the nature of the area. Households in Jay tend to have more than one person and the availability of land leads to the construction of single-family detached dwellings. The number of non-traditional households is increasing, however, thereby creating demands for more diverse housing types. Senior housing, for example, exists on the Black Brook side of AuSable Forks.

Affordable and appropriate housing is an issue of concern to every community. The cost of housing and land pre-determines, to some extent, the socio-economic composition of the town. High priced land and housing effectively excludes those whose incomes are low to moderate - oftentimes the young and the elderly. Housing that is geared towards only a few household types excludes others - single-person households and the physically-challenged, for example. The ideal housing stock provides opportunities to a diversity of household types and economic classes and enables easy access to needed services.

While several programs exist at the regional, state, and federal levels to assist eligible candidates with the rental or purchase of a home, there are additional locally available methods to encourage self-sufficiency and home ownership. These include, but are not limited to, mixed use structures, accessory apartments and shared living residences. Each of these can alleviate the strain on those with physical or financial constraints.

The following goals, objectives and implementation measures outline the town's approach to housing.

Goals, Objectives and Implementation Measures

Goal: *To encourage a variety of housing types to meet the needs of a variety of household incomes and types.*

Objective: **To provide affordable housing.**

Implementation Measures

Foster a close working relationship with, and take advantage of, county, regional, state, and federal housing agencies and programs.

Investigate the establishment of a regional Community Land Trust designed to develop and maintain a stock of quality affordable housing.

Through zoning, encourage a wide variety of housing types in the hamlet areas.

Encourage housing in the hamlets, close to needed services.

Utilize New York State Town Law incentive zoning provisions to create affordable housing (§ 261-b).

Encourage the construction of small, functional houses and multi-family dwellings in close proximity to needed services and social functions (Town Law §261-b).

Objective: **To provide or ensure housing for various groups, including the elderly and persons with special needs.**

Implementation Measures

Identify and take advantage of various regional, state, and federal programs for elderly housing.

Through zoning, permit accessory units, elder cottages, and shared living residences where practical.

Accessory Unit - This term includes both accessory apartments (created either partially or wholly within an existing single-family house) and dwelling units in permanent existing separate buildings.

Elder Cottages - A small, self-contained dwelling unit designed to be installed on a lot along with an existing single-family house. They are thought of as "temporary."

Shared Living Residence - An instance in which two or more unrelated people live together in the same dwelling unit, sharing living space and expenses.

Goal: To recognize and maintain Jay's existing housing stock.

Objective: To amend and develop local regulations to protect and maintain existing residential structures.

Implementation Measures

Create a not-for-profit Beautification and Maintenance Committee whose mandate is to enhance the area's appearance. (Materials donated to the committee would be available to residents needing them for the purposes of general property maintenance.)

Establish an annual free junk disposal day for residents to get rid of white goods and other large items at no cost.

Through zoning or single subject laws, develop regulations pertaining to the general upkeep and maintenance of property. Examples include regulations pertaining to abandoned vehicles, junkyards, and general property maintenance.

The Economy

Summary

The town of Jay's economic past and future point to a diversity of small scale low impact operations. Historically, Jay's economy was based on hydropower, forestry, agriculture, mining and tourism. It is a goal of this Plan that its future economy will emphasize some of these and foster the development of others.

Geography, infrastructure and demographics preclude the establishment of large scale industrial operations in the town. Rather, the town's relative remoteness, natural beauty and small town image should be promoted to encourage the development of small scale, low impact, community-minded enterprises.

Among the town's many assets are forested and agricultural lands, the AuSable River, a wealth of rugged natural beauty, and talented enthusiastic individuals. These assets can support a wide range of ventures beneficial to individuals and/or the entire community. The increasingly sophisticated capabilities of computers and the telecommunications industry opens the door to countless possibilities.

It is the town's intent to encourage, support and assist individuals with the establishment of appropriate industries and businesses in a manner which positively impacts the community.

Goals, Objectives and Implementation Measures

Goal: To take advantage of the town's unique assets for economic gain.

Goal: To attract and encourage new businesses and jobs.

Objective: To take advantage of local expertise and enthusiasm to promote Jay's unique character.

Objective: To identify those resources that define Jay and comprise its character.

Objective: To identify those types of commercial and/or industrial enterprises that the town wants to encourage or develop.

Implementation Measures

Form a committee of representatives from local businesses, the Adirondack North Country Association (ANCA), Adirondack Economic Development Corporation (AEDC), Friends of the North Country, Essex County Visitors Bureau, and the Essex County Industrial Development Agency (IDA), to discuss, identify and pursue appropriate economic development in the Town of Jay. The identification of Jay's unique assets and their role in the town's economy should be at the core of discussion.

Goal: To encourage the forestry and agriculture industries in the Town of Jay.

Implementation Measures

Through zoning, foster agriculture and forestry by permitting them in most areas of the town.

Goal: To provide for the development of commercial and/or industrial enterprises in the Town of Jay.

Objective: Through zoning, permit appropriate commercial and industrial uses in the hamlet areas.

Implementation Measures

Through zoning, protect and enhance the town's unique assets via permitted use lists, area and bulk regulations, overlay districts, and site plan review (with attention to arrangement, layout, access, on-site circulation, parking, landscaping/cutting, signage, and lighting).

Objective: To provide helpful information and assistance to those interested in starting a business or industry in the town.

Implementation Measures

The town should be a source of guidance regarding business start-ups, marketing plans, small businesses loans, financial assistance, grant programs, and tax implications.

The town should work closely with and promote area educational institutions including BOCES, SUNY

Plattsburgh, Clinton County Community College, and North Country Community College.

The town should work with area financial institutions to establish and/or promote a revolving loan fund and low interest loans for existing or potential business owners should be investigated.

Encourage home occupations.

The AuSable River

Summary

The East Branch of the AuSable River is at the physical and emotional heart of town. It flows through each of the three hamlets and is influential, to one degree or another, to every resident. It is a source of beauty, discussion, and, sometimes destruction. The River and the covered bridge which spans it are two of the symbols most often associated with the town.

The recognition of the AuSable's many values is integral to the River's protection. The appropriate exploitation of these values is integral to the long-term economic well-being of the town.

Goals, Objectives and Implementation Measures

Goal: *To recognize the natural, visual, recreational, and economic values of the AuSable River.*

Objective: To protect the quality of the AuSable River, its water, streambanks, floodplains, and other adjacent and nearby areas.

Implementation Measures

Through zoning, site plan review, and subdivision regulations, protect the AuSable River, its banks, floodplains, and other nearby areas. This can be done through:

- the establishment of a Water Resource Protection Overlay District which provides land use development guidelines specific to development in the area of principal surface water resources
- the establishment of permitted use lists and area and bulk regulations
- the development and implementation of erosion and sedimentation control measures
- the consideration of arrangement, layout, access, parking, circulation, landscaping/cutting, signage lighting in site plan review
- the provision of adequate on-site sewage disposal systems

Objective: To maintain and improve public access to the river.

Implementation measures

Maintain and enhance existing river access points like the covered bridge area in the hamlet of Jay and the area along Grove Road in AuSable Forks.

Investigate the possibility of acquiring additional river access points.

Apply for grants to acquire land for recreation purposes and develop existing recreation lands (i.e., New York State's Environmental Protection Fund Program).

Objective: To promote the wise and safe use of the river.

Objective: To continue and enhance those events and festivities which focus on the river.

Objective: To recognize the importance of the AuSable River to the town's image, recreation, scenery, and economy.

Implementation Measures

Through JEMS, the AuSable River Corridor Committee or other groups, promote the river and its values with festivals and events.

To incorporate this recognition into local planning efforts.

Consider the impact of all development on the AuSable River.

Specific Land Uses

Summary

There are a few specific issues that are not directly related to the topics addressed in the previous pages. They are presented here.

Goals, Objectives and Implementation Measures

Goal: *To address specific issues that are of concern to the town.*

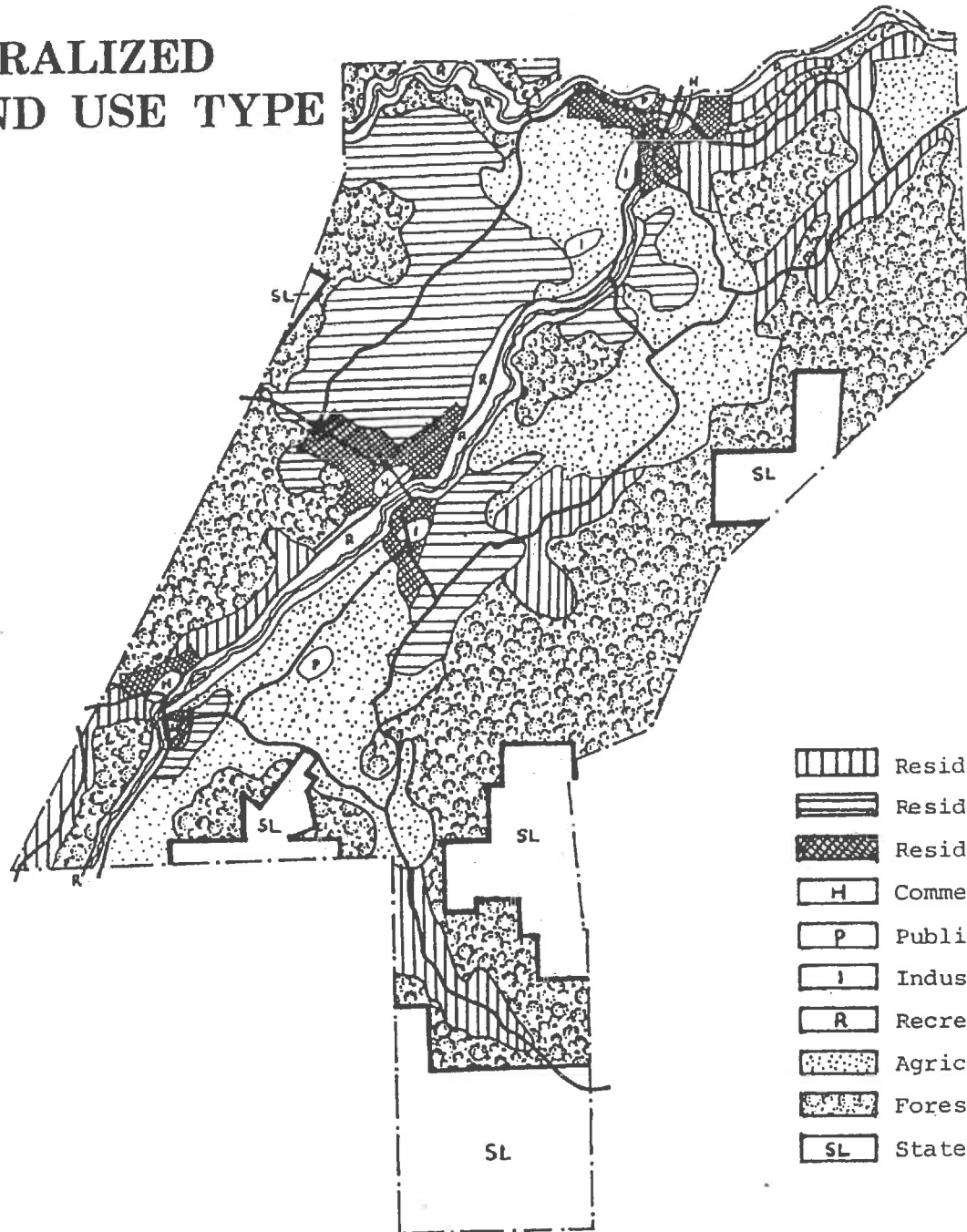
Objective: To investigate the development of sign regulations in the town.











