

TOWN OF ALBION

COMPREHENSIVE PLAN



July 14, 2026

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Acknowledgements

The Town of Albion's Comprehensive Plan was completed by the Comprehensive Plan Committee which was appointed by the Town Board. The Committee was made up of representatives from the community, Town Board, Planning Board, and other municipal officials.

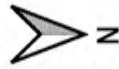
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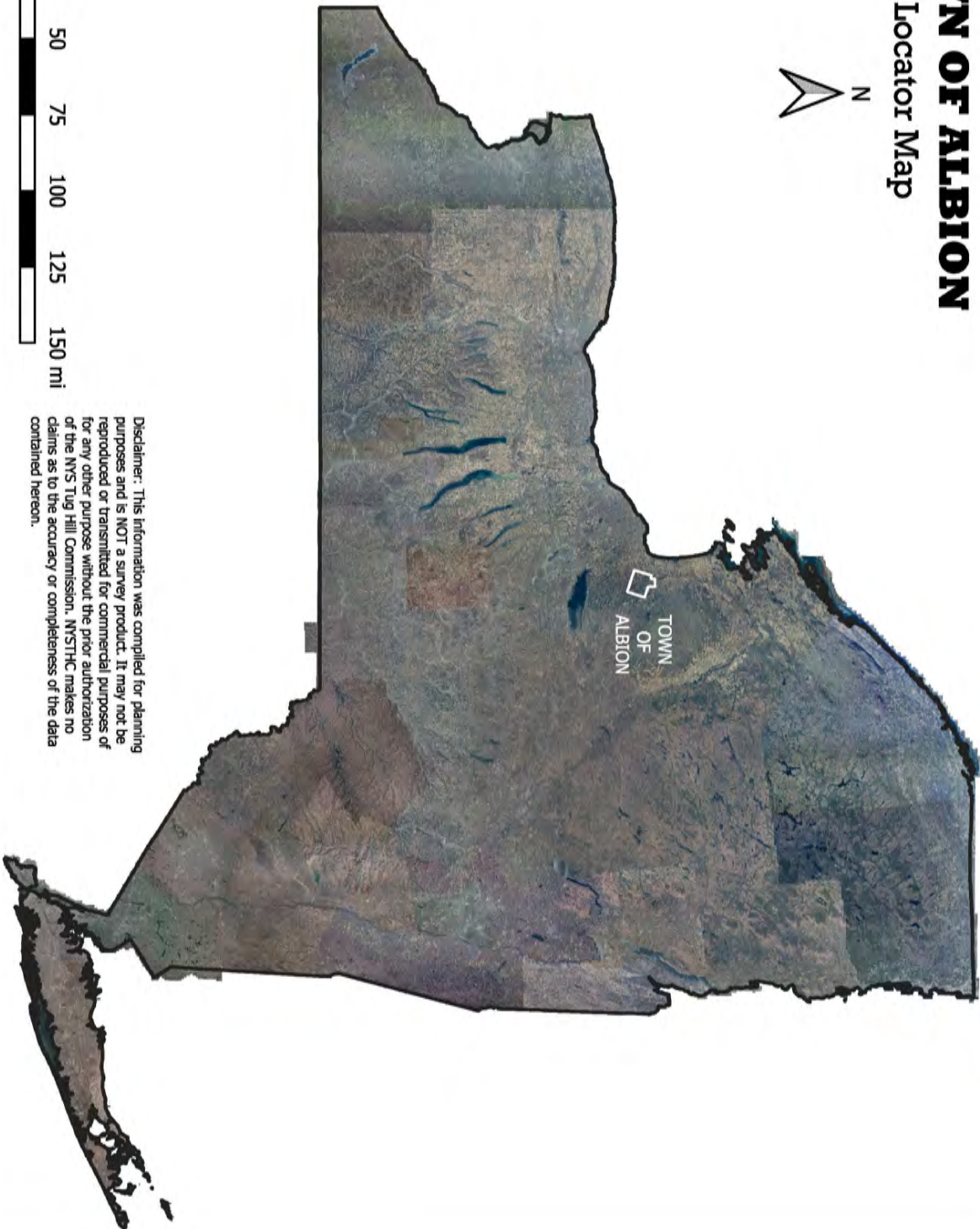
*The Comprehensive Plan was adopted by the Town Board on **July 14, 2026**.*

TOWN OF ALBION

Locator Map



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INTRODUCTION

The Comprehensive Planning Committee

The Town of Albion established a Committee in 2025 to help develop a comprehensive plan for the town. The committee was composed of members from the town board, planning board, and other municipal officials, and was charged with studying the community and reporting to the town their recommendations for a comprehensive plan. The Committee enlisted the assistance of the New York State Tug Hill Commission in helping them with the technical aspects of preparing the plan.

Purpose of the Plan

The purpose of the comprehensive plan is to guide the future growth and development of the town in a way that reflects the priorities and vision of the community. The plan establishes a strategic framework to support land use decisions, align with zoning regulations, and coordinate infrastructure planning including water, sewer, and transportation networks. It aims to inform capital investment decisions, promote sustainable and resilient development, and encourage collaboration among local, county, and state agencies. Above all, the plan is designed to reflect the vision of residents and ensure that future development enhances the quality of life for all who live, work, and visit the area.

Periodic Review and Update of the Plan

It is the recommendation of the Committee that this plan be periodically reviewed and updated by the Town Board, and others, every five years. A five-year review will refresh the Town Board's perspective on the long-range issues affecting Albion and help to reinforce the link between day-to-day development decisions and long-range policies of the town. In addition, a periodic update will keep the plan current with ever-changing conditions of the town without the need for large-scale planning efforts.

Vision

The Town of Albion values its natural landscapes, scenic vistas, vital natural resources, and close-knit community. The town envisions itself as a destination that provides year-round recreation and tourism opportunities while fostering environmental stewardship. Through thoughtful development planning, the town supports residents and local businesses and establishes a shared commitment to preserving its character. Albion envisions a destination where people choose to live, visit, and invest drawn by its natural beauty, heritage, and sense of community.

The Organization of this Document

This document is organized into the following parts:

Part I. Community Profile

This section presents a compilation of relevant facts about the physical make-up of the town, along with other facts and trends that bear a direct relationship on future development. This is the basic set of underlying facts by which the plan was prepared.

Part II. Plan Elements and Strategies

This section presents the community goals which reflect the general desires for the direction in which the citizens of the town wish to go, based upon public meetings and discussions with local experts.

Part III. Land Use Policies

This section includes policies which form the framework for the town's land use regulations. All development projects in the town should conform to these standards.

PART 1 – COMMUNITY PROFILE

General

The town of Albion encompasses approximately 29,912 acres and is located in the northern part of Oswego County. It is bordered by the town of Mexico to the southwest, the town of Richland to the west, the town of Orwell to the north, the town of Parish to the south, the town of Amboy to the southeast, and the town of Williamstown to the east. The town serves as a gateway to the Salmon River and the Tug Hill Plateau providing residents and visitors with access to some of the most valued natural, recreational, and scenic resources found within the region. This geographic setting places Albion within a predominantly rural area of the county which is characterized by agricultural land uses, open space, natural resources and scenic vistas, and low-density residential development similar to that of its surrounding communities.

HISTORY

Albion was created from the town of Richland on March 24, 1825. The first recorded settlers arrived in 1812 establishing the foundations of a rural community. Outside of the hamlet of Altmar, the town is predominantly rural defined by farmland, cropland, and forested land that contributes to its rural landscape.

Lumbering was the town's earliest and most predominant industry. By 1850, Albion contained 38 sawmills and three tanneries which served as major sources of employment. Later, agriculture gradually replaced lumbering as the community's primary industry. In 1851, the Rome, Watertown, and Ogdensburg Railroad was constructed with a portion of the rail line running through the northern part of the town. The railroad played an important role in supporting Albion's economy by facilitating the shipment of lumber and agricultural products. Rail service remained a key economic asset until its closure in 1958. Today, both agricultural and lumbering operations have significantly diminished. The town's economy has transitioned toward tourism and recreation supported by hunting, fishing, hiking, and snowmobiling. Salmon fishing along the Salmon River has become an important attraction, drawing visitors within and beyond the region.

Albion has historically been shaped by several small hamlets and population centers. Altmar, originally incorporated as a village on February 21, 1876, received its first recorded settlers in 1813. The village dissolved on June 1, 1913, and is now recognized as a hamlet. Centerville developed at the intersection of Centerville Road and County Route 48, while Howardville was developed around the intersection of NYS Route 104 and County Route 22. South Albion was once located at the corner of NYS Route 104 and Barber Road. This former community now lies within the Happy Valley Wildlife Management Area. Pineville, also known as Salmon River, is situated at the intersection of NYS Route 13 and County Route 48 and has long served as an important local crossroads. These areas contained some of the very first businesses, residents, churches, and other structures developed in the town¹.

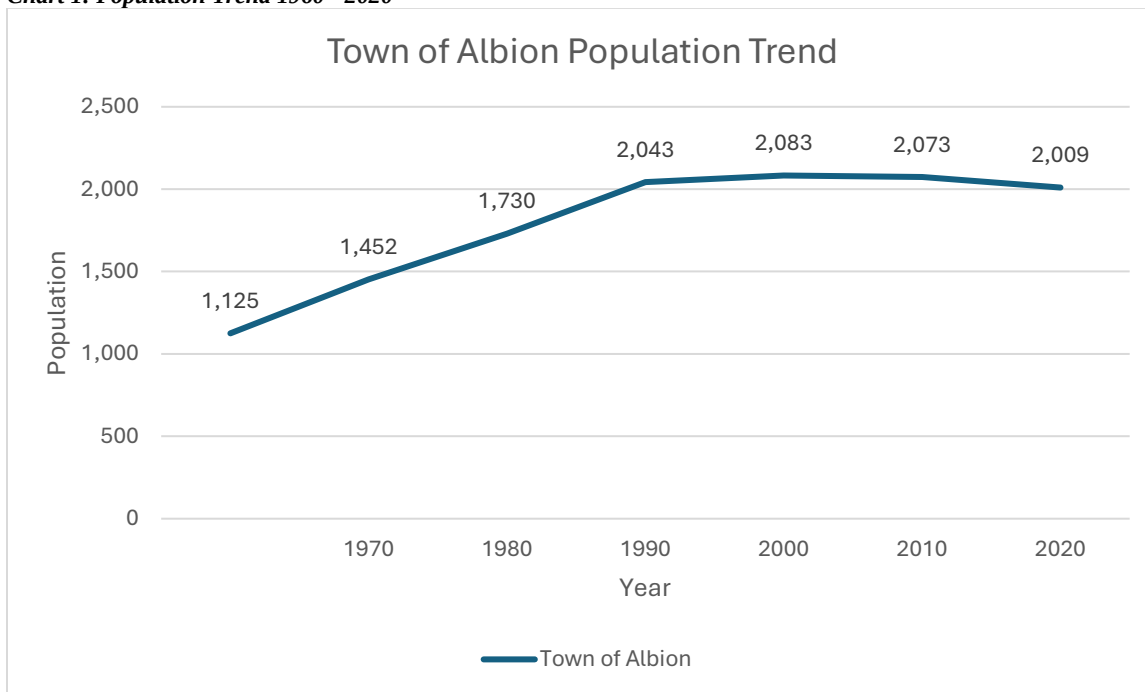
¹ Helen Moore Breitbeck, *Historic and Architectural Resources of Oswego County, New York: A Reconnaissance Level Survey* (Oswego, NY: Heritage Foundation of Oswego, Inc., 1999).

DEMOGRAPHICS

Population

The population trend for Albion, from 1960 to 2020, shows a period of long-term growth followed by a gradual decline in recent decades. Albion's population increased steadily from 1960 through 2000 as the town expanded and experienced consistent residential stability. However, beginning in 2000, this trend reversed with population decreasing slightly between 2000 and 2010 (-0.4%) and then declining more noticeably between 2010 and 2020 (-3.1%). This pattern is consistent with the population decline observed in Oswego County during the same period (-3.8%), but contrasts with statewide population growth (+4.2%). The data reflects that Albion has transitioned from a historically growing community into one experiencing population loss which may indicate changes in demographic dynamics that influence housing demand, workforce availability, and long-term community planning.

Chart 1: Population Trend 1960 - 2020



Source: US Census Bureau Decennial Census

Table 1: Population Trend (1970 – 2020)

	1970	1980	1990	2000	2010	2020
Town of Albion	1,452	1,730	2,043	2,083	2,073	2,009
Town of Redfield	386	459	564	607	550	476
Town of Orwell	836	1,031	1,171	1,254	1,167	1,077
Town of Richland	5,324	5,594	5,917	5,824	5,718	5,637
Oswego County	100,897	113,901	121,771	122,377	122,109	117,525
New York State	18,236,967	17,558,072	17,990,455	18,976,457	19,378,102	20,201,249

Source: US Census Bureau Decennial Census

The age distribution chart compares the population by age groups across 2013, 2018, and 2023, showing shifts toward both older and younger age concentrations over time. Between 2013 and 2018, several age groups increased particularly younger children (under 5) and working age adults (35-44 and 55-64) reflecting a short-term growth in families and middle-aged residents. By 2023 however, the chart shows

declines in many younger and middle age groups which include under 5, 5-14, 35-44, and 45-54, while older age groups such as 65-74 and 75-84 increased. The median age also increased from 36.6 in 2013 to 41.2 in 2023 which is indicative of an aging population. The data shows that the town is experiencing a decrease in population in several younger and middle-aged categories alongside growth in older age groups which resembles a shift toward an older community demographic.

Table 2: Age Distribution 2013 - 2023

	2013	2018	2023
Under 5	147	214	87
5 to 14	355	324	234
15 to 24	231	232	208
25 to 34	254	304	277
35 to 44	260	343	236
45 to 54	352	303	216
55 to 64	242	340	243
65 to 74	161	187	191
75 to 84	51	84	110
85 over	18	7	9
Median Age	36.6	37.7	41.2

Source: US Census Bureau Five-Year American Community Survey

Housing

Housing stock for the town experienced a decrease in the total number of housing units between 2013 and 2023, with the most significant decrease occurring after 2018. In 2013, Albion had 867 housing units, increasing to 964 units in 2018, which indicates a period of housing growth. However, by 2023 the total number of housing units decreased to 853 which represents an 11.5% decrease since 2018. During this same period, occupied housing units decreased from 835 to 709 (-15.1%), while vacant units increased from 129 to 144 (+11.6%) which may suggest a weakening housing demand and an increase in the underutilization of existing housing units.

Table 3: Housing Stock 2013 - 2023

	2013	2018	2023	% Change 2018-2023
Total	867	964	853	-11.5
Occupied	697	835	709	-15.1
Vacant	170	129	144	+11.6

Source: US Census Bureau Five-Year American Community Survey

Household patterns in Albion have shifted over the past decade reflecting both population change and changes in household dynamics. The number of family households increased from 697 in 2013 to 835 in 2018 which indicates a period of growth before decreasing to 709 households in 2023. At the same time, the average household size has steadily decreased from 2.97 in 2013 to 2.80 in 2018, and further to 2.55 in 2023. This trend is consistent with demographic changes seen throughout the county and statewide which include smaller family structures, aging households, and more single person living arrangements.

Table 4: Year Households Built (2023)

Year Structures Built	# of Housing Units
2020 or Later	0
2010 – 2019	48
2000 – 2009	106
1980 – 1999	206
1960 – 1979	192
1940 – 1959	28
1939 or Earlier	129

Source: US Census Bureau Five-Year American Community Survey

Most occupied housing units in the town were built between 1960 and 1999. The next notable period of housing development occurred in 1939 or earlier. New housing development started to decrease after the 2000 to 2009 time period indicating a period of slow housing growth. The data is indicative of an ageing housing stock which will require maintenance and rehabilitation to maintain safe, efficient, and livable housing options. Aging housing units may present opportunities for limited or infill housing developments.

Table 5: Household Change 2013 - 2023

	# of Households 2013	Average Household Size	# of Households 2018	Average Household Size	# of Households 2023	Average Household Size
Town of Albion	697	2.97	835	2.80	709	2.55
Town of Redfield	202	2.39	192	2.54	168	2.17
Town of Orwell	429	2.99	469	3.07	370	2.36
Town of Richland	2,198	2.59	2,236	2.50	2,337	2.41
Oswego County	45,325	2.57	46,032	2.48	47,132	2.40
New York State	7,234,743	2.61	7,316,537	2.60	7,668,956	2.51

Source: US Census Bureau Five-Year American Community Survey

Median household income in the town has increased steadily over the past decade rising from \$47,784 in 2013 to \$50,216 in 2018 and reaching \$58,750 in 2023. While this growth reflects improving economic conditions for many households, incomes in Albion remain below Oswego County (\$68,461 in 2023) and New York State (\$84,578 in 2023). This widening gap between local and regional/state incomes suggests that although residents have experienced financial gains, economic growth in Albion has not kept pace with surrounding areas.

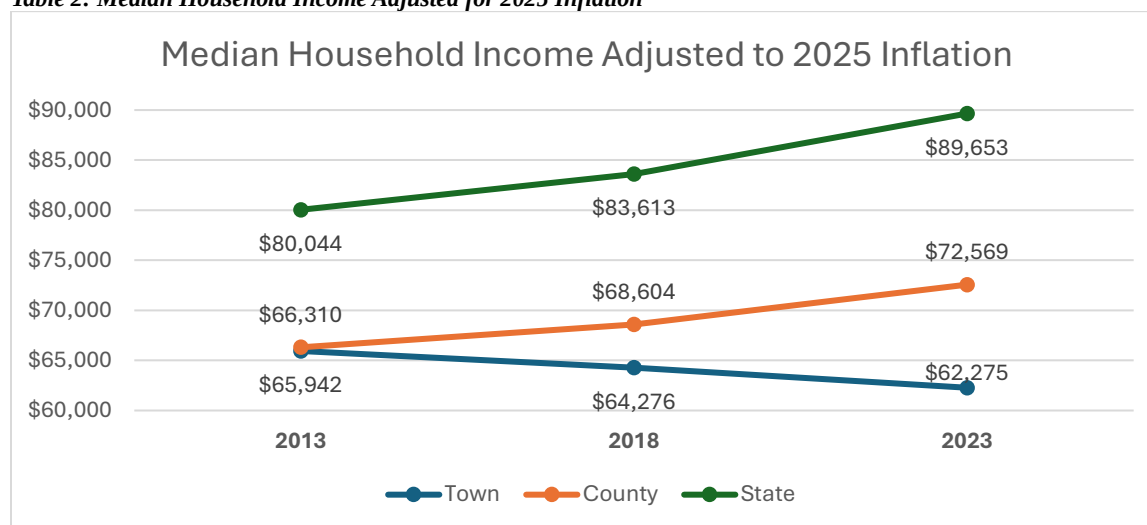
However, when median income is adjusted to 2025 dollars, the town shows a decline in purchasing power over the ten-year period. In 2013, the town's median household income was equivalent to approximately \$65,942 in 2025. By 2018, the inflation-adjusted median income had declined to about \$64,276, and by 2023 it decreased further to approximately \$62,275. While median income increased during this period, the inflation-adjusted figures indicate that household incomes have not kept pace with inflation. This results in a reduction in purchasing power for residents. Overall, 2025 inflation-adjusted median incomes have decreased by approximately 6% between 2013 and 2023 which suggests that households today can afford slightly less with their income than they could in 2013. In contrast, 2025 inflation-adjusted incomes for the county and state have gradually increased between 2013 and 2025 which suggests that residents can afford slightly more than they could in 2013.