Objective: To investigate, develop, and implement methods to reduce the presence and/or visibility of junked vehicles and other types of junk.

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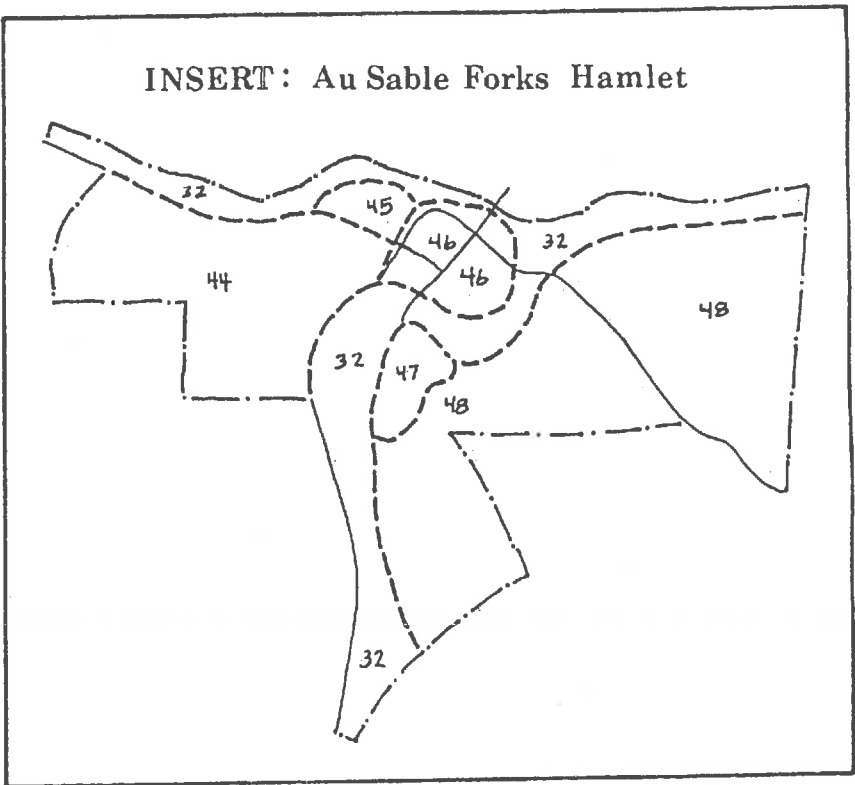
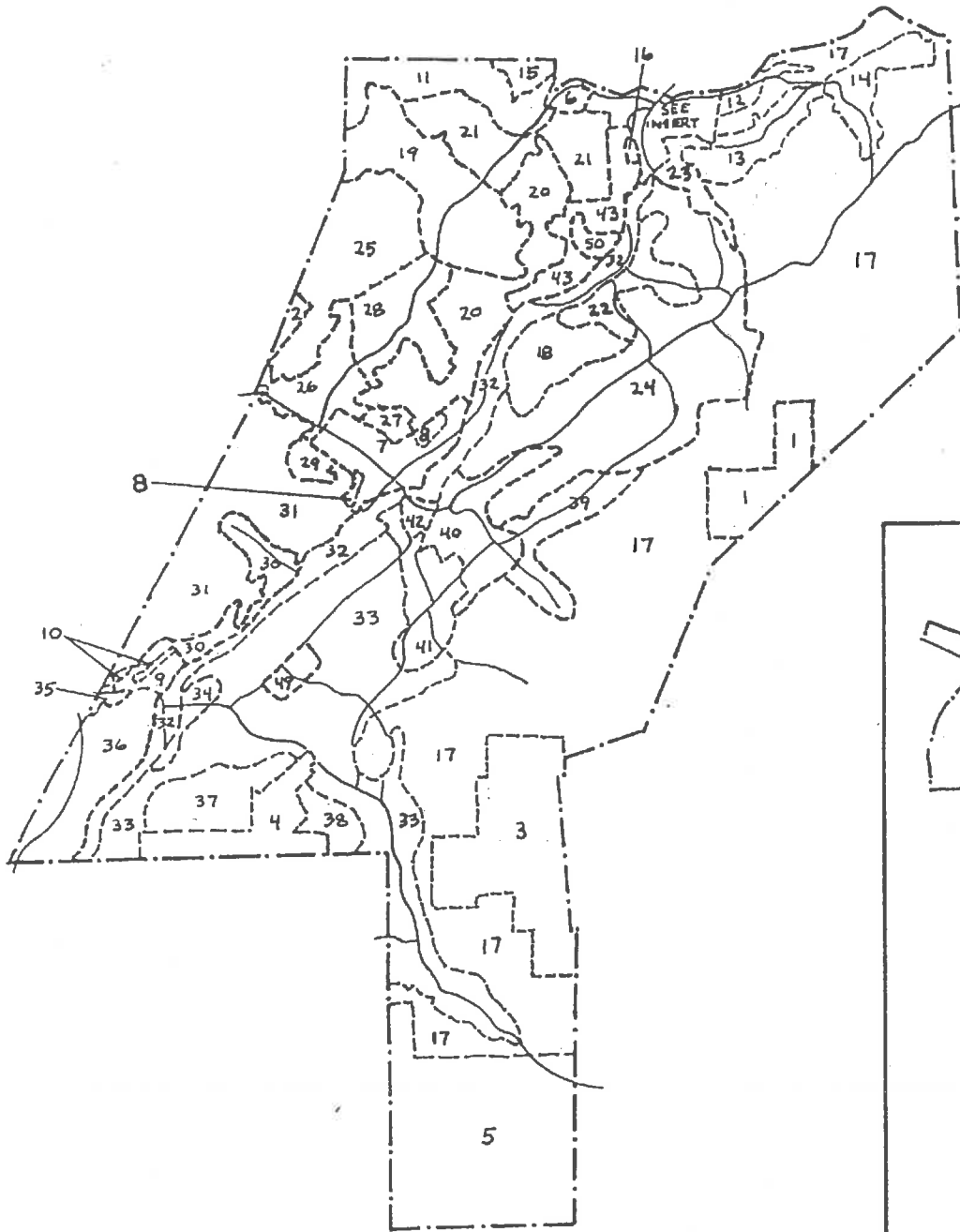
Proposed Land Use Map

GENERALIZED LAND USE TYPE



-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density
-  Commercial Center/Hamlet Residential
-  Public Facility
-  Industrial
-  Recreation/Open Space Corridor
-  Agricultural
-  Forestry/Resource Management
-  State Land

TOWN OF JAY PROPOSED LAND USE



Appendix A
Friends of the North Country Survey
Town of Jay

**TOWN OF JAY DOOR-TO-DOOR HOUSING SURVEY
Spring, 1995**

1. Name
2. Survey No.
3. Street Address
4. Zipcode
5. Phone Number
6. Do you live in a mobile home? Yes ___ No ___
If yes:
 Do you a. ___ own mobile home and land
 b. ___ own mobile home and rent land
 c. ___ rent mobile home and land
 d. ___ rent mobile home and own land
If no:
 Do you a. ___ own home
 b. ___ rent house
 c. ___ rent apartment
7. Elderly Household Members? a. Yes ___ b. No ___
 c. Number ___
8. Disabled Household Members? a. Yes ___ b. No ___
 c. Number ___
9. Annual Household Income, including all sources of income for all household members, including wages, social security, SSI, unemployment, welfare, interest, dividends, pensions, etc. Mark the appropriate box for your household size with an "X".

Size	Below	Income	Between	Income	Above
1		\$12,300		\$19,650	
2		\$14,050		\$22,450	
3		\$15,800		\$25,250	
4		\$17,550		\$28,100	
5		\$18,950		\$30,350	
6		\$20,350		\$32,550	
7		\$21,750		\$34,800	
8		\$23,150		\$37,050	

10. Does the majority of household income come from: a. Employment in Town? ___ b. Employment out of Town? ___ c. Other (explain) ___
11. How many miles does the head of household travel to work? # Miles Round Trip ___
12. How many years has the head of household lived in the Town? a. ___ Less than five years b. ___ 5-19 years c. ___ More than 20 years

HOUSEHOLD CONDITIONS

13. Please indicate which repairs need to be made to your home:

<u>Type of Problem</u>	<u>Minor Repair</u>	<u>Moderate Repair</u>	<u>Replace</u>
Roofing			
Foundation			
Heating System			
Electrical System			
Siding			
Windows/Doors			
Porch/Exterior Repairs			
Plumbing/Bath Fixtures			
Insulation			
Interior Walls			
Interior Floors			
Kitchen Cabinets			
Septic			
Water Supply (well)			
Other			

14. List three positive reasons for living in Jay.
15. Please list the three greatest problems facing Jay.
16. Which products do you shop for in the Town and why?
17. Which products do you shop for out of the Town and why?
18. What shopping and services would you like to see in the Jay hamlet?
19. What shopping and services would you like to see in the Upper Jay hamlet?

20. What shopping and services would you like to see in AuSable Forks?
21. What types of business or industry would be beneficial to Jay, keeping in mind the public's concerns for pollution, noise, odor and toxic wastes?
22. Do you feel Jay should have a zoning ordinance? ____ Yes
____ No
23. Do you favor a leash/animal control law in Jay? ____ Yes
____ No
24. Are there any other comments you wish to make?

SELECTED SURVEY RESULTS

14. Positive Reasons for Living in the Town of Jay

<u>Postive Reason</u>	<u>Number</u>
Quiet/Peaceful	79
Good Environment	118
Scenery/Rural/Beautiful	90
Social Services Good	1
Water/Sewer System	3
Emergency Services	5
No Pollution	2
Outdoor Recreation/Sports	12

15. Negative Problems Facing the Town of Jay

<u>Negative Problem</u>	<u>Number</u>
Garbage Along the Road	1
Lack of Ordinance	3
Lack of Business	43
Too Far to Shopping/Culture	2
Lack of Youth Activities	29
Road/Sidewalk Repairs	45
Covered Bridge/Bridge Problems	37
No Police	4
Beautify Jay Park	1
Env. Impact of Business	2
Signage	3
Code Enforcement	1
Junk Yards	1
Sewage and Water Problems	37
Need Zoning	15
Need Park in Upper Jay	11

21. Types of Businesses Wanted in Town of Jay

<u>Type</u>	<u>#</u>	<u>Type</u>	<u>#</u>
Housing Industry	1	No Industry	5
Nursing Home	5	Factories	1

ARC Type	2	Low Income Housing	1
Small Industries	25	Stores	1
Auto Dealer	1	Home Industry	1
Motel/Hotel	5	Big Industry	14
Health Care Center	5	Paper Mill	4
Anything	56	Textile	6
Department	1	Aid to Small Bus.	1
Prefab/Furn/Wood	6	Retail Stores	1
Light Assembly	4	Day Care	2
Clean Industry	1	Prison	5
Newspaper/Publish	2	Specialty Store	5
Brewery	1	Pizza	1
Farming	2	Electronics	3
Nothing in APA	1	Recycling Plant	2
Antiques	1	Convenience Store	2
Museum	1	McDonalds	1
Stewarts	1	Tourism	27
Prof. Building	1	Service Industry	2
Plastic Factory	3	Mail Order	1
Computer Industry	4	Cottge Industry	7
Research	1	Mini-Mart	1
Grocery Store	2	Ice Cream Shop	1
Landfill	1	Restaurants	6
Craft/Artisans	1	Electricity Source	1
Bed and Breakfast	1	Sporting Goods	3
School Expansion	1		

22. Zoning Ordinance 34 Don't Know; 254 Yes, 115 No

Appendix B
Updated Existing Conditions Reports

**Town of Jay
Comprehensive Plan Update
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Demographics

Population Trends

Jay's population has fluctuated little this century. While figures for census years increase and decrease, the difference between the highest and lowest figures is only 513 people. The period of greatest population growth was the first decade of this century. Between 1900 and 1910, the population grew by 487 people, from 1,744 to 2,231, an increase of 27.9%. The 1990 population of 2,244 people is the highest this century. Between 1980 and 1990, the population increased by 23 people or one percent. Table 1, "Town of Jay Population Trends, 1900-1990", presents the figures.