Table 6: Median Household Income 2013 – 2023 (Values Adjusted for Inflation)

	2013	2018	2023
Town of Albion	\$47,784	\$50,216	\$58,750
Town of Redfield	\$49,821	\$48,750	\$63,750
Town of Orwell	\$53,264	\$53,702	\$70,000
Town of Richland	\$46,966	\$43,030	\$74,736
Oswego County	\$48,051	\$53,597	\$68,461
New York State	\$58,003	\$65,323	\$84,578

Source: US Census Bureau Five-Year American Community Survey

Table 2: Median Household Income Adjusted for 2025 Inflation



Source: US Census Bureau Five-Year American Community Survey

Median housing values have increased over the past decade reflecting market trends seen at the county and state levels. Housing values increased from \$77,800 in 2013 to \$79,600 in 2018 and significantly increased to \$120,000 in 2023. Although Albion's median housing value remains lower than Oswego County (\$139,600) and New York State (\$403,000).

Table 7: Median Housing Value 2013 - 2023

	2013	2018	2023
Town of Albion	\$77,800	\$79,600	\$120,000
Town of Redfield	\$78,800	\$95,500	\$96,000
Town of Orwell	\$102,200	\$86,000	\$113,100
Town of Richland	\$102,900	\$107,200	\$146,400
Oswego County	\$93,000	\$102,000	\$139,600
New York State	\$288,200	\$302,200	\$403,000

Source: US Census Bureau Five-Year American Community Survey

Housing affordability is measured using a price-to-income ratio, which compares median housing value to median household income. Lower scores indicate more affordable housing while scores approaching or exceeding 4.0 are typically considered unaffordable. Albion's affordability score increased from 1.6 in 2013 and 1.5 in 2018 to 2.0 in 2023. This means that housing costs have risen relative to income but remain within the range that is generally considered affordable. The 2023 score matches Oswego

County's Level and remains significantly more affordable than New York State which has a much higher score of 4.8 indicating far less affordability statewide.

Table 8: Housing Affordability 2013 - 2023

	2013	2018	2023
Town of Albion	1.6	1.5	2.0
Town of Redfield	1.6	2.0	1.5
Town of Orwell	1.9	1.6	1.6
Town of Richland	2.2	2.5	2.0
Oswego County	1.9	1.9	2.0
New York State	5.0	4.6	4.8

Source: US Census Bureau Five-Year American Community Survey

Income

Poverty levels in the town have improved over time with a decrease in the share of residents living below the poverty line. In 2018 an estimated 21.3% of residents were below the poverty level compared to 13.4% in 2023 reflecting both a reduction in the number of people in poverty and a decline in the overall population measured. Albion has less residents living below the poverty level than Oswego County (16.5%) and is comparable to New York State which shifted from 14.6% to 13.7% over the same period.

Table 9: Poverty Status 2018 - 2023

	Pop. For Whom Poverty Status is Determined		Pop. Below Poverty Level		% Below Poverty Level	
	2018	2023	2018	2023	2018	2023
Town of Albion	2,315	1,800	493	242	21.3	13.4
Town of Redfield	487	362	78	37	16.0	10.2
Town of Orwell	1,434	905	334	175	23.3	19.3
Town of Richland	5,503	5,607	886	928	16.1	16.6
Oswego County	113,667	112,495	20,392	18,598	17.9	16.5
New York State	19,108,993	19,391,750	2,797,985	2,656,674	14.6	13.7

Source: US Census Bureau Five-Year American Community Survey

Table 10: Households with Retirement Income (2013 – 2023)

Households with Retirement Income								
2013			2018			2023		
# of Households	Retirement	%	# of Households	Retirement	%	# of Households	Retirement	%
697	160	23	835	180	21.6	709	229	32.3

Source: US Census Bureau Five-Year American Community Survey

Between 2013 and 2023, the town experienced an increase in the number of households receiving retirement income. In 2013, 160 of the town's 697 households (23%) received retirement income. By 2018, the number of households receiving retirement income increased to 180, but the percentage decreased to 21.6% due to an increase in the number of existing households (835). By 2023, 229 of the

709 households (32.3%) reported receiving retirement income. This represents an increase in both the number and proportion of households relying on retirement income over the decade. The data suggests an aging population and a growing retirement-based income within the town.

Table 11: Households with Supplemental Security Income (2013 – 2023)

Households with Supplemental Security Income								
2013			2018			2023		
# of Households	SSI	%	# of Households	SSI	%	# of Households	SSI	%
697	279	40	835	271	32.5	709	256	36.1

Source: US Census Bureau Five-Year American Community Survey

In 2013, 279 of the town’s 697 households (40%) received supplemental security income (SSI). By 2018, the number declined to 271 households representing 32.5% of the town’s 835 households. In 2023, 256 of the town’s 709 households (36.1%) received SSI. While the total number of households receiving SSI declined over the decade, the proportion of households receiving SSI represents approximately one-third of the town’s total households. The data suggests that SSI is important for many residents and may be indicative of an older population. It is important to note that some households may receive both SSI and retirement income.

Employment

Employment patterns in the town show both diversification and reduction in different sectors between 2018 and 2023. Educational services, health care, and social assistance remain the largest employment sector, increasing from 20.9% to 25%. Several traditional industries declined including retail trade (14.1% to 12.1%), manufacturing (13.1% to 9.3%), construction (11.9% to 6.2%), and agriculture (3.5% to 1.2%) reflecting regional economic shifts and changing labor demands. Some industries experienced growth such as other services (1.6% to 6.3%), finance and real estate (3.5% to 5.3%), and public administration (1.6% to 5.5%), while transportation, warehousing, and utilities remained relatively stable (8.0% to 8.6%). Overall, employment declined from 980 workers in 2018 to 837 in 2023, suggesting a shrinking labor force and employment sector restructuring.

Table 12: Employment by Industry 2018 - 2023

Industry (Town of Albion)	2018		2023	
	#	%	#	%
Educational services, health care and social assistance	205	20.9	209	25.0
Retail trade	138	14.1	101	12.1
Manufacturing	128	13.1	78	9.3
Arts, entertainment, recreation, and accommodation and food services	91	9.3	73	8.7
Transportation and warehousing, and utilities	78	8.0	72	8.6
Professional, scientific, management, administrative, and waste management	86	8.8	59	7.0
Other services, except public administration	16	1.6	53	6.3
Construction	117	11.9	52	6.2
Public administration	16	1.6	46	5.5
Finance and insurance, and real estate and rental and leasing	34	3.5	44	5.3
Wholesale trade	25	2.6	29	3.5
Information	12	1.2	11	1.3
Agriculture, forestry, fishing and hunting, and mining	34	3.5	10	1.2
Total (Civilian employed population 16 years and over)	980	100	837	100

Source: US Census Bureau Five-Year American Community Survey

Education

Educational attainment in the town reflects a community with a strong base of high school educated residents but comparatively fewer individuals with higher academic degrees. As of 2023, 89.6% of residents age 25 and older had earned a high school diploma or higher, which is slightly lower than Oswego County (90%) but higher than New York State (87.9%). A large share of residents (38.3%) completed only high school while 20.4% have some college but no degree and 17.0% hold an associate's degree which is higher than Oswego County and New York State. However, the share of residents with a bachelor's degree (10.4%) and a graduate or professional degree (3.5%) is lower than both the county and state. It is important to note that the "High School Graduate or Higher" category (89.6%) includes all higher education levels meaning the 38.3% represents those who stopped at a high school diploma, while the remaining portion (51.3%) is distributed among high school graduates only, some college/no degree, associate's, bachelor's, and graduate/professional degree holders.

Table 13: Educational Attainment 2023 (Population 25 Years and Over)

	% High School Grad. Or Higher	% High School Grad. Only	Some College No Degree	Associate's Degree	Bachelor's Degree	Graduates or Professional Degree
Town of Albion	89.6%	38.3%	20.4%	17.0%	10.4%	3.5%
Town of Redfield	89.0%	52.8%	11.0%	10.4%	8.0%	6.7%
Town of Orwell	84.0%	45.7%	13.4%	11.7%	7.9%	5.3%
Town of Richland	91.3%	35.8%	22.1%	11.7%	12.9%	8.8%
Oswego County	90.0%	36.7%	18.1%	13.3%	13.4%	8.5%
New York State	87.9%	24.6%	14.9%	8.9%	22.0%	17.5%

Source: US Census Bureau Five-Year American Community Survey

Finance

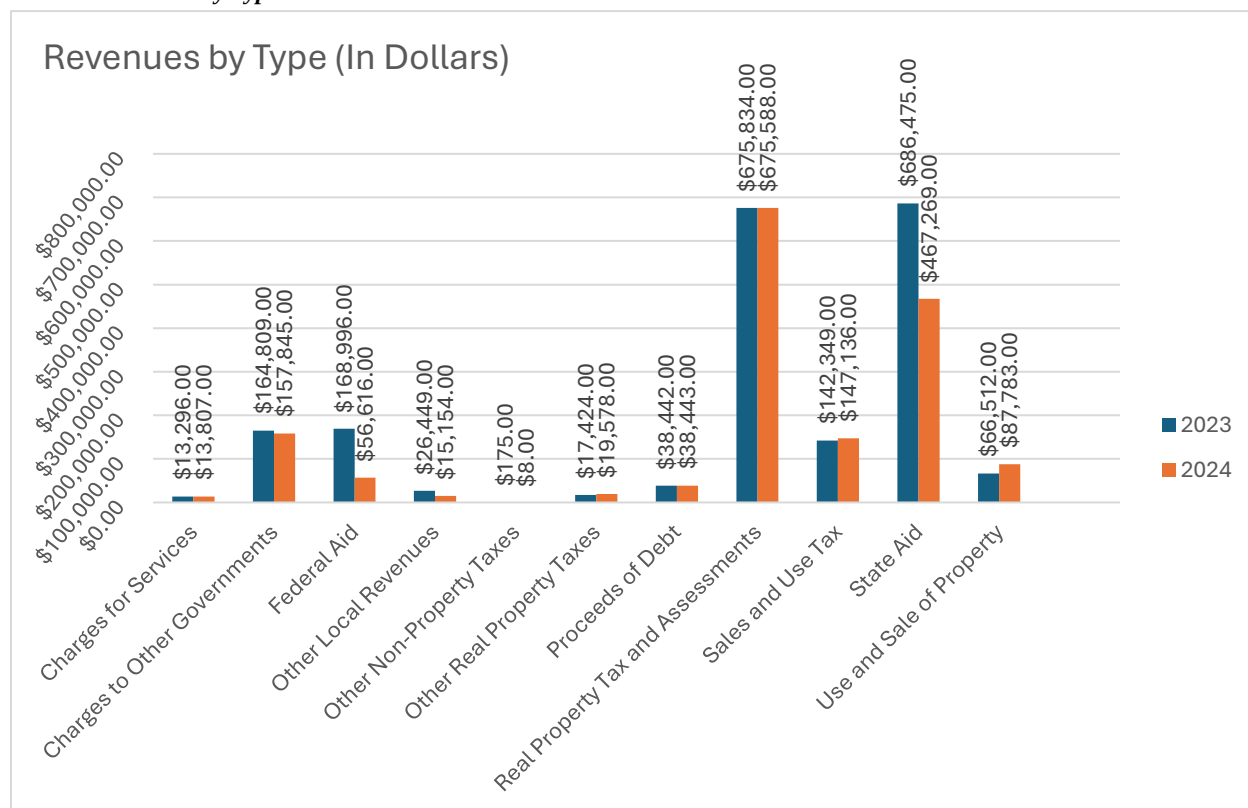
In 2024, Albion's total revenue (\$1,679,227) was lower than total expenditures by \$328,607. The largest revenue sources remained state aid² and real property taxes³ and assessments, although state aid declined from \$686,475 in 2023 to \$467,269 in 2024. Property tax revenues remained stable at approximately \$676,000 for both years. Charges to other governments decreased slightly from \$164,809 to \$157,845, and federal aid decreased significantly from \$168,996 to \$56,616 which is indicative of a reduced reliance on federal support in 2024. Sales and use tax increased from \$142,349 to \$147,136 and use and sale property increased from \$66,512 to \$87,783. Most other revenue categories experienced minor

² **State Aid:** Revenue from state aid may include unrestricted state aid, mortgage tax, and state aid in the categories of general government, education, public safety, health, transportation, social services, economic development, culture and recreation, community services, utilities, sanitation, and miscellaneous state aid.

³ **Real Property Tax and Assessments:** Revenue from real property tax and assessments include revenue raised through real property taxes and assessments.

fluctuations including small increases in charges for services, slight decrease in other local revenues, and stable proceeds of debt.

Chart 3: Revenues by Type 2023 / 2024



Source: Office of the NYS Comptroller

In 2024, the town of Albion's total expenditures (\$2,007,834) exceeded the total revenue. Transportation⁴ remained the single largest expenditure category, increasing from \$820,802 to \$1,039,425 in 2024 reflecting the continued investment in roads, infrastructure, and maintenance. General government⁵ expenses also increased from \$403,245 to \$579,709. Public Safety⁶ increased from \$192,258 to \$199,997 while employee benefits increased from \$66,771 to \$76,709. Community services decreased from \$33,248 to \$29,420, while culture and recreation spending increased significantly from \$900 to \$22,106 reflecting renewed or expanded investment in recreational facilities or programs. Smaller expenditure categories such as health and debt services remained relatively stable with minor increases or decreases. Spending continues to be dominated by transportation, general government operations, and public safety

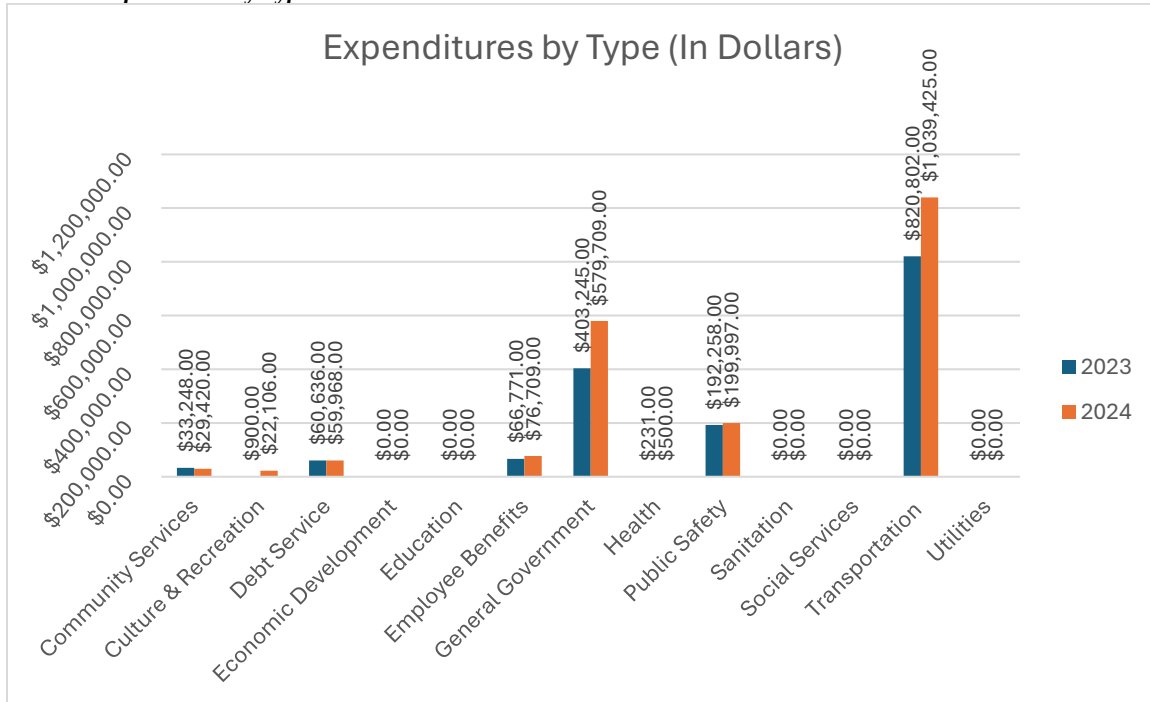
⁴ **Transportation:** Expenditures on highway and transportation services. Categories include highways, highway services to other governments, bus services, airports, rail services, waterways, transportation facilities, transportation ancillary, and miscellaneous transportation. Transportation ancillary includes categories such as street lighting, sidewalks, off-street parking, and street cleaning.

⁵ **General Government:** Expenditures on services provided by the governmental entity for the benefit of the public or governmental body. Categories include administration, zoning and planning, operations, judgements, county distribution of sales tax, and miscellaneous general government.

⁶ **Public Safety:** Expenditures on public safety include police, fire, and other public safety services. Further categories under public safety expenditures include public safety administration, police, fire protection, emergency response, correctional services, disaster response, homeland security, and civil defense, and miscellaneous public safety.

with increases in 2024 demonstrating an expanding investment in municipal functions and community amenities.

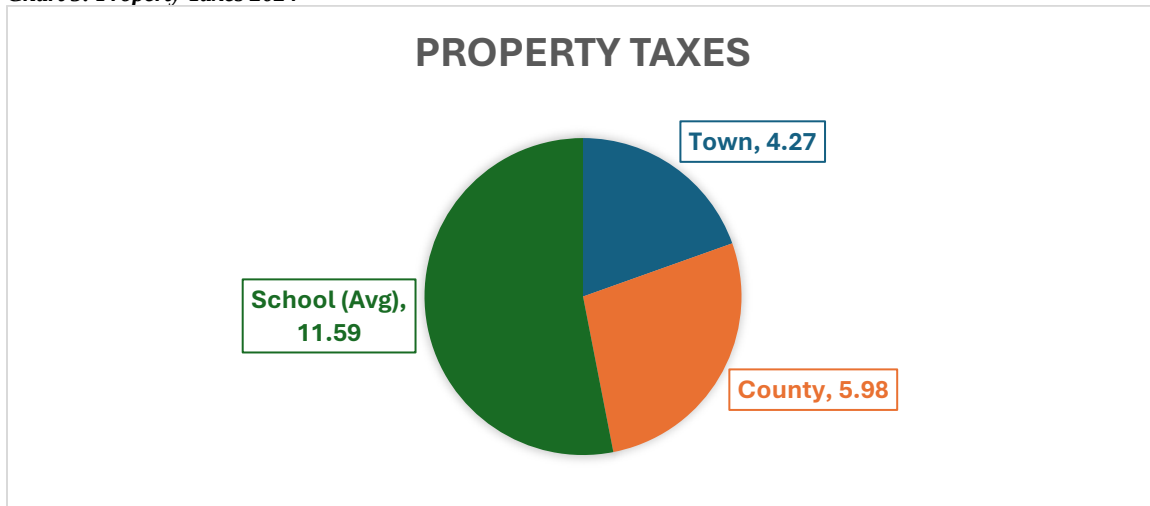
Chart 4: Expenditures by Type 2023 / 2024



Source: Office of the NYS Comptroller

In 2024, town of Albion property owners paid approximately \$21.84 per \$1,000 assessed value in property taxes (this includes town, county, and school taxes). The assessed school tax value is an average between the two school districts that serve the town of Albion. The Altmar-Parish-Williamstown Central School District has a full value tax rate of \$9.55 per \$1,000 and the Pulaski Central School District has a full value tax rate of \$13.62 per \$1,000. The average tax rate of the two school districts is \$11.59 per \$1,000 assessed value.