When compared to the population growth rates of some neighboring municipalities, Jay's growth is relatively stable. Between 1980 and 1990, the towns of Keene and Wilmington experienced a 1.2% and 2.9% decrease in population, respectively; and, the Town of North Elba experienced a 19.3% increase in population.

Birth and death data from the New York State Department of Health for the years 1980 through 1989 indicate a total of 223 births and 260 deaths in Jay, a net loss of 37 individuals. When the population data for these same years is considered, it is seen that the Town of Jay experienced an in-migration of 60 people. Data for the Town of Wilmington indicate that it experienced an out-migration of 64 individuals. Keene and North Elba experienced an in-migration of one and 1,278 individual(s), respectively. Table 2, "Birth and Death Data, 1980-1989, Towns of Jay, Wilmington, Keene, and North Elba", presents the birth and death statistics.

Jay's one percent increase in year round population over a ten year period translates to a very small per year increase. Like many Adirondack communities, however, Jay has a sizeable seasonal population. The growth of this population may have more of an impact upon the Town than growth of the year-round population. Seasonal populations create demands for services including, but not limited to, roads; public sewer and water facilities where they exist; solid waste disposal; and, fire, police, and emergency medical services. Once these services are available, they tend to be available year-round unless seasonal staffing or operation is a

Table 1

Town of Jay Population Trends 1900-1990

Year	Population	# Change	% Change
1900	1,744		
1910	2,231	487	27.9
1920	2,226	5	0.2
1930	2,153	73	3.3
1940	2,226	73	3.3
1950	2,181	45	2.0
1960	2,257	76	3.5
1970	2,132	125	5.5
1980	2,221	89	4.2
1990	2,244	23	1.0

Source: US Census Bureau

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Table 2
Birth and Death Data, 1980-1989
Towns of Jay, Wilmington, Keene, and North Elba

Year	Jay		Wilmington		Keene		North Elba	
	Births	Deaths	Births	Deaths	Births	Deaths	Births	Deaths
1980	26	26	15	8	10	12	17	12
1981	18	26	9	11	14	10	20	14
1982	18	24	14	11	14	14	30	35
1983	24	27	19	13	13	13	23	24
1984	24	27	12	8	10	10	24	21
1985	25	26	24	17	15	17	34	29
1986	21	28	15	7	10	14	27	24
1987	21	29	9	13	18	17	11	18
1988	22	26	11	10	9	12	22	29
1989	24	21	17	14	11	17	23	30
Totals	223	260	145	112	124	136	231	236

Source: New York State Department of Health, Bureau of Biometrics

possibility. Seasonal populations do not increase the demand for schools.

Using the 1990 census figures of 372 recreational, seasonal, or occasional use housing units and the New York State figure of 2.7 persons per household, Jay's 1990 seasonal population is estimated at 1,004 people. (These seasonal figures are not assumed to be 100% accurate. Seasonal housing units may, for example, be hunting camps belonging to local residents. Furthermore, it is generally assumed that seasonal dwelling households are larger than year round households because of visitors, relatives, etc.) This figure of 1,004 people is 44.7% of the year round population. The sum of the year round and seasonal populations is 3,248 people.

The seasonal populations of Wilmington (535 people) and North Elba (1,609 people) are 52.4% and 20.4% the size of the year round populations, respectively. The 1990 seasonal population of Keene is approximately 1.5 times the size of the year round population. It is difficult to determine with any precision the growth of the seasonal population between the years 1980 and 1990. The method of categorizing seasonal housing units changed

and calculations of the seasonal population would yield inconsistent results. In order to provide a rough indication of the seasonal population growth between these years, calculations were made. Based upon 1980 and 1990 census figures, the seasonal population of Jay increased approximately 83.9%. The seasonal populations of Wilmington, Keene, and North Elba increased 52.4%, 150% and 20.4%, respectively.

The age distribution in Jay is relatively balanced with approximately one-quarter of the population being 17 years of age or younger, and, approximately one-quarter of the population being 50 years of age or older. The towns of Wilmington and North Elba have younger populations and the Town of Keene has an older population. This type of information is useful in that it provides the municipality with an indication of what types of services or businesses are needed and what types of services may be in demand in coming years. The age distribution of a population is also a factor when considering housing; more specifically, housing types and their proximity to needed services and businesses. A population consisting primarily of young families generates a different set of demands than does a population consisting primarily

of older couples or individuals and retirees. For example, families with young children need schools, youth programs, pre-school and day care opportunities, recreation facilities, pediatricians, etc. If a vehicle is available, young families can live outside hamlet areas with few, if any, difficulties. The need to drive to stores and services presents no obstacles. An older population, on the other hand, demands senior services, medical practitioners specializing in adult/geriatric care, senior housing providing limited care, full time residential care facilities, and adult day care programs. Some older residents may have problems with mobility. If they live in hamlet areas they may be able to walk to services or stores, or, rely on families, friends, or public transportation programs to access needed services. The farther away from the hamlets an elderly or immobile person is, the more difficult it may be to provide them with needed services. The 1990 census for Jay identifies 238 individuals as having a mobility limitation and 37 individuals as having a mobility and self-care limitation. These limitations require attention and consideration on the part of the community.

Population Projections

Projecting future populations is a useful exercise. With an indication of future populations, a town can plan for and meet future demands for services; encourage or discourage projects, programs or policies; and, in conjunction with resource conditions, plan for future development.

The factors which determine whether a municipality's population increases or decreases are oftentimes unpredictable and beyond the control of the municipality. For this reason, three population growth scenarios are analyzed in this report. One scenario uses the current rate of growth (0.1 % per year), one scenario uses a slightly higher growth rate (.15 % per year), and, one scenario uses a slightly lower growth rate (.05 % per year).

If Jay's population continues to increase at the current rate, the population in the years 2000 and 2010 will be 2,267 and 2,291, respectively. If the rate of growth is somewhat higher or lower, the numbers remain approximately the same. Table 3, "Population Projections - Scenarios - 1995-2010", presents the data.

Table 3
Population Projections - Scenarios
1995-2010

Year Round Population

Annual GrowthRate	1990	1995	2000	2005	2010
.05%	2,244	2,250	2,255	2,260	2,265
.10%	2,244	2,256	2,267	2,279	2,291
.15%	2,244	2,261	2,278	2,295	2,312

Seasonal Population

Annual Growth Rate	1990	1995	2000	2005	2010
6.0%	1,004	1,305	1,606	1,907	2,208
8.4%	1,004	1,426	1,847	2,269	2,690
10.0%	1,004	1,506	2,008	2,514	3,012

Source: US Census and The LA Group, P.C.

Table 4

Major Employers
Essex and Clinton Counties

Employer	County	Total Employment	Employer	County	Total Employment
Champlain Valley Physicians Hospital Medical Center	Clinton	1,420 ²	Olympic Regional Development Authority	Essex	300 ¹
Wyeth-Ayerst Laboratories, Inc.	Clinton	1,091 ²	American Management Association	Essex	262 ¹
Clinton County Correctional Facility	Clinton	1,290 ¹	Uihlein Mercy Hospital	Essex	250 ¹
SUNY Plattsburgh	Clinton	918 ¹	Schonbek A. & Co., Inc	Clinton	235 ²
International Paper	Essex	900 ¹	Arpak Plastics	Clinton	225 ²
Clinton County	Clinton	818 ²	Belcam, Inc.	Clinton	218 ²
Essex County	Essex	607 ²	Battat, Inc.	Clinton	200 ²
Peru Central School District	Clinton	542 ¹	Mold-Rite Plastics, Inc.	Clinton	200 ²
Georgia-Pacific Corp.	Clinton	510 ²	Ticonderoga School District	Essex	183 ¹
Adirondack Medical Center	Essex/Clinton	500 ¹	Press Republican	Clinton	170 ²
Association for Retarded Citizens	Essex	471 ¹	Ward Lumber Company	Essex/Clinton	144 ²
Imperial Wall Coverings, Inc.	Clinton	401 ²	Tenneco Packaging	Clinton	141 ²
Wal-Mart and Sam's Club	Clinton	380 ¹	NYCO Processed Mineral	Essex	120 ²
Altona Correctional Facility	Clinton	356 ¹	Moriah Shock Incarceration Facility	Essex	135 ¹
Adirondack Correctional Facility	Essex	330 ¹	New York State Electric & Gas	Clinton	128 ²
AuSable Valley Central School	Clinton/Essex	300 ¹	Camoplast Rockland Ltd.	Clinton	120 ²
			Moriah Central School District	Essex	120 ¹

¹ 1994 data

² 1997 data

Source: Essex and Clinton County Industrial Development Agencies; Employers' Personnel Departments, Town of Jay

As mentioned, the seasonal population is a significant percentage of the total population in Jay - 44.7%. Rough estimates indicate that between 1980 and 1990 the seasonal population increased an average of 8.4% per year. At this rate, the seasonal population will number 1,847 in the year 2000 and 2,690 in the year 2010. Two other growth rates, 6.0% per year and 10.0% per year have been used to develop projections. At a growth rate of 6.0% per year, the seasonal population will be 1,606 and 2,208 in the years 2000 and 2010, respectively. At a growth rate of 10.0% per year, the seasonal population will be 2,008 and 3,012 in the years 2000 and 2010, respectively. Table 3 has these data. It is interesting to note that under the current growth rates of both the year round and seasonal populations, the seasonal population will outnumber the year round population by the year 2010.

These projections will be incorporated into the analyses of housing, infrastructure, community services, the facilities and equipment associated with their provision, and future land use patterns.

Employment/Income

Approximately 47% of Jay's population is in the labor force. Of those people working, approximately two-thirds work in the public sector and one-third works in the private sector. This split between the public and private sectors is similar to those in neighboring and nearby towns.

The largest employers in Essex and Clinton Counties are listed in Table 4, "Major Employers of Essex and Clinton Counties". The largest employer in Essex County is International Paper in Ticonderoga. It employs 900 people. The largest employer in Clinton County is the Champlain Valley Physicians Hospital Medical Center which employs 1,420 people. In Jay, of those working in the public sector, just over 50% work for the state, approximately 40% work for local government, and approximately 10% work for the federal government. The Town of Keene has the same breakdown. In Wilmington, approximately 57% of public sector workers work for the state government, 25% work for local government, and 18% work for the federal government. In North

Elba, approximately 41%, 46%, and 13% of public sector workers work for the state, local, and federal governments, respectively.