Chart 5: Property Taxes 2024

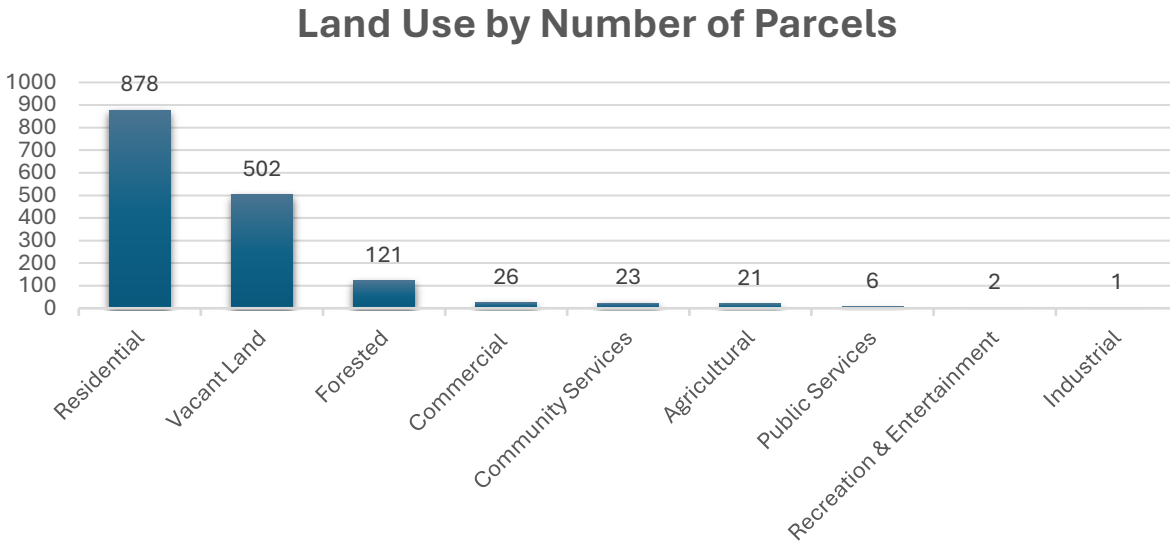


Source: Office of the NYS Comptroller

Land Use

Looking at land use by property tax parcels in the town, the largest land use by parcel is residential with 878 parcels. The next largest land use is vacant land with 502 parcels. Wild, forested, conservation lands and public parks account for 121 parcels. Commercial use totals 26 parcels, community services total 23 parcels, and agricultural use has 21 parcels. Public services total 6 parcels while recreation and entertainment use accounts for 2 parcels. Industrial uses contain 1 parcel.

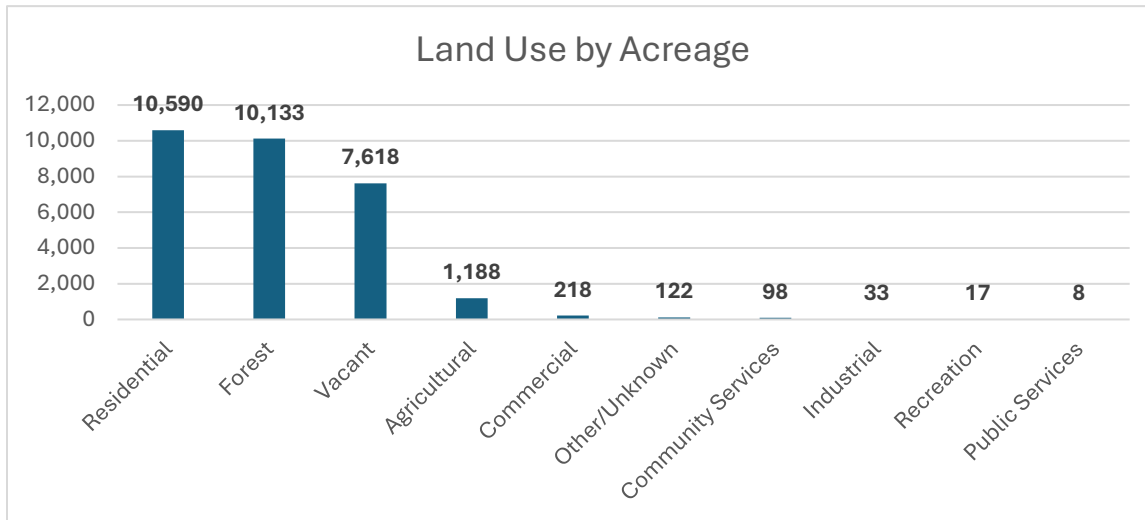
Chart 6: Land Use by Number of Parcels 2024



Source: Oswego County Tax Parcels Geographic Information System

According to GIS calculations, the total amount of acres within the town of Albion is approximately 30,025 acres. The primary land use is residential with about 10,590 acres. The next highest is wild, forested, conservation lands and public parks which account for about 10,133 acres of land. Vacant land consists of about 1,188 acres of land while commercial parcels combine for approximately 218 acres. Community services account for approximately 98 acres of land and industrial makes up approximately 33 acres of land. Recreation and entertainment consist of about 17 acres and public services contain approximately 8 acres of land.

Chart 7: Land Use by Acreage 2024



Source: Oswego County Tax Parcels Geographic Information System

Definitions

Agricultural: property used for the production of crops or livestock.

Residential: property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category.

Vacant: property that is not in use, is in temporary use, or lacks permanent improvement.

Commercial: property used for the sale of goods and/or services.

Recreation: property used by groups for recreation, amusement, or entertainment.

Community Services: property used for the well-being of the community.

Industrial: property used for the production and fabrication of durable and nondurable man-made goods.

Public Services: property used to provide services to the general public.

Forest: reforested lands, preserves, and private hunting and fishing clubs.

PART II. PLAN ELEMENTS – GOALS, OBJECTIVES, AND STRATEGIES

This section of the comprehensive plan presents issues and strategies that pertain to several topical areas which include open space and agriculture, historic resources, economic development, housing, infrastructure, transportation, community facilities, and recreation. These strategies are the result of the planning process and are based on a community survey, public visioning meetings, and meetings with experts in each topic. It is intended that responsibility for pursuing these strategies will be that of various town groups including the Town Board, Planning Board, committees, and community volunteers.

OPEN SPACE, AGRICULTURE, NATURAL RESOURCES, AND RURAL CHARACTER

Agriculture

While agriculture is not abundant in the town of Albion, the existing agricultural lands play a vital role in shaping the rural character and open landscape that residents value and seek to preserve. The town of Albion is approximately 30,025 acres. The town has approximately 1,253 acres that are assessed as agricultural land, while approximately 3,358.7 acres are part of the New York State Certified Agricultural District Program. The Agricultural District Program protects good farming practices by limiting the application of local nuisance laws or regulations that would unreasonably restrict normal farming operations. The Agricultural Assessment Program provides tax benefits to farmers by assessing land based on its agricultural use rather than its potential market value.

Existing farming within the town faces significant challenges and development pressures. Solar energy development, wetland expansion regulations, and scattered residential development necessitates the need for new strategies to preserve farmland and encourage future farmers. The town recognizes increasing development pressures, experienced by communities of similar character, for the siting of renewable energy systems such as solar energy facilities, battery energy storage systems, and wind generating facilities. The development of solar energy systems on agricultural lands should be constructed in a way that promotes agrivoltaics practices. Such renewable energy projects should be compatible with farming operations allowing the land to remain productive while supporting the generation of clean energy and providing farmers avenues to pursue additional economic opportunities. The town has also identified concerns related to rapidly emerging technologies such as data centers, electric vehicle charging stations, and other similar high-energy demand uses. Albion places a high value on the preservation of its open spaces, natural resources, and scenic vistas which are essential to its rural character and community identity. The introduction of such developments may pose risks to these resources as well as have potential adverse impacts on quality of life, public health, and general welfare. It is the town's position that these types of developments be subject to stringent regulations or, where necessary, prohibited in their entirety.

Agricultural operations in the town predominantly focus on growing crops for dairy feed. The feed is distributed throughout the region to support dairy farming operations. Opportunities exist to expand local food systems, encourage niche crops like pawpaw orchards or mushrooms, and support beginning farmers through training and mentoring programs. Cornell Cooperative Extension of Oswego County (CCE Oswego) plays an important role in supporting farmers and communities by offering research, technical assistance, nutrition education, youth programs such as 4-H, and economic development support for specialty crops and direct-to-consumer sales. Programs such as the Master Gardener Volunteer Program (MGV Program) and new Agricultural Studies Program through BOCES, provide education and entry points for younger people interested in agriculture. The town recognizes the important role of K-12 schools in strengthening the local food and agriculture education pipeline and should actively engage with the Altmar-Parish-Williamstown School District to

collaborate on these efforts. Strengthening collaboration with the school district, alongside partnerships with CCE Oswego and BOCES, will help to create stronger and consistent support for agriculture education at the local level.

To strengthen and encourage agriculture, the town should consider developing an Agricultural and Farmland Protection Plan, adopting a right-to-farm local law, and establishing a local zoning law to guide development and land use. The town should establish partnerships with local organizations and work with Oswego County, CCE of Oswego County, and the THTLT to expand conservation and education efforts. Community gardens, farm-to-table initiatives, and educational events could also engage residents while showcasing farming as a viable and sustainable livelihood. These efforts will help preserve farmland, support farmers, and ensure that Albion's open spaces and rural character remain defining features of the community for generations to come.

Albion is considered to be a food desert which can contribute to food insecurity among low-income and elderly households that are not able to drive. A food desert is defined as an area where residents have limited access to affordable, nutritious food (fresh fruits, vegetables, and other healthy options) due to a lack of main-chain grocery stores and viable transportation options. Generally, areas are considered to be food deserts if they are ten miles or more from a supermarket. Local resources such as the food pantry provided by the United Methodist Church in the hamlet of Dugway, and another food pantry provided in the neighboring town of Amboy provide essential food assistance to residents in need. The Oswego County Office of the Aging provides services to senior residents that lack the necessary means to obtain nutritious and affordable food. These services include meal programs provided at community sites which foster social interaction while providing nutritious meals, and the Meals to Wheels Program which delivers meals directly to the residence of seniors. These programs focus on reducing hunger, increasing accessibility, and improving nutrition throughout Oswego County. The town can also develop community-based strategies that focus on improving access to affordable and nutritious foods. Encouraging farm stands, local produce sales, farmers' markets, and other opportunities can improve access to locally grown fruits and vegetables while supporting farmers within the region. Accessibility to nutritious food supports a healthy lifestyle and improves quality of life.

Forests and Open Space

Protecting forests and open space is also essential to maintaining the town's character while providing opportunities for recreation and habitat protection. Conservation easements are a tool that can assist landowners with the permanent protection of forests and open spaces, as well as farmland, from development. The flexibility of conservation easements allows landowners to decide to keep the land private or allow use by the public. Land trusts, such as the Tug Hill Tomorrow Land Trust (THTLT), can develop recreational trails as part of an easement to be used by the public. Easements are tied to the deed of the property which means that the protection of the land will be carried over if it is sold. THTLT has played an important role in conserving land throughout the region by working directly with willing landowners. Protected properties range from large tracts of land within the Tug Hill core forest to smaller parcels that connect to protected lands or other environmentally sensitive areas.

Tug Hill Aquifer

The Tug Hill Aquifer is a vital natural resource for the region. The aquifer extends approximately 47 miles from the northern part of the Town of Adams to the northernmost portion of the Town of Vienna. It remains a critical source of clean drinking water for residents and supplies the cold water necessary for operations at the Salmon River Fish Hatchery. Protection of the aquifer is essential to protect the long-term sustainability of the region's groundwater resources.

Climate

Climate and weather patterns play a role in sustaining natural resources and supporting year-round recreational opportunities. Precipitation and snowfall (which averaged approximately 209 inches in 2024) contribute to groundwater recharge. This supports the recharging of the Tug Hill Aquifer which is a primary source of clean drinking water for town residents. Precipitation and snowfall also support the natural water levels and flow of waterways (such as the Salmon River) which are essential to wildlife habitats and aquatic ecosystems. Current climate and weather conditions support year-round recreational opportunities with snowfall enhancing winter activities such as snowmobiling, cross-country skiing, and snow shoeing. Consistent water sources provide opportunities such as fishing, boating, and other recreational activities. Understanding the significance of the town's climate and weather patterns is essential in the protection and preservation of its natural resources, and the development of year-round tourism opportunities.

Salmon River

The preservation of the Salmon River is essential to maintaining the town's environmental health, economic vitality based on tourism, and natural character. Land use tools, such as zoning, should be developed to protect the river from bank erosion and sediment runoff to preserve water quality and sustain the river's ecological balance. Land use tools directing development can help preserve wildlife habitats, particularly the fish population, that generates national recognition among fishing enthusiasts. By preserving the quality of the river through land use and conservation efforts, the town can ensure the long-term sustainability of this vital natural resource for residents, visitors and future generations.

Dark Skies

Protecting dark skies at night in the town will preserve its natural character and promote environmental health and quality of life. Limiting light pollution through the use of shielded, downward directed lighting, and minimizing nighttime illumination will assist in maintaining natural day-night cycles needed for various wildlife habitats and protect the natural sleep patterns of residents. Minimizing the use of unnecessary lighting benefits residents and visitors by improving nighttime visibility which enhances opportunities to view the night sky.

Survey Responses

A strong majority of residents surveyed expressed a desire to preserve the rural atmosphere that defines the town, with 65% identifying it as the primary reason they chose to live in the area. Support for maintaining the town's character is further demonstrated by the fact that 39% of respondents deemed its preservation "very important," while another 41% considered it at least "important." When asked about specific aspects they value, 97% cited the rural atmosphere, 95% noted the small population, and 87% highlighted the importance of farmland. Additionally, a majority of respondents indicated support for encouraging development focused on agriculture, forestry, and recreational trails. Looking ahead, over the next five years, residents believe that the town should prioritize initiatives such as protecting environmentally sensitive areas, maintaining the rural character, protecting agricultural land and agribusiness, and safeguarding scenic vistas. Furthermore, 65% of respondents indicated that they would like to see agriculture grow along with recreational trails. The protection of natural areas such as streams, farmlands, forests, and wetlands was identified as important by most respondents.

GOAL: PRESERVE FARMLAND, OPEN SPACE, AND RURAL CHARACTER

Objectives

1. Protect farmland, forests, wetlands, and scenic vistas through conservation easements and an Agricultural and Farmland Protection Plan.
2. Ensure new development is compatible with Albion's rural identity through development of a land use or zoning law.
3. Use land use controls to protect the Salmon River and implement the Salmon River Greenway Corridor Plan.

GOAL: SUPPORT AND GROW LOCAL AGRICULTURE

Objectives

1. Partner with Cornell Cooperative Extension, BOCES, Future Farmers of America (FFA), the Altmar-Parish-Williamstown (APW) School District and local groups to expand education, training, and mentoring for new and future farmers.
2. Promote niche crop production and the participation in local food and farm-to-table programs by 20% within the next 10 years.

GOAL: BALANCE PRESERVATION WITH EMERGING GROWTH OPPORTUNITIES

Objectives

1. Manage solar energy and other non-ag development to minimize farmland loss through the development of an Agricultural Protection Plan.
2. Expand recreational trails, eco-tourism, and community gardens to connect residents with open space.
3. Work with regional partners such as Cornell Cooperative Extension, to engage the community in conservation and promote sustainable land use.
4. Revive the Salmon River Greenway Committee that meets on an annual basis to develop and preserve the Salmon River Greenway Corridor.

TRANSPORTATION

Road infrastructure is important for the municipality as it supports economic development, public safety, and community well-being by providing the efficient transportation of goods, services, and residents to essential facilities.

The town's transportation and mobility focus is primarily on the maintenance and preservation of existing infrastructure. The town has identified a number of concerns that pose a risk to the overall safety of commuters. Heavy truck traffic and the frequent use of Amish buggies contribute to road surface deterioration and safety risks. Narrow roads and blind corners, especially along routes such as NYS-104,

County Route 22, South Albion Road, and Hong Kong Road, exacerbate visibility concerns for both vehicles and buggies. The town has engaged in discussions with Amish leadership regarding the use of visibility enhancements on buggies, but religious restrictions prevent the use of reflective signage. As a result, safety concerns persist, particularly on roads with limited shoulders where buggies are forced into travel lanes. Additionally, residents have requested that traffic speed be reduced to 45 mph along Albion Crossroad (Spencer Road to NYS-104) to improve overall safety.

Transportation planning should consider the diverse needs of Albion's residents including members of the Amish community, aging residents, individuals without access to personal vehicles, and residents with disabilities. The Amish community relies on horse-drawn buggies which require adequate shoulders and signage, to reduce conflicts with motor vehicles. Older adults and residents that lack access to personal transportation may have difficulties accessing essential services, employment opportunities, and health care. Oswego County provides public transportation services such as fixed bus routes (with a bus stop at Union Station in the hamlet of Altmar), a "schedule-a-ride" on-demand service (where other public transit services are not provided), and Medicaid-funded non-emergency medical transportation for eligible residents. Promoting awareness and coordination of these services can enhance mobility, safety, and independence for all residents fostering inclusivity and connectedness.

Sidewalk infrastructure in the hamlet of Altmar has deteriorated beyond repair following its dissolution as a village, raising the possibility of removal. The town may want to consider the possibility of repairing and expanding this sidewalk infrastructure. Creating and maintaining a connected sidewalk network will increase pedestrian safety and connect residents and visitors with businesses. Funding opportunities such as the Transportation Alternatives Program (TAP), the Consolidated Local Street and Highway Improvement Program (CHIPS), and the Consolidated Funding Application (CFA) for downtown revitalization can assist with the development, construction, and maintenance of sidewalk infrastructure. In addition to sidewalk infrastructure, areas have been identified that can benefit from the development of crosswalks. These areas include crossings on NYS-13 near Dollar General and the Union Station gas station and on County Route 22 near the post office, to enhance pedestrian safety.

Albion continues to invest in roadway infrastructure through culvert replacement and routine maintenance. While culvert systems are generally well-maintained, recurring challenges such as beaver dams causing blockages require ongoing attention. The town also benefits from a shared services agreement with Oswego County and neighboring towns, which allows for coordinated snow removal and general road maintenance ensuring reliable infrastructure support.

State Roads

State Routes 13 and 104 are major routes that run through the town of Albion. State Route 13 passes through the northern portion of the town from northwest to southeast. It connects the town to Interstate 81 and the Village of Pulaski to then continues northwest. As of 2024, average daily traffic on Route 13 between the hamlet of Altmar and County Route 48 was 2,675 vehicles. On this same stretch of Route 13, annual average daily truck traffic was approximately 268 trucks.

State Route 104 is a major route that runs through the southern portion of the town from west to east. State Route 104 from the hamlet of Howardville to Interstate-81 had an average daily traffic count of 1,819 vehicles in 2024. State Route 104 from the hamlet of Howardville to Austin Road had an average daily traffic count of 887 vehicles in 2024.