The average travel time to work for Jay residents is 25 minutes. This time establishes a radius which includes most or all of the AuSable Forks, Plattsburgh, Lake Placid, and Elizabethtown work centers. Some workers travel 90 minutes and more to work. Jay has a longer average travel time than Wilmington, Keene, and North Elba. North Elba has the shortest travel time (10 minutes). This short travel time is most likely due to the relatively large number of employers located in the Town of North Elba and Village of Lake Placid.

The industries employing the greatest number of Jay workers are retail trade, public administration, and education. Commonly held occupations include service jobs; precision, production and craft repair; and, executive, administrative and managerial positions.

In Jay, the 1990 median household income was \$24,679. This is almost twice the 1980 figure (\$12,560). Of the three towns being used for comparison purposes, Jay underwent the greatest increase

in median household income from 1980 to 1990. Keene has the lowest median household income at \$21,937, and, North Elba has the highest median household income at \$26,753. Table 5, "Median Household Income, 1980 and 1990, Towns of Jay, Wilmington, Keene, and North Elba", presents the data.

Housing

According to the 1990 census there are 1,323 housing units in Jay. This represents an increase of 119 units, or nine percent, since 1980. Of these 1,323 units, 863 (65.2%) are occupied and 460 (34.7%) are vacant. Of the 460 vacant housing units, 372 (80.9%) of them are for seasonal, recreational, or occasional use. For the purposes of this report, it is assumed that each of these 372 units is a seasonal home. Based upon this data, 28.1% of all housing units in the Town of Jay are seasonal. Between 1980 and 1990, the Census Bureau changed the way it classified housing units. For example, some housing units classified as occupied or as something else in 1980 are, in 1990, classified as seasonal. Thus, comparing the 1980 and 1990 figures is imprecise. In 1990, in the towns of Wilmington, Keene, and North Elba, seasonal units comprised

29.1%, 52.3%, and 16.0%, respectively, of all housing units. Table 6, "Seasonal Housing Units, 1990, Towns of Jay, Wilmington, Keene, and North Elba", presents the data.

The large majority of housing units (80%) in Jay are single-family detached units. Two-family and other multi-family dwellings comprise 11.4% of the total housing stock. There are 168 mobile homes in Jay, representing 6.8% of the Town's housing stock. Single-family detached dwellings also are the dominant housing type in Wilmington, Keene, and North Elba. Of Jay, Keene, Wilmington, and North Elba, North Elba has the most diverse housing stock with just over 30% of all housing units being two-family or multiple-family dwellings. This diversity of housing types may be attributed to the greater diversity of socio-economic groups and household types in North Elba and the larger number of households in each of these groups. Mobile homes comprise a similar percentage of the housing stock in each of the four towns. Percentages range from 5.7% in North Elba to 7.8% in Wilmington.

The homogeneity of Jay's housing stock is, to a large degree, a product of its population and the nature of the area. Households in Jay tend to have more than one person (79% of all households have more than one person) and the availability of land leads to the construction of single family detached dwellings. The number of non-traditional households is increasing, however, creating demands for more diverse housing types. Senior housing, for example, exists on the Black Brook side of AuSable Forks, but, there is a waiting list. Affordability of housing, discussed below, is also an issue. To some extent it can be addressed through the encouragement and provision of a diverse housing stock.

The median year of housing construction in Jay is 1962. Just under 13% of all units were built in the 1980s, 25.2% of all units were built in the 1970s, 14.4% of all units were built in the 1960s, 5.3% of all units were built in the 1950s, 5.2% of all units were built in the 1940s, and, 37.3% of all units were built in 1939 or earlier. The housing units in Wilmington, Keene, and North Elba are, generally, older. For example, close to half of all housing in Keene predates 1940. The median years of housing construction in Wilmington and North Elba are 1954 and 1958, respectively.

Table 5

Median Household Income 1980 and 1990
Towns of Jay, Wilmington, Keene, and North Elba

Town	1980 Median Household Income	1990 Median Household Income	#/% Change 1980-1990
Jay	\$12,560	\$24,679	\$12,119/96.5%
Wilmington	\$14,444	\$23,043	\$ 8,599/59.5%
Keene	\$12,730	\$21,937	\$ 9,207/72.3%
North Elba	\$14,269	\$26,753	\$12,484/87.5%

Source: US Census

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Table 6

**Seasonal Housing Units, 1990
Towns of Jay, Wilmington, Keene, and North Elba**

Town	1990	
	# of Seasonal Housing Units	% of Total
Jay	372	28.1
Wilmington	198	29.1
Keene	474	52.3
North Elba	596	16.0

Source: US Census

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Between 30% and 40% of all homes in these towns were built in the 1970s and 1980s.

Almost half (48.5%) of all housing units in Jay are owner-occupied; 16.7% of all units are renter-occupied. The vacancy rate of housing units for sale is 1.7%, up from 0.7% in 1980. The 1990 vacancy rate of rental units is 0.9%, compared to 6.9% in 1980. When comparing data regarding occupied housing units, the Town of Keene has the greatest percentage of owner-occupied units (81.4%) and the smallest percentage of renter-occupied units (18.6%). North Elba has the smallest percentage of owner-occupied units (58.7%) and the greatest percentage of renter-occupied units (41.3%). Regarding vacancy rates, North Elba has the highest rates with 21.0% of rental units and 3.6% of units for sale being vacant. Jay has the lowest vacancy rate for rental units (0.9%) and Keene has the lowest vacancy rate for units for sale (1.3%).

One possible explanation for North Elba's high vacancy rate is the seasonal nature of its economy. The ski season, for example, will bring in people to fill various service positions. At the end of the

season, many of these workers will move elsewhere. Another possible explanation is that houses built on market assumptions and speculation have not sold.

Generally, the rental population includes those who do not intend to remain in an area for long and those who cannot afford to purchase a home. One possible reason for the 1980-1990 decrease in Jay's rental unit vacancy rate is the increase in the number of units which offer HUD assistance to qualified renters. The increase in the vacancy rate of units for sale during this time is, for all purposes, negligible.

The cost of housing and land pre-determines, to some extent, the economic and social characteristics of the population. High priced land and housing effectively excludes those whose incomes are low to moderate. The ideal is a diverse housing stock which provides housing opportunities to a diversity of economic classes and household types and enables access to needed services.

The median value of occupied housing in Jay is \$54,300, up from \$34,500 in 1980. The 1990 median contract rent is \$258, up from

\$128 in 1980. These changes represent increases of 57.3% for occupied housing and 101.5% for rental units. Median gross rent for the Town of Jay in 1990 was \$355.

When comparing Jay's housing values to those of Keene, Wilmington, and North Elba, Jay has the most inexpensive housing. While the median value of owner-occupied housing in Jay is \$54,300, the median value of owner-occupied housing in Keene, Wilmington, and North Elba is \$71,900, \$68,800, and \$88,600, respectively.

Whether or not homes are affordable is an issue of concern to every community. If the youth of a community cannot afford to purchase homes when they get older, they will likely leave for other places. From a community's perspective, this loss of the young is the loss of life.

According to the United States Department of Housing and Urban Development, "affordable housing is appropriate housing that can be purchased by people for a reasonable percentage of their income. A person with an average income ought to be able to buy

an average price new house. Generally speaking, housing is considered affordable when monthly shelter costs do not exceed approximately one-third of a person's annual income."

According to the 1990 Census for Jay, 51% of households that rent spend at least 30% of their income on housing. (Some of these households may have sufficient income to afford sufficient housing but are living beyond their means.) When households are categorized by income, it becomes apparent that the less one earns, the more unaffordable rental housing becomes. Eighty percent of those households earning less than \$10,000 per year spend 30% or more of their annual income on housing. The figure drops to 60% of households when annual incomes are between \$10,000 and \$19,999. And, it drops to 15% of households when annual incomes are between \$20,000 and \$34,999. The Census indicates that rental housing is affordable for all households with an annual income exceeding \$35,000. As is well known, it is particularly difficult for renters to save the money necessary to make a down payment on a home.

Regarding owner-occupied housing, 16% of homeowners with a mortgage spend in excess of 30% of their income on housing. The same is true for homeowners without a mortgage. The data is not categorized by income.

Based on these figures, affordable housing is an issue of concern in Jay.

While several programs exist at the regional, state, and federal levels to assist eligible candidates with the rental or purchase of a home, there are additional methods available to encourage self-sufficiency and home ownership. These include, but are not limited to, mixed use structures, accessory apartments, and shared living residences. Each of these can alleviate the strain on those with physical or financial constraints.

Mixed use structures are those that combine commercial and residential uses. In the more common of circumstances, a commercial use exists on the first floor and apartments on the second floor are rented to tenants. Accessory apartments, "independent dwelling units developed in connection with single

family homes," are practical options for several types of households: the elderly with limited incomes living in large single family homes, couples who have extra space due to children leaving home, families who are financially burdened and have extra space, and households with an older individual or couple who needs or requires a small bit of assistance in order to retain his or her independence. Shared living residences entail two or more unrelated people sharing a dwelling and the accompanying expenses. These residences, and accessory apartments as well, enable residents to continue living independently, maintain the housing stock and community stability, and reduce demand for community services.

Projections on the number of homes needed to accommodate future populations are discussed in the Development Trends section.

Development Trends

Development trends, the nature, intensity, and physical extent of development over time, have tremendous influence over the identity or character associated with or attributed to a town. They also determine, to a large extent, how the community functions from day to day. Components of town life including, but not limited to, taxes; road networks; fire, police, and emergency medical services; schools and school-related transportation; the nature and extent of central business districts; parking; and appearance, are all impacted by the type, location, and extent of development. The analysis of development trends leads to an analysis of their impacts on the provision of community facilities and services, and, associated fiscal programs.

One of the primary factors influencing development is developability. The resource conditions of an area pose opportunities for and constraints to development. Topography, slope, soils, and hydrology all play a role in determining the developability of land.

The 1980 Jay comprehensive plan discusses development opportunities and constraints for development in detail. To summarize, the lands along the East Branch of the AuSable River are the most suited for development. Steep slopes, particularly in the eastern and southern areas of Town, restrict development potential because of problems associated with erosion and runoff. Soils in Jay pose moderate to severe limitations to development in most instances. Specifically, when looking at soil suitability for septic systems and low buildings with basements, the areas most suitable for development are those along the AuSable River, with the exception of the area between the hamlets of Jay and AuSable Forks, and an area near the Luke Glen Road/Town of Keene line. Maps on page 36 of Volume II of this Plan identify these areas. Surface and groundwater resources, including wetlands, require consideration when planning development. All of these resources are discussed and/or identified in the 1980 plan and resource maps available at the Town Offices and Adirondack Park Agency.

In some instances, therefore, the resource characteristics of an area naturally restrict or limit the potential for development.

Characteristics which discourage, if not prevent, development do

occur in Jay. The development potential in Jay is not limitless. This point is applicable to the discussion of development trends in Jay.

Building Permits

One indicator of development trends is building permit data. Building permit data for the Town of Jay for the years 1988 through 1994 indicate a relatively steady environment for development. The vast majority of building permits have been for residential development. A total of 147 residential building permits, nineteen commercial building permits, and 375 alteration/addition building permits were issued. Despite fluctuations in the market, economy, and interest rates, the numbers of permits issued per year do not appear to follow any economic-related pattern.

The facts that 147 residential building permits were issued between 1988 and 1994 (includes single family dwellings, mobile homes, and multi-family dwellings) combined with the fact that the population increased by only 23 people between 1980 and 1990

point to the construction of seasonal dwellings and/or the building of new homes to replace existing ones.

Permits for additions and alterations to existing structures are the most common and average 54 per year. This average is skewed because of the 81 such permits issued in 1993. If this year were removed from the data, the average drops to 49 permits per year, a more realistic depiction of the situation. Alterations and additions enhance the practical and financial value of one's home. Given the depressed economy of the late 1980s and early 1990s, many homeowners may have decided to alter or add to their current residences rather than purchase a new home.

Single Family Dwellings

For years data are available, a total of 91 single family dwelling permits were issued. The number issued per year ranges from 9 in 1991 to 21 in 1992. During these same years, 52 mobile home permits were issued. The number of mobile home permits issued per year ranges from one in 1994 to 14 in 1992. In the adjacent Town of Wilmington, during the same years, 34 single family

dwelling permits and 19 mobile home permits were issued. In the Town of North Elba, 146 single family dwelling permits were issued. Data for mobile home permits issued in North Elba are not available.

Multiple Family Dwellings

The Town of Jay has experienced little multiple-family dwelling activity. In the years 1988 through 1994, four multiple-family dwelling permits were issued. The Town of Wilmington issued no such permits. North Elba, which has a more diverse housing stock, issued 60 such permits. Of these 60 permits, 59 were issued in 1988, and, one was issued in 1989.

Commercial Structures

In the years 1988 through 1994, nineteen commercial building permits were issued. In Wilmington, data are recorded differently; however, it appears that few, if any, commercial permits were issued. In North Elba, eight commercial building permits were issued.

Table 7, "Building Permit Data, 1988-1994, Towns of Jay, Wilmington, Keene, and North Elba", presents the data.

Subdivisions

Subdivision activity, while not as accurate an indicator of development trends as building permit data, does provide a clue to potential future development, its location and extent. In the past ten years, the number of taxable parcels increased from 2,300 to 2,430, an increase of 130 lots. Subdivision regulations went into effect in Jay in 1991. In the years 1991 through 1994, a total of 63 lots were created, an average of 15.75 lots per year. With the exception of a 23 lot subdivision approved in 1991, all subdivisions have been 2 to 4 lots in size. Their locations are scattered throughout the Town. Table 8, "Town of Jay Subdivisions - 1991-1994", presents the figures and details. While it is not known how many of these new lots have been developed, a total of 105 structural building permits were issued during these years. Theoretically, all of the newly created lots and 42 existing lots could have been developed.

Table 7

**Building Permit Data, 1988-1994
Towns of Jay, Wilmington, and North Elba***

Year	Town	Single-family Dwelling	Multi-family Dwelling	Mobile Home	Commercial	Industrial	Addition/ Alteration
1988	Jay	11	0	6	3	0	52
	Wilmington	9	0	1	0	0	NA
	North Elba	26	59	---	0	0	NA
1989	Jay	11	1	8	0	0	50
	Wilmington	5	0	2	0	0	NA
	North Elba	31	1	---	1	0	31
1990	Jay	15	0	5	1	0	41
	Wilmington	5	0	1	0	0	NA
	North Elba	20	0	---	0	0	66
1991	Jay	9	1	8	2	0	42
	Wilmington	5	0	4	0	0	NA
	North Elba	12	0	---	1	0	51
1992	Jay	21	0	14	1	0	55
	Wilmington	0	0	0	0	0	NA
	North Elba	18	0	---	0	0	44
1993	Jay	14	2	10	5	0	87
	Wilmington	5	0	7	0	0	NA
	North Elba	23	0	---	3	0	41
1994	Jay	10	0	1	7	0	54
	Wilmington	5	0	4	0	0	NA
	North Elba	16	0	---	3	0	46

* Does not include Village of Lake Placid.

Source: Town Code Enforcement Officers

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Table 8
Town of Jay Subdivisions
1991-1994

Year	# of Lots Approved	Location	Year	# of Lots Approved	Location
1991	23	Route 86	1993	3	Glen Road
	3	Fountain Road		2	Valley Road
	2*	Glen Road		2	Route 9N
	3	Santo Road		2*	Route 9N
	2	Route 9N		3	Route 9N
	2	Straight Road		2	Route 86
	2*	Not Available	Subtotal 1993	14	
	3	Murcray Road			
	3*	Rivers Road	1994	2	Route 9N
Subtotal 1991	43			2*	Route 9N
				2	Hazen Road
1992	3	Stickney Bridge Road		2	Route 9N
	2	Rolling Mill Hill Road		3	Fountain Road
	3*	Luke Hill Road		2*	Intervale Avenue
	2*	Hazen Road		2*	Grove Road
	2	Green Street		2*	Glen Road
	4	Route 9N	Subtotal 1994	17	
	2	Route 9N			
	2	Glen Road			
Subtotal 1992	20		Grand Total	94	

* By gift subdivisions.
Source: Town of Jay Planning Board.

Characteristics of Development

The vast majority of development is single family residential dwellings. Development has not been concentrated in any one subdivision or part of town but has been occurring in scattered locations. Most of it is second home development on existing roads. A few private roads/driveways have been constructed to access new homes.

In Jay, the predominance of residential development serves to underscore the identity of the Town as a quiet, residential community with relatively little commercial and industrial development. Most people drive to Plattsburgh to shop or seek services because relatively few commercial enterprises are located in the hamlets. Despite the large draw of Plattsburgh and, to some extent, Lake Placid, most businesses in the hamlets appear secure for the present. The retention of these businesses is important. The AuSable Forks business district, which includes the Community Center and the elementary school, provides a focus for community socialization and events. Without these services, residents would have no choice but to drive the distance to

Plattsburgh or Lake Placid. This could be burdensome to some segments of the population, particularly the elderly.

The Future

Jay's year round population is not growing at a rate which demands many housing starts. From a strictly numerical perspective, there is currently enough vacant housing for sale and rent in the Town that no new units are needed through the year 2010. This statement, however, does not consider the age or condition of the vacant units, their cost, or their suitability for the potential owners or renters.

The data indicate that the seasonal population is driving the housing market. And, based upon interviews with residents, it is the seasonal population that is purchasing existing homes and building new ones.

There are not enough existing units to accommodate the current influx of seasonal residents. If the growth of this population continues to any degree, new housing will be required. Using the

estimated current growth rate of the seasonal population and the figure of 2.7 persons per household (New York State Census figure), an estimated 156 new seasonal homes will be built between the years 1995 and 2000, and, 468 new seasonal homes will be built by the year 2010.

In all likelihood, this development will be preceded by subdivision activity. The size of the new lots, their location, the siting and appearance of the new dwellings, and their frequency of use over time will impact the Town's provision of services, the tax base, roads, and overall character. If seasonal units become year round units, impacts are magnified and more widespread.

The future of the central business district of AuSable Forks is unknown. The current trend in retail is the development of big box stores and super centers in Plattsburgh and, perhaps, Lake Placid. Many residents travel to these places now for commercial goods and retail services. Whether the numbers doing so will remain the same, increase, or decrease remains to be seen.

Based on the data presented herein, it appears that Jay will maintain its identity as a residential community. Its character in the year 2010 will depend in large part upon how and where that residential development occurs.

Given the numbers of new dwellings projected over the next ten to twenty years and the identified desire to maintain the rural character of the Town, thought to the location of future development is warranted. Continued scattered residential growth, or growth of any kind, will change the character of the Town and strain community services including, but not limited to, demands for fire, police and emergency medical services, road maintenance and quality water supplies. Development, whether it be residential, commercial, or industrial, should occur in areas with suitable natural resource conditions and available services. Such development will facilitate the construction process, protect the character of the Town, take advantage of existing services, and reduce the cost of development to the taxpayers.

Community Facilities and Services

A range of community facilities and services are available in Jay. The greatest concentration of services is in the hamlet of AuSable Forks, although, a few retail and service businesses also exist in the hamlets of Jay and Upper Jay. While many people patronize businesses in Jay, the majority of residents travel out of town to meet at least some of their retail and/or service needs. The Town's offices are in AuSable Forks in the Community Center. This building was recently renovated, and, in addition to housing the Town offices, provides space for many community- and school-related meetings and functions.

Police Protection

Existing Conditions/Analysis

Police protection in Jay is provided by the New York State Police. The Troop Headquarters is located in Ray Brook; a substation exists in Wilmington. Three uniform troopers and two cars are assigned to the substation. Calls for assistance are received at the

Ray Brook Headquarters and dispatched to a trooper based in Wilmington. According to the State Police, the current level of service is adequate and no changes are anticipated. It is assumed that any increase in the need for police protection would be met by the State Police and the County Sheriff's Department.

Fire Protection

The Town of Jay is divided into three fire districts, Upper Jay, Jay, and AuSable Forks.

Existing Conditions

Upper Jay. The Upper Jay Fire District (UJFD) is bordered by districts in Jay, Wilmington, Keene, and Lewis. Its station is located in the hamlet of Upper Jay on Route 9N. Both the station and land are owned by the UJFD. The department is a volunteer organization with twenty-five members, all of whom are active. Calls for assistance come in via the 911 system and are then dispatched through the Essex County Fire Control Center. In 1994, the UJFD responded to 43 calls. Eight of these calls

originated within the UJFD. The remaining 35 calls were mutual aid calls.

Response time to the station averages three minutes. Response time to the scene averages two minutes. The fire department reports no problems with members' availability as most members work at local businesses and are permitted to respond to calls. An average of ten to twelve members respond to each call. Members receive training three out of every four Tuesdays.

The department reports that the station, its equipment, and membership levels are all sufficient to meet current demands. Plans for the near future include internal changes/improvements to the station. Possible plans for the distant future include an addition to the station.

Jay. The Jay Fire District (JFD) is bordered by the AuSable Forks Fire District to the north, the Upper Jay district to the south, the Wilmington district to the west, and by districts in Chesterfield and Lewis to the east. The station is located on Route 9N in the hamlet of Jay. Both the station and land are owned by the JFD. The

department is a volunteer organization with 32 members all of whom are active. As in the UJFD, calls for assistance come in via the 911 system and are then dispatched through the Essex County Fire Control Center. In 1994, the Jay Fire Department responded to 32 calls. Eight of these calls originated within the JFD. The remaining 24 calls were mutual aid calls.

Response time averages seven minutes. The JFD reports that the availability of members is sufficient due, in part, to employers permitting employee volunteer firefighters to respond. From nine to 32 members respond to each call.

Members receive training on Tuesday evenings. The first Wednesday of each month is reserved for the monthly meeting.

The department reports that the station and equipment are insufficient at this time. To remedy some of the problems, internal changes and improvements to the station are planned as is the purchase of a new tanker.

AuSable Forks. The AuSable Forks Fire District (AFFD) is bordered by the Jay, Keeseville, Wilmington, and Saranac Fire

Districts. Its coverage includes the AuSable Forks and Silver Lake areas. The station is on School Street in AuSable Forks. The department is a volunteer organization with 45 members. Of these 45 members, 40 are active and two are pending approval. Calls for assistance are dispatched through Clinton County's 911 system. In 1994, the Department responded to 74 calls. Approximately two-thirds of these originated from within the district; approximately one-third were mutual aid calls.