County Roads

The Oswego County Highway Department maintains County Routes 22, 28 (Tinker Tavern Road), 48, 52, and Bridge Street throughout the town. Traffic counts are as follows:

Table 14: Annual Average Daily Traffic (AADT) 2024

Road / County Route	Segment / Location	Annual Average Daily Traffic (AADT)
CR-22	Salmon River Fish Hatchery / Hamlet of Altmar	653
CR-22	Salmon River Fish Hatchery / Albion town line	520
CR-28 (Tinker Tavern Road)	Within town	No data available
CR-48	Centerville Road / Mattison Road	607
CR-52	Hogsback Road / Centerville Road	284
Bridge Street	Tar Hill Road / Pulaski Street	484

Source: NYSDOT Traffic Data Viewer

Town Roads

According to the 2022 NYS DOT local highway inventory, the town contains 45.56 miles of town-maintained roads, of which 35.45 miles are paved and 10.11 miles are unpaved. Based on the NYS DOT 2024 annual average daily traffic estimates, Mattison Road had an average daily traffic count of 88 vehicles. This was the only town road with traffic count data available.

Functional Classification

A useful exercise for analyzing public highways is to examine exactly how they are used. The functional classification system is an excellent means of accomplishing this task. This system identifies five categories of highways. These are principal arterials, minor arterials, major collectors, minor collectors, and local roads and streets. A map of the functional classifications of roads within the town can be found in **Appendix F Figure F-2**.

Arterials link one end of a state or region with another. A major collector links local communities, while a minor collector provides connections within a community. NYS Route-13 is a minor arterial. NYS Route-104 is designated as a major collector. County Route 22 is a minor collector. County Routes 28 (Tinker Tavern Road), 48, as well as Bridge Street are designated as local roads.

Crash Data

Table 15: Crash Data

	Total Crashes	# Injured	# Fatalities
2020	36	5	0
2021	47	9	0
2022	52	21	0
2023	52	12	2
2024	53	19	1
2025	36	5	0
Total	276	71	3

Source: Institute for Traffic Safety Management and Research

Crash data in the town indicates that there was a total of 276 reported crashes between 2020 and 2025 which resulted in 71 injuries and three fatalities. Annual crash totals ranged from a low of 36 crashes

(preliminary data) in 2025 and 2020 to a high of 53 in 2024 with injuries being the highest in 2022. The majority of crashes occurred along NYS Route 104 and NYS Route 13 which are key transportation corridors. The most common contributing factors included animal-related actions, unsafe speed, and failure to yield the right-of-way. Failure to yield the right-of-way was identified as the contributing factor in all three fatal crashes according to the Governor's Traffic Safety Committee County Crash Dashboard. High crash areas can be improved by developing targeted safety measures such as improved signage, traffic calming, and promoting driver awareness.

Public Transportation

Albion benefits from access to Oswego County's Public Transit, which provides scheduled routes and designated stops within the town. Residents also have the option to arrange transportation through call-in scheduling and Medicaid-supported rides. All buses are ADA accessible ensuring inclusiveness for those with mobility needs. However, one of the challenges is limited public awareness of the service. The town plans to collaborate with Oswego County to improve outreach efforts, including the possibility of mailing informational flyers directly to residents to increase the utilization of public transit services.

GOAL: IMPROVE TRANSPORTATION SAFETY AND ACCESSIBILITY FOR ALL RESIDENTS

Objectives

1. Partner with Oswego County to increase awareness and accessibility of public transit through outreach and evaluation of additional public transit stops.
2. Advocate for roadway safety improvements, including speed reductions / traffic calming, better signage, and enhancements on narrow or high-risk transportation routes.
3. Continue to communicate with the Amish community and coordinate with county organizations to address shared roadway use and safety concerns.
4. Secure at least one approved speed reduction or roadway safety improvement project within the next five years.
5. Hold at least one annual meeting with Amish community, county, and state representatives and document progress on safety initiatives.
6. Continue culvert replacement and drainage improvements to reduce flooding and roadway hazards.
7. Evaluate pedestrian needs, including crosswalks in key locations, and explore alternatives to deteriorated sidewalks in the hamlet of Altmar.
8. Install at least one new crosswalk within the next three years in the hamlet of Altmar.

INFRASTRUCTURE

Infrastructure in the town remains largely rural in nature. Public water and sewer systems are not currently available, and residents and businesses rely primarily on private wells and septic systems. The

town may consider exploring resident interest in the establishment of a potential water district or a possible connection with the town of Richland to provide public water service. The NYS Route 13 corridor, identified as a potential area for future development, currently lacks the necessary infrastructure capacity to support future growth.

Infrastructure development is a long-term planning priority for Albion. Continued reliance on private wells and septic systems limits the town's ability to attract certain types of businesses, industries, and housing. Any future expansion of public water, sewer, or broadband systems should follow a phased and strategic approach, prioritizing areas with the greatest potential for development. Partnerships with nearby municipalities, including Pulaski, may provide cost-sharing opportunities and expanded service efficiency. The town currently has limited availability of three-phase power along County Route 28, one of the few areas that could support light industry. Preparing key development sites through pre-engineering work and environmental assessments, supported by programs such as FAST NY, will ensure that Albion is ready to seize future opportunities when infrastructure capacity improves.

GOAL: MAINTAIN AND STRENGTHEN INFRASTRUCTURE TO SUPPORT COMMUNITY NEEDS AND FUTURE GROWTH.

Objectives

1. Develop a preliminary feasibility study for extending water/sewer infrastructure along NYS-13 within five years to support future development.
2. Explore the establishment of a water district and/or connection with the town of Richland to provide public water.
3. Conduct planning and engineering studies to identify priority areas for public water, sewer, and broadband expansion.
4. Coordinate with nearby municipalities to explore shared service opportunities for water and sewer infrastructure.
5. Seek funding and grants to prepare key development sites and ensure they are ready for future investment.
6. Encourage and support the inspection and maintenance of septic systems, by homeowners, to ensure capacity and prevent groundwater contamination.

HOUSING

Availability of quality affordable housing in the town of Albion plays a central role in supporting community stability, quality of life, and long-term growth. As a predominantly rural community characterized by single-family homes and abundant open land, Albion faces both opportunities and challenges in meeting current and future housing needs. Regional economic pressures, shifting demographics, aging housing stock, and increasing development interest throughout Oswego County all influence the town's housing landscape. A proactive and coordinated approach is essential to ensure that future housing options remain affordable, diverse, and aligned with the community's rural character.

When residents were asked why they chose to live or work at their current residence only 15% of respondents mentioned affordable housing as a reason. When asked about how the community has changed, 36% of respondents identified the increase of abandoned structures and 45% of respondents identified the increase of junk since respondents moved into or purchased land in the town. Survey respondents identified a strong desire for the encouragement of single-family housing development (82%) and senior housing (42%). Tract or development housing (57%), condominiums and townhomes (45%), and multi-family housing (42%) were identified as housing developments that should be discouraged within the town.

The town's housing environment is shaped by its rural character and consists primarily of owner-occupied single-family homes on large lots and manufactured homes. Significant economic and development pressures are emerging within the region that could impact the town's landscape and rural character. Oswego County's recent housing study projects the need for approximately 25,000 additional housing units over the next decade, largely driven by anticipated growth associated with the Micron project in Clay as well as other economic drivers. As development interest increases across the county, Albion's abundant open land and lack of land use controls opens the town up to uncoordinated or incompatible housing development. The County Planning Department has identified this as a concern and is assisting communities with the development of land use tools, which includes encouraging the adoption of subdivision regulations, to guide and manage future growth.

Pursuing Pro-Housing Community designation can position the town advantageously to apply for additional funding opportunities to support local and regional initiatives. Pro-Housing designation demonstrates the town's commitment to addressing housing needs and increases the town's eligibility to apply for various programs such as the Downtown Revitalization Initiative (DRI), NY Forward, Regional Council Capital Fund, and the New York Main Street Program. These programs support downtown revitalization, housing development, infrastructure improvements, and economic growth.

Supporting housing options for seniors is an important priority in the town as the population continues to age. Expanding opportunities for aging in place such as encouraging the development of senior-friendly housing, senior housing facilities, and accessory dwelling units, can help older adults remain in their community safely and affordably. These housing types provide more manageable living arrangements and free up existing single-family homes for younger residents. By promoting flexible and accessible housing options, the town can help ensure that seniors are able to remain independent, connected, and actively engaged in community life.

Short-term rentals (STRs) are growing in popularity throughout Albion due to tourism and recreational opportunities that the town provides. As of March of 2025, there were approximately 63 short-term rentals that were listed with a booking service (Airbnb, VRBO) in the town. Short-term rentals can increase tourism and recreation in the town but could negatively impact the housing market if managed improperly. The town plans on adopting a local law that regulates STRs as a means to balance tourism and the addition of seasonal residents with the need to preserve affordable housing options and protect the town's character. Beginning January 1, 2026, the county will require the registration of all short-term rentals, providing a mechanism to monitor their development and ensure that they do not adversely affect long-term housing availability or businesses such as Tailwater Lodge.

Property maintenance and housing conditions remain ongoing concerns in the town, with issues such as excessive clutter and deteriorating structures identified as priorities for improvement. Because some residents lack the financial or physical capacity to properly maintain their properties, county-level programs, such as septic system replacement assistance and efforts to recapitalize repair programs for seniors and manufactured homes, may provide much needed support. The adoption of local laws could further strengthen the town's ability to preserve neighborhood quality and protect property values.

To address significant cases of vacancies or abandonment, the Oswego County Land Bank provides an important resource. The Land Bank can acquire distressed properties, return them to productive use, and support redevelopment by assembling sites under single ownership for coordinated planning. Several local properties, including a vacant church in Altmar, an unoccupied home on County Route 28, and the former gas station on County Route 23, may be suitable candidates for rehabilitation or infill development. Although waterfront property is increasingly limited, certain parcels along County Route 52 may still support new housing or small-scale commercial uses. The Oswego County Brownfield Program can also be utilized to address environmental concerns related to vacant, underutilized properties that may be contaminated due to past commercial or industrial uses.

Albion has ample land that could accommodate future housing needs; however, limited public infrastructure poses a barrier to large-scale development. The former sand pit property may offer a potential opportunity if acquisition and jurisdictional issues with the Town of Richland can be resolved.