Response time to the station averages 2-3 minutes. Depending upon the location of the emergency, total response time ranges from 7 to 10 minutes. The availability of firefighters is usually sufficient as many members work at local businesses and are permitted to respond to calls. The average number of members responding to calls ranges from 12 to 18, with more responding in the event of a structure fire.

Members receive training at weekly Wednesday meetings. The AFFD reports that the station and equipment are adequate to meet current demand. It is in the process of replacing some of its equipment and plans to replace other equipment in the not too

distant future. Due to boundary constraints, the station is unable to undergo further expansion.

Analysis

The ability of Jay's three fire departments to meet future demands for services depends upon several factors: the amount of development which occurs, the type of development which occurs, the location of development which occurs, and, the adequacy and availability of volunteers and equipment. According to District chiefs, the number and availability of volunteers in each district is adequate to meet current demands. The station and equipment are adequate in two of the three districts.

More volunteers may be needed in future years if housing construction continues at the current rate. The more people and structures which exist, the greater the potential for fires. Every volunteers may not be able to respond to every call thus creating a need for more volunteers.

The type of development which occurs influences the type of firefighting equipment needed. Both the physical characteristics of

a structure (height, building materials, size) and the use of the structure or property (residential versus commercial versus industrial) and all the materials on the site of such a use determine what firefighting equipment is needed. An increase in the diversity of land uses will most likely increase the need for new and diversified equipment. The location of future development is also an important factor when projecting future demands. An increase in the number of structures in some of the more remote areas of town may potentially lead to an increase in the number of calls from the more remote areas of town. The response time of each department to the farthest reaches of its district must be assessed in terms of its adequacy. If found to be inadequate, options to remedy the problem include the reconfiguration of district boundaries, the provision of satellite stations, the creation of a new district, or limitations on the amount and type of development permitted. It is also important to note that the potential increase in emergency calls and the associated potential increased need for equipment maintenance, in addition to normal wear and tear, will require more frequent replacement of fire equipment and/or vehicles.

Enacting a plan for the future land use and development of the Town will facilitate the projection of future demands for services and the planning of how these demands are to be met. The concentration of development in and around the hamlet areas would reduce the increase in demands for services and maintain quality protection with no changes to existing operations for a longer period of time. In addition, it would reduce the demand on existing volunteers and the need for additional volunteers.

Emergency Medical Services

Existing Conditions

The AuSable Forks Ambulance Service is a public volunteer organization which responds to emergency calls in the Upper Jay, Jay, and AuSable Forks fire districts. Its building, behind the Community Center in AuSable Forks, includes a garage and meeting room.

The number of volunteers varies from year to year. In 1994, 39 people were on staff. Members receive training once a month and are capable of handling all potential situations. The Service has

three fully equipped ambulances. Calls for assistance come in via the 911 system and are then dispatched through the Essex County and Clinton County Fire Control Centers.

In the years 1992, 1993, and 1994, the Service responded to 316, 422, and 356 calls, respectively. Response time varies depending on location and ranges from three to twenty minutes. Patrons are transported to Champlain Valley Physicians' Hospital Medical Center in Plattsburgh, Adirondack Medical Center in Saranac Lake, the Adirondack Medical Center in Lake Placid, or, the Elizabethtown Community Hospital in Elizabethtown, depending upon the patron's preference.

As of 1990, the AuSable Forks Ambulance Service is New York State certified. It is funded through tax rolls, fund drives, and private donations.

A Service representative reports that staff levels and equipment are sufficient to meet current and projected future demands. No changes are planned.

Analysis

Similar to firefighting services, the ability of emergency medical services to meet future demands depend upon the size of the population, its characteristics, its location, and the adequacy and availability of volunteers and equipment. Population projections point to a relatively stable year round population over the next ten to twenty years. The seasonal population, however, which has been growing and is expected to grow at a faster rate than the year round population, will generate an increased demand for services. The age of the population will influence the number of calls for assistance. The elderly generate the greatest number of calls. And, the location of the population impacts the demand for services. If the population becomes increasingly remote, more time will be required to respond.

Based upon these factors, the AuSable Forks Ambulance Service will most likely experience some increase in demand for its services over the next ten to twenty years. An increased number of calls may result in the need for more volunteers. Additionally, increased wear and tear on equipment and vehicles may result in increased

need for maintenance and the need for more frequent replacement of equipment and vehicles. The age distribution in Jay is balanced at this time. If the characteristics of the seasonal population should tend toward the elderly, or, seasonal residents become year round residents upon retirement, the demands on emergency medical services may increase. Possible measures to mitigate the impacts of increased demand include additional garages and vehicles, and, limitations on the amount and type of development which could occur in the more remote areas of town.

Similar to the provision of fire protection services, the provision of emergency medical services in the future can be better planned if the location of future development is planned. The designation of areas for particular types of development will reduce the burden placed on emergency medical services, reduce the demand on existing volunteers, and reduce the need for additional volunteers.

Schools

Existing Conditions

The AuSable Valley Central School District encompasses approximately 52 square miles and includes all or part of the towns of Jay, Chesterfield, and Wilmington in Essex County; the towns of AuSable and Black Brook in Clinton County; and the Town of Franklin in Franklin County. Students from Jay may attend the public school or one of the two area private schools. The AuSable Forks Primary School is in AuSable Forks and has grades K-6. Two of the primary grades attend class at the Community Center. The AuSable Valley Central Middle-High School is in Clintonville in the Town of AuSable. Grades 7-12 are accommodated here. Two private schools exist within the District boundaries: Holy Name in AuSable Forks, which has grades pre-K-6, and the Adirondack Christian Day School in Wilmington, which has grades pre-K through 12.

Public school enrollment for the 1994-1995 academic year is approximately 1,100 students, 309 in the primary school and 808

students in the middle/high school. Enrollments at Holy Name and the Adirondack Christian Day School are 99 and 60, respectively. The total enrollment level (public and private schools) reached a high of 1,660 in the 1993-1994 academic year before dropping to its current level of 1,276. Most children take the bus to school.

Approximately 55% of students in the District continue their education at either two or four year colleges. Several institutions of higher learning are in the area. Both Clinton Community College and SUNY-Plattsburgh are in Plattsburgh, and, North Country Community College is in Saranac Lake.

Analysis

The AuSable Valley Central School District has enrollment projections for the 1995-1996 academic year. Projected total enrollment is 1,096 students, 296 students at the Primary School and 800 students at the Middle-High School. Table 7, "Enrollment Projections - AuSable Valley Central School District - 1995-1996 Academic Year", presents the projections by grade. Enrollment beyond this academic year has not been projected.

These projections, which include students from Jay and other municipalities, show no significant change in enrollment. Based on the population projections developed for the Town of Jay and current household characteristics, it appears that the number of students originating from Jay will remain relatively stable.

Although there are no planned expansions to any of the District facilities in the foreseeable future, it is recommended that any additions or modifications to the Primary School in AuSable Forks or any changes which impact lands or roads in the Town of Jay be planned and discussed jointly and cooperatively by the School Board, the Town Board and the Planning Board to mitigate to the extent possible any negative impacts.

Recreation

Existing Conditions

The Town of Jay has few established formal recreation areas. The primary school in AuSable Forks has a playground and athletic fields available for public use. In the hamlet of Jay, a playground, tennis court and basketball court exist by the covered bridge. The Jay Village Green, a multi-use park maintained by volunteers, is available for organized events in the warm-weather months. The hamlet of Upper Jay has an athletic field next to the fire station; a small skating rink has recently been developed next to the fire station. A piece of land at the junction of Springfield Road and NY Route 9N is being developed with benches, picnic tables and barbecue grills. Playground facilities are available on the Black Brook side of AuSable Forks. The Community Center in AuSable Forks also has space available for recreational events. The Town recently submitted an Environmental Protection Fund grant application to the State for monies to develop a new recreation area. This new area is the result of a local businessman's donation of 19 acres of land on Grove Road in AuSable Forks for recreation

purposes. Plans for the area include two multi-use fields, a 3/4 mile walking/jogging path, a covered ice rink, and a multi-use building. River access for fishing is also available. An 80 car parking lot and restrooms are also called for in the plans.

The Town Youth Commission sponsors warm weather activities including a swim instructional program, little league and soccer. A summer daytime program is conducted at the playground in AuSable Forks. Winter activities include a ski program and skating, weather permitting. A more comprehensive program is desired for the winter months, although a location and funding are lacking. An organized adult summer softball league also exists.

Informal recreation opportunities exist at the waterhole at the covered bridge and on the state lands located in the Town.

Analysis

With the addition of the new recreation area on Grove Road in AuSable Forks, the Town will meet the recommended standard for community park acreage established by the National Recreation and

Park Association. The Town meets, or comes close to meeting, the suggested standard for neighborhood park acreage. It is worth noting that Jay has a significant, albeit informal, recreation resource in the state lands.

The provision of funding and the identification of a location for a winter recreation program is a challenge. Possibilities for funding may include requested donations from user families, fundraising efforts by a group of dedicated and enthusiastic program supporters, grant programs, and budget allocations. Potential locations may include school facilities, the Community Center, and the AuSable Forks Free Library. A winter recreation program could also make use of the out-of-doors for a portion of the time.

The projected increases in year round and seasonal populations will not generate significant additional demands for recreational resources in town.

Medical Services

Existing Conditions/Analysis

There are no medical doctors practicing in the Town of Jay. The closest family doctors are in the Town of Black Brook side of AuSable Forks and in Wilmington. Area hospitals include the Champlain Valley Physicians' Hospital in Plattsburgh, the Adirondack Medical Center in Saranac Lake, the Adirondack Medical Center in Lake Placid, and the Elizabethtown Community Hospital in Elizabethtown. Patients also travel to the Medical Center Hospital of Vermont in Burlington, Vermont. The time required to travel to these hospitals ranges from 0.5 to 1.5 hours. The absence of a full-time general practitioner or physician in small rural towns is becoming increasingly common. Unless the Town is able to work cooperatively with neighboring towns to bring in a physician or can attract a physician on its own, conditions will most likely remain as they are at present.

Care Facilities

Existing Conditions

There are limited daycare facilities for children and no daycare facilities for adults in the Town of Jay.

Three state-registered daycare providers exist in the Town of Jay, two in the hamlet of Jay and one in the hamlet of AuSable Forks. Each provides daycare to a maximum of six pre-schoolers. Pre-schools for children do exist at the Holy Name Church in AuSable Forks, the Adirondack Christian Day School in Wilmington, and in Keene. The Holy Name Pre-School has two part-time groups, each able to accommodate 10-12 children. At present there is no waiting list. The Adirondack Christian Day School offers a two-day, three-day, and five-day program for children. It operates Monday through Friday from 9 am to noon. The program's capacity is 18; they are below capacity presently. There is a pre-school at the Keene Community Center which operates two days per week for 2.5 hours each day. The maximum enrollment is fifteen children; the program is one shy of that number now. Area

organizations are encouraging the establishment of more pre-school and daycare facilities in Jay and neighboring communities.

While there are no daycare or residential care facilities for adults in Jay, residential care facilities do exist in Lake Placid, Keene, Elizabethtown, Peru, and Plattsburgh. The capacities of these facilities range from 40 at Peru's Vailhaven Nursing Home to 200 at Meadowbrook in Plattsburgh. Uihlein in Lake Placid, Horace Nye in Elizabethtown, and Meadowbrook in Plattsburgh have waiting lists. The Neighborhood House in Keene and Vailhaven in Peru have no waiting list at present. Empty rooms, however, are few in number.

The County Office of the Aging sponsors several programs for seniors. Mid-day meals are made available for seniors five days per week at the Community Center in AuSable Forks. A weekly trip to Plattsburgh is also available if a minimum of four people request it. And, there are weekly Friday evening get-togethers at the Community Center.

Analysis

A lack of daycare facilities capable of caring for children full-time can prevent some adults, particularly mothers, from seeking, obtaining, and/or holding employment, and can negatively impact household income. Working parents without family, friends, or other private arrangements may be faced with the situation of being unable to find daycare for their child(ren). While there is not a waiting list for the part-time program at Holy Name, there is a need for full-time care.

Established adult daycare facilities or services do not exist. These are needed to provide a few hours of relief to full-time caregivers and to enable the would-be worker to work if desired, or necessary.

Residential care facilities are available regionally. Vacancies, however, are few. Again, the need for more exists.

Libraries

Existing Conditions

There are two libraries in the Town of Jay. The AuSable Forks Free Library in AuSable Forks and the Wells Memorial Library in Upper Jay.

The AuSable Forks Free Library is owned by the AuSable Forks Free Library Association. It has 11,000 books on-site and, through a computer tie-in, can access any book. In addition, the library also has videos and paintings for loan. There are 1,097 patrons and 129 members. The library sponsors a number of programs including Pre-School Hour, Holy Name K-2 Story Hour, Monthly Head Start Story Hour, Read With a Partner Reading Program, and other children and adult programs. Funding sources for the library include AuSable Valley Central Schools; the towns of Black Brook and Jay; the Clinton, Essex, Franklin Library System; New York State aid; an annual fund drive; and, memberships. According to the New York State Library Standards, the AuSable Forks Free Library is fully adequate for the area.

The Wells Memorial Library in Upper Jay is owned by the community of Upper Jay. It has approximately 7,000 books and an Adirondack & New York collection. Computers provide access to the Clinton, Essex, Franklin Library System and the 3Rs System so that any book can be accessed. The library has 192 patrons. It also sponsors a variety of children, family, and senior programs. Funding sources for the library include the AuSable Valley Central School District; the Town of Jay; the Clinton, Essex, Franklin Library System; and an annual fund-raiser. The library currently lacks handicap access which it needs. It also needs more space for children and increased shelving.

Analysis

With today's technology, the information available to a library patron extends far beyond his or her local library's walls. The AuSable Forks Free Library appears capable of handling the increase in demand which may result over the next ten to twenty years from population growth. The Wells Memorial Library, as mentioned, needs more space, shelving, and handicap access.

Solid Waste

Existing Conditions/Analysis

The Town of Jay's landfill on Valley Road closed in the early 1980s. Since that time, Jay has had no facilities for solid waste. Currently, the Town contracts with the Town of Keene for private individuals to use its transfer station. From there, the waste goes to the county landfill in Lewis. Contractors haul waste directly to the landfill. Recycling centers are located at the Keene transfer station, the old Town of AuSable landfill, and the Chesterfield collection area.

Without a local transfer station, the Town of Jay will continue to rely on other municipalities for their acceptance of its solid waste. Upon construction, it was estimated that the County landfill in Lewis had a projected life of approximately 50 years. Currently, waste is accepted both from Essex County and elsewhere. This may reduce the life of the landfill.

Water

Existing Conditions

There are three water districts in the Town of Jay. They are in the hamlets of AuSable Forks, Jay, and Upper Jay. The remainder of the Town has on-site wells.

AuSable Forks. This district serves users in the towns of Jay and Black Brook. The water supply comes from three drilled wells on Grove Road. Daily yield is 360,000 gallons. A line from Grove Road transports the water to a holding tank on Rolling Mill Hill. From here, it is transported to users. Current records identify 234 hookups and 353 users. Water receives chlorination at the pumphouse and quality is high. Current use is at less than capacity. At present, there are no problems with inflow or infiltration. There are no immediate plans to update the system.

Jay. This district serves residents in the hamlet of Jay. Several users are located outside the district. Two wells provide the water; it is stored in one water tank. The wells' daily yield is 136,800

gallons. Water quality is high. Current records identify 196 hookups and 245 users.

Upper Jay. This district serves 112 hookups and 131 users in the hamlet of Upper Jay. The current water supply is at the dam off Bartlett Road. In compliance with DOH mandates, wells are being drilled to replace the surface water supply. Additionally, 6,000 feet of pipe will be replaced. Water undergoes chlorination and the quality is high. The infrastructure is aging, however, and causes occasional problems.

AuSable Acres has an independent water supply. Areas outside these districts and areas receive water from on-site wells.

Analysis

Efforts are underway in Upper Jay to comply with DOH mandates for public water supplies. Once completed, all public water supplies will be deemed adequate for current populations. The infrastructure in Upper Jay will require upgrading in the near future.

With the mapping of groundwater resources unavailable, it is difficult to predict the future availability of water for on-site wells. Absent any system malfunctioning, the type and density of land use development in and out of established districts will dictate water use. Based upon current yields and usage, there are no anticipated problems for households in established water districts. There is room for increased use in these areas. For areas outside established district boundaries, groundwater quantity and quality should be monitored by users, and, if necessary, actions taken to protect threatened supplies.

Excess capacity in each of the water districts enables more intensive and denser development in the hamlet areas and renders the water treatment operations more cost effective. Further, it enables the remaining areas to be targeted for lower intensity and smaller scale uses.

Sewer

Existing Conditions

AuSable Forks is the only area served with public sewer in the Town of Jay. The plant, on Grove Road in AuSable Forks, has a one million gallon per day capacity and is currently operating at less than capacity. There are five pumping stations on the Jay side of AuSable Forks and three on the Black Brook side of AuSable Forks.

In 1992, a Septic Tank Effluent Drain (STED) system was completed. In this system liquid and solid effluents arrive at the treatment plant separately. Liquid effluent passes through pipes to the treatment plant where it is treated and put into the AuSable River. Solids are stored in septic tanks on-site. Tanks are pumped by town-owned tankers on a rotating basis after which the waste is transported to the treatment plant and treated. The system is checked daily and reports are sent to DEC.

Analysis

Based upon current data from the AuSable Forks Sewer District, there are no problems with treatment and room for increased use exists. For areas outside the established district, proper siting, installation, and maintenance of on-site sewage disposal systems are essential if surface and groundwater resources and property values are to be protected. The soils information presented in the 1980 plan is very useful for community planning purposes. In addition, on-site investigations for site specific system planning is needed.

Mass Transit

Existing Conditions/Analysis

Although there are no airports in the Town of Jay, several airports of varying scales are in the area. On-demand charter flights are available in Lake Placid, Lake Clear, Westport, and Malone. The Lake Clear airport also offers regular commuter service to Montreal; Burlington, Vermont; Albany, and New York City. The airport in Plattsburgh offers a regular domestic schedule.

International and domestic flights are available at the Burlington and Montreal airports. Amtrak passenger service serving destinations from Montreal to New York City is available at the Westport Train Depot. Adirondack Trailways serves the residents of Jay with full service stations in Keene Valley and Lake Placid. A stop (with no services) is in Keene. Direct service to and from Albany and New York City, and many places in between, is available. Clinton Area Rural Transit (CART) is a commuter bus service operated by Clinton County. It has two stops in AuSable Forks and travels to and from Plattsburgh. There are morning and evening runs Monday through Friday and mid-day runs on Monday, Wednesday, and Friday. The Essex County CHAMP bus stops in Upper Jay on its journey to/from Lake Placid, Schroon Lake and Ticonderoga.

It does not appear that the population in Jay over the next ten to twenty years will generate a significant increase in demand for mass transit.

Cable

phone providers will continue to respond to current and projected demands for services.

Existing Conditions/Analysis

Cable television services are available, through Falcon Cable TV of Plattsburgh, in certain locations. Between AuSable Forks/Black Brook, Jay, and Upper Jay, there are approximately 720 cable subscribers. Lines do not exist everywhere. Falcon currently has plans to extend lines up the Glen Road past Ward Lumber Company. It is assumed that over the upcoming years, the cable television provider(s) will respond to any increase in demand for service.

Electric, Phone

Existing Conditions/Analysis

Electric power and telephone service are supplied by the New York State Electric and Gas Corporation and Frontier, respectively. Individuals are able to choose their long distance carrier. Three phase power is available in some parts of Town. Electric and

Fiscal Report

The sources of information used in this report are the New York State Office of the Comptroller and the Town of Jay. Definitions for many of the financial terms used in this report are in the attached Glossary.

Revenues

Budget revenues in Jay are derived from real property taxes, state aid, federal aid, other governmental aid, interest on investments, and miscellaneous revenues.

Major revenues and expenditure for the years 1987, 1989, 1993 and 1995 are provided in Table 9. Comparisons reveal interesting changes. Total revenues increased from \$960,000 in 1987 to approximately \$2.27 million in 1993, an increase of 136.1%.

Then, between 1993 and 1995, revenues declined to approximately \$1.8 million (20.5%).

The significant increase between 1987 and 1993 is due to real property tax revenues, federal aid, and miscellaneous revenues. Real property tax revenues, for example, increased from \$574,300 in 1987 to \$1,062,008 in 1993. Federal aid jumped from \$107,200 in 1989 to \$735,700 in 1993. And, miscellaneous revenues increased from \$61,600 in 1987 to \$232,000 in 1993. The decrease in revenues between 1993 and 1995 stems primarily from decreased in the real property tax subcategory called "other tax items" and federal aid. Revenue generated from other tax items decreased from \$56,000 in 1993 to \$4,500 in 1995. The \$4,500 figure is more in line with 1987 and 1989 figures. Federal aid declined from \$735,700 to \$294,100 - still significantly higher than 1987 and 1989 figures. Intergovernmental revenues from "other governments" also decreased from 1993 to 1995, from \$105,300 to \$67,100. Interest on investments is the only revenue category to show a sizeable increase during the 1993 to 1995 period. This figure increased from \$18,200 in 1993 to \$63,500 in 1995.

Real property and the taxes paid on real property are the Town's economic lifeblood. In 1994, the Town of Jay had a total of 2,560 parcels of which 2,430 were taxable. The total assessed value of

Table 9
Town of Jay
Fiscal Profile 1995, 1993, 1989, 1987

Revenues		1995	1993	1989	1987
Real Property Taxes	Taxes & Assessments	\$1,060,800	\$1,006,008	\$ 611,200	\$571,300
	Other Tax Items	4,500	56,000	3,000	3,000
Non-Property Taxes	Sales Tax	---	---	---	---
	Other Taxes	---	---	---	---
Intergovernment Revenues	State Aid	79,900	112,000	102,500	107,800
	Federal Aid	294,100	735,700	107,200	119,100
	Other Governments	67,100	105,300	115,200	80,800
Interest on Investments		63,500	18,200	24,200	16,400
Miscellaneous Revenues		233,100	232,000	68,100	61,600
Total		\$1,803,000	\$2,266,800	\$1,031,400	\$960,000

Expenditures by Function

General Government	Current Operating	\$279,300	\$234,900	\$213,000	191,000
	Equipment and Capital	400	1,100	11,700	---
Police	Current Operating	3,100	2,400	2,900	2,800
	Equipment and Capital	---	---	---	---
Fire	Current Operating	---	---	---	---
	Equipment and Capital	---	---	---	---
Other Public Safety	Current Operating	8,000	7,900	3,500	3,000
	Equipment and Capital	---	---	---	---
Health	Current Operating	57,300	29,500	18,500	5,700
	Equipment and Capital	---	---	---	---
Transportation	Current Operating	553,400	480,600	358,700	310,900
	Equipment and Capital	93,400	143,100	117,000	66,900
Economic Assistance	Current Operating	15,400	9,800	2,200	4,800
	Equipment and Capital	---	---	5,000	---
Culture/Recreation	Current Operating	14,500	22,100	34,500	11,700
	Equipment and Capital	---	---	---	---
Home and Community Services	Current Operating	422,500	231,300	236,200	221,900
	Equipment and Capital	110,300	3,700	51,100	600
Total		\$1,557,600	\$1,166,400	\$1,054,300	\$819,300

Source: Special Report on Municipal Affairs, State of New York, Office of the State Comptroller

Table 10
Town of Jay
Tax Rates 1978-1995

Year	Town	County	Highway	Highway 1, 1A	Highway 2, 3, 4	Upper Jay Fire District	Upper Jay Water District	Jay Fire District	Jay Water District	AuSable Forks Fire District	AuSable Forks Water District
1978	125.8517	74.4047		67.0958	32.4646	48.5580	85.0803	19.0517	27.4432*	31.9396	46.0624
1979	102.2980	74.0028		68.1554	42.1890	63.1000	107.1000	19.6200	34.2800	31.9906	45.1012
1980	104.5605	55.1510		77.6936	55.5924	74.0500	176.2600	19.6600	106.9400*	41.8169	228.7066
1981	161.7082	59.2012		97.9826	56.5308	110.9500	195.8500	20.0200	89.4400*	51.5609	224.6792
1982	87.3838	154.8765		86.6995	86.2450	108.7200	170.7300	19.6500	89.6600	66.6282	163.1277
1983	162.1862	102.9902		106.7598	85.4185	99.3300	165.7200	19.5400	75.3600	72.7707	166.8466
1984						106.9300	176.4100	40.5800	84.7800		
1985	160.2790	121.0110	191.4460			107.4300	169.5500	41.8400	114.4700	65.3160	194.9990
1986	192.3530	124.5820	166.7410			133.2800	135.6000	44.2800	80.7400	66.0950	215.4040
1987	246.9790	130.6710	184.3310			131.5900	121.3300	45.3200	87.2200	68.0890	198.0480
1988	265.6100	136.8130	186.2580			139.7400	127.2700	46.7800	85.5300	70.2480	177.4140
1989	270.4880	157.1330	194.6260			134.1100	132.3000	47.5700	76.8100	79.2050	146.1970
1990	242.6679	174.6040	171.7092			125.8800	197.3600	49.4200	184.5300	113.5504	175.1736
1991 ¹	3.8205	2.1281	3.2218			1.2600	3.0000	1.0500	2.5700	2.0168	3.8829
1992	3.8947	2.5234	3.5919			1.8600	2.1600	1.0500	1.0100	2.0153	4.0472
1993	4.5429	2.3596	3.4676			2.6700	3.4600	1.0100	3.1100	2.1992	2.6610
1994	4.4545	2.7489	3.6323			2.5300	2.7200	1.0200	2.8100	2.5618	2.6961
1995	4.1623	2.7854	3.6976			2.3100	1.7900	0.9600	2.7200	2.6065	2.8670

* Includes park
¹ Revaluation occurred in this year
Source: Town of Jay.

Table 11
School District Revenues

Revenues	1995	1993	1989	1987
Real Property Taxes	\$ 4,571,700	\$ 4,130,600	\$2,791,400	\$2,690,200
State Aid	8,889,400	6,883,200	5,563,000	4,397,900
Federal Aid	598,800	697,400	466,900	444,700
Interest on Investments	77,100	65,200	27,700	25,900
Miscellaneous Revenues	340,500	462,400	219,200	250,100
Total	\$14,477,400	\$12,238,800	\$9,068,100	\$7,808,900

Source: Special Report on Municipal Affairs, State of New York, Office of the State Comptroller.

the taxable parcels was \$101,510,197. There are 55 state-owned parcels in Jay with a total assessed value of \$2,799,010.

In 1991, Essex County underwent a revaluation program to assess all properties at full value. As a result, the state changed the local equalization rate and the Town changed the tax rate. In 1987, Jay's equalization rate was 2.27% of full value. In 1993, it increased to 109.78% of full value, and, in 1995 is 104.75%. In these same years, the Town's tax rate went from \$246.979 to \$4.5429 to \$4,1623 per thousand dollars of assessed value.

The County, Special Districts, and School District also levy taxes. The tax rates for these entities, and the Town, for the years 1978 to 1995, are presented in Table 10.

In the Town, there are special districts for water, sewer, fire, and specific road projects. Taxes are levied upon those who directly benefit from the services being provided.

Jay is one of several municipalities in the AuSable Valley Central School District. The portion of the District's revenues attributable

to real property taxes is significant. In 1987, 1989, 1993 and 1995, 34.5%, 30.8%, 33.8%, and 31.5% of the District's revenues, respectively, were derived from real property taxes. The percentage of revenues from each source has remained relatively consistent over these years. The data appear in Table 11. These revenues come from several municipalities as the District covers all or portions of several towns in three counties. In Clinton County, all or parts of Peru, AuSable and Black Brook are in the District. In Essex County, all or part of Chesterfield, Willsboro, Wilmington, Jay and Keene are included; and, in Franklin County, a small portion of the Town of Franklin is included. State aid has consistently been responsible for over one-half of the District's total revenues.

In 1995, the full value per pupil was \$219,500. This compares to \$197,800 in 1993 and \$114,100 in 1987.

Expenditures

Jay's budget expenditures are allocated amongst the following functions: general government, police, fire, other public safety, health, transportation, economic assistance, culture-recreation, and home and community services. Each of these areas is subdivided into current operating expenses, and equipment and capital outlay expenses. Definitions for these terms are in the attached Glossary.

In the years 1987 to 1995, total expenditures in Jay increased from \$819,300 to \$1,557,600, an increase of 90.1%. The greatest numerical increase took place in the area of home and community services. Total home and community services expenses increased from \$222,500 in 1987 to \$532,800 in 1995, a 139% increase. This increase may be due to the Town's receipt of funds to administer one or more housing-related programs. Transportation expenditures increased from \$377,800 in 1987 to \$646,800 in 1995, an increase of 71.2%. This increase may be due to the Town's assumption of road maintenance and repair in AuSable Acres. In the general government category, expenses increased 46.4%, from \$191,000 in 1987 to \$279,700 in 1995. Expenditures

in the health area increased tenfold, from \$5,700 in 1987 to \$57,300 in 1995. Expenditures in economic assistance, culture/recreation, and other public safety varied. Between 1987 and 1995, economic assistance and other public safety expenditures increased consistently. Economic assistance expenditures increased from \$4,800 in 1987 to \$15,400 in 1995. Other public safety expenditures increased from \$3,000 in 1987 to \$8,000 in 1995. Monies expended for culture/recreation purposes reached a high of \$34,500 in 1989 and decreased to \$14,500 in 1995. Table 9 presents the data.

The expenditures recorded in the police and fire categories are little and non-existent, respectively. There is no local police, and, revenues for the fire departments are raised via special district assessments, fund-raisers, etc.

As school revenues have increased, so has the gross spending per pupil. In 1987, the AuSable Valley Central School District spent \$5,196 per pupil. In 1993, this figure increased to \$7,774, and in 1995, it increased to \$10,137, a 95% increase over 8 years.

The Future

In the next ten to twenty years it is projected that most development will be seasonal residential in nature. This type of development will generate demands for police, fire, and emergency medical services. Increased traffic on existing roads will result in increased costs associated with maintenance and repair. While recent development has occurred primarily along existing roads, the construction of new roads which are dedicated to the Town would further increase demands for highway-related services.

Significant increases in year round residential development would increase demands for those services mentioned above plus schools, recreation, libraries, and other community-sponsored or community-related programs or services.

Commercial and industrial development which is not accompanied by an influx of new residents and has limited impacts on transportation networks, public utilities, energy systems, and other services can be a financial benefit for a community. The property taxes by such enterprises may exceed the cost of services used.

The Town can use the additional revenue to offset real property taxes.

Open space is increasingly viewed as a financial plus for municipalities. While real property taxes are paid for privately owned undeveloped parcels, no services are required in return. These revenues, too, can be used to reduce real property taxes.

The future tax burden will depend upon the type and amount of development which occurs and that development's demand for community services. An increase in the seasonal population generates no demand for educational services, yet it does generate demand for police, fire and emergency medical services and transportation/road maintenance/construction.

GLOSSARY

Contract Rent - The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Culture-Recreation - This consists of expenditures for parks, playgrounds, youth and adult recreation programs, libraries, recreational facilities, and other cultural and recreational activities.

Current Operating - Includes personal services, employee benefits, and contractual expenditures.

Economic Assistance - This consists of expenditures to promote the economic welfare of the town and its residents.

Federal Aid - This includes revenues for construction of sewage treatment facilities, community development, etc.

Fire - This includes expenditures for fire prevention and protection.

Full Value Per Pupil - The full valuation divided by the number of pupils enrolled in the school district.

General Government - This includes expenditures for executive, legislative, judicial and financial operations.

Gross Rent - The contract rent plus the estimated average monthly costs of utilities and fuels if these are paid for by the renter.

Health - This consists of expenditures for town hospitals, public health administration, registrar of vital statistics, ambulance service and all other health services.

Health and Community Services - This includes expenditures for the operation and administration of a water or sewer system. It also consists of expenditures for garbage collection and disposal, drainage and storm sewers, housing and community development, natural resources, and activities intended to improve the general environment.

Interest on Investments - This consists of interest from moneys invested or deposited.

Miscellaneous Revenues (for municipal budgets) - This includes revenues not otherwise classified, such as departmental income, licenses, permits, rentals, sales, fines and forfeits, recoveries, refunds, etc.

Miscellaneous Revenues (for school budgets) - This represents receipts not otherwise classified, including tuition and transportation of non-resident pupils, proceeds of insurance adjustments, sales of surplus property, and lunch and store fund sales. Interfund revenues are not included under this category.

Other Governments - This includes revenues, including utility revenues, received from other local governments.

Other Public Safety - This consists of expenditures for public safety not included under police or fire, such as traffic control, public safety administration, animal control, building inspection, civil defense, examining boards, etc. This category may also

include some police and fire expenditures that were not specifically identified.

Other Taxes - This represents revenues from franchises.

Other Tax Items - This includes interest and penalties on taxes (inclusive of water and sewer rents), penalties on assessments, settlement of railroad taxes, payments in lieu of taxes and gain from the sale of tax acquired property.

Police - This includes expenditures for police service.

Sales Tax - This includes revenues from sales tax distributed to the town by the county.

State Aid - This includes revenues from the State for general purposes, mortgage tax, maintenance and construction of sewage treatment facilities, highways, loss of railroad tax, navigation law enforcement, youth programs, recreation for the elderly, etc.

Taxes and Assessments - This represents the total amount of ad valorem real property taxes (taxes levied according to real property value) in the town, plus special assessments levied on real property on the basis of benefit.

Transportation - This includes expenditures for maintenance and improvements of town roads and bridges, snow removal, street lighting, public transportation, etc.