GOAL: SUPPORT QUALITY HOUSING AND PROPERTY CONDITIONS THROUGHOUT THE TOWN

Objectives

1. Explore the development of local land use tools, such as property maintenance and zoning, to guide growth and preserve neighborhood character.
2. Pursue opportunities to connect residents with county-level housing assistance programs, including septic replacement and home repair resources.
3. Encourage voluntary cleanup and maintenance efforts, including community partnerships that assist residents who lack the means to manage property upkeep.
4. Consider working with the Oswego County Land Bank to address vacant, abandoned, or tax-foreclosed properties that may be suitable for redevelopment or reuse.
5. Develop a local law that regulates short-term rentals operations within the town.
6. Explore the need to conduct a housing inventory to assess the condition of existing housing stock.

GOAL: ENCOURAGE SUSTAINABLE, WELL-PLANNED HOUSING DEVELOPMENT THAT ALIGNS WITH THE TOWN'S RURAL CHARACTER

Objectives

1. Explore opportunities for residential growth, such as small-lot single-family homes or infill development on appropriately located sites with suitable infrastructure capacity and aligns with the town's rural character.
2. Encourage a mix of housing options that support affordability and aging in place without altering the community character such as senior housing and ADUs.

HISTORIC RESOURCES

Historic preservation plays an important role in enhancing the town of Albion's identity, contributing to community pride, local character, economic vitality, and a strong sense of place. The town is home to a variety of historic structures, landscapes, and cultural resources that reflect its long-standing agricultural heritage and rural development patterns. Several state programs and partnerships offer meaningful support for preserving these assets and encouraging thoughtful reinvestment.

The Historic Rehabilitation Tax Credit Program provides substantial financial incentives for restoring and revitalizing historic buildings. Properties listed on, or eligible for, the State or National Registers of Historic Places may receive a New York State tax credit equal to 20% of qualified rehabilitation costs, with additional federal credits available for income-producing structures. These incentives help reduce the cost of rehabilitation, making preservation more feasible for property owners and developers.

The New York Preservation League grant programs and the New York State Environmental Protection Fund (EPF) further enhance preservation efforts by offering grants for the rehabilitation, stabilization, and protection of significant historic resources. This funding can support a wide range of activities, including structural repairs, building conditions assessments, preservation planning, and cultural resource surveys. These grants help communities address critical needs in older structures, safeguard important cultural and architectural assets, and ensure that historic resources remain viable and accessible for future generations.

In addition to rehabilitation and protection programs, the Pomeroy Foundation's Historical Marker Program plays an important educational and interpretive role in historic preservation. Through grants that cover research and installation costs, the program allows communities to commemorate meaningful people, places, and events with high-quality, publicly visible historic markers. These markers help highlight the town's rich heritage, strengthen community identity, promote heritage tourism, and offer residents and visitors a vast understanding of the town's past through accessible, on-site interpretation. A list of eligible historic sites for the state and national registers, along with existing historical markers, can be found in **Appendix C**.

81% of survey respondents at least agree that historic structures should be protected over the next five years while 67% of respondents identified that historic buildings or sites should be protected in general. This supports the town's position with preserving and promoting its architectural and cultural heritage. Albion's historic resources have been previously documented through the *Historic and Architectural Resources of Oswego County, New York: A Reconnaissance Level Survey* (1999), published by the Heritage Foundation of Oswego County. This survey, along with the town's State and National Register listings, is included in the appendix and provides a foundation for identifying preservation priorities and future opportunities. To date, Albion does not have any properties or structures listed on the State or National Registers of Historic Places. These programs and resources can assist the town with preserving its historic character while encouraging reinvestment, education, and long-term stewardship of its cultural heritage.

GOAL: PRESERVE AND ENHANCE THE TOWN'S HISTORICAL AND CULTURAL RESOURCES

Objectives

1. Explore opportunities to utilize state and federal Historic Rehabilitation Tax Credits to support the restoration and reuse of historic buildings throughout the town.

2. Pursue grant funding through the New York State Environmental Protection Fund (EPF) to stabilize, repair, and protect significant historic structures.
3. Encourage continued documentation of historic resources, building on the 1999 townwide reconnaissance survey, to better identify preservation priorities.
4. Consider adaptive reuse of historic structures, where feasible, supporting revitalization while preserving the architectural character and cultural heritage of the town.
5. Support nominations to the State and National Register of Historic Places.

GOAL: PROMOTE PUBLIC AWARENESS AND COMMUNITY ENGAGEMENT IN HISTORIC PRESERVATION

Objectives

1. Explore opportunities to install additional Pomeroy Foundation historical markers to highlight notable people, places, and events in Albion's history.
2. Encourage partnerships with local historical organizations, schools, and civic groups to expand education and outreach related to Albion's cultural heritage.
3. Pursue opportunities to integrate historic resources into tourism and economic development efforts, including heritage trails or walking tours.
4. Consider developing promotional materials or online resources that showcase the town's historic sites and explain available preservation incentives to property owners.

ECONOMIC DEVELOPMENT

The town of Albion seeks to strengthen its local economy while preserving its agricultural character, rural charm, and natural beauty. Economic growth will focus on promoting tourism, supporting homegrown businesses, encouraging entrepreneurship, and carefully planning for infrastructure improvements that can sustain locally driven growth. Albion recognizes that its location limits large-scale commercial opportunities, so the town's strategy centers on building from within, empowering residents, supporting existing businesses, and enhancing the community's strengths in agriculture, tourism, and small enterprises.

Survey respondents emphasized the need for more local economic opportunities and commercial activity within the town. Many residents identified limited job availability as an ongoing concern noting that most people commute outside the town for work (42%). While residents strongly value Albion's rural atmosphere and agricultural character, there is clear support for attracting new businesses that align with the community's scale and values. Respondents expressed interest in seeing more restaurants (71%), medical facilities (55%), hardware and lumber stores (56%), personnel services (57%), and home-based businesses (64%), while discouraging large-scale or high impact uses such as strip malls (77%) and casinos (80%). Agriculture (85%), forestry (83%), and tourism (49%) were viewed as compatible and desirable forms of economic activity. Residents also supported light industry and small-scale manufacturing (46%) to expand local employment options. Finally, survey participants favored stronger enforcement of property maintenance laws, particularly for abandoned and dilapidated buildings (82%),

recognizing that these properties could be remediated or reused for future commercial or community purposes.

Local entrepreneurship is at the heart of Albion's economic vision. The town aims to help residents start or expand businesses by connecting them to county and state programs such as micro-enterprise grants, low-cost financing, and small business assistance through the Oswego County Industrial Development Agency. Retaining established employers like Union Station, Northwoods Outfitters, and the town's many fishing and recreation services is vital to economic stability. Albion will also promote the adaptive reuse of vacant and underused buildings, such as old churches or barns, for new uses including artisan shops, small retail spaces, and short-term lodging.

Tourism remains one of Albion's greatest strengths. Anchored by the Salmon River and its reputation as a fishing destination, tourism drives local spending and supports small businesses. The town plans to build on this foundation by promoting four-season recreation including fishing, camping, hiking, hunting, ATV riding, etc., to extend economic activity year-round. At the same time, Albion will balance tourism with community needs, ensuring that growth enhances quality of life rather than creating nuisances that negatively impact residents. Partnering with Pulaski, Richland, and the Oswego County Tourism Office can help improve marketing, branding, and wayfinding, creating a stronger regional destination while keeping tourism dollars circulating locally. Tailwater Lodge is a great asset for the town as it boosts the local economy through tourism support and providing a place for community engagement.

Fishing and tourism along the Salmon River are significant to the town's economy. These activities draw visitors across the region and throughout the nation to experience world-class salmon fishing and enjoy the natural scenic vistas. The town's location along the Revolutionary Trail Scenic Byway (NYS-13) and the proposed Peace Trail (Selkirk-Williamstown Bike Touring Corridor) can further support its designation as a year-round recreation and touring destination. The 2017 Central New York Regional Recreation and Heritage Plan identified these trails as assets to increase recreation and the town's economic base. Supporting the development of signage and wayfinding along these routes can improve visibility, accessibility, and the experience of users highlighting Albion's cultural and natural resources. The town can further take advantage of its location by encouraging the placement of food trucks or "pop-up" eating facilities near the Salmon River corridor to provide food options to visitors as well as residents. The town identified the Altmar-Albion Municipal Building parking lot, the Methodist Church parking lot, and fishing access areas as places that could support such activity. The town identified the potential for establishing partnerships with the Tailwater Lodge and the Methodist Church to host food truck events. Hosting food truck events during peak visitor and tourism season can further the town's tourism industry while also providing various food options to residents.

Albion will continue to support its farming community through Agricultural District programs and encourage agritourism and value-added enterprises such as cooperative farm markets or roadside stands along NYS Route 13. While large-scale regional projects like the Micron chip fabrication plant in Onondaga County may not have a direct impact, Albion could benefit indirectly as people seek rural living within commuting distance. Modest residential growth, tied to improving infrastructure and careful planning may help strengthen the town's tax base without compromising its rural character. The town of Albion's economic development strategy is rooted in self-reliance, collaboration, and preservation. By nurturing local businesses, expanding tourism, planning for infrastructure, and supporting agriculture, Albion can sustain a resilient, community-driven economy that enhances quality of life while maintaining the rural character that defines its sense of place.

GOAL: STRENGTHEN LOCAL BUSINESSES AND ENTREPRENEURSHIP

Objectives

1. Partner with Oswego County IDA and state programs to provide resources, financing, and technical assistance for small business development.
2. Promote a broad-based economy focused on protecting and enhancing the Salmon River's resources.
3. Assist existing local businesses with retention, expansion, and succession planning to sustain long-term economic stability.
4. Promote the adaptive reuse of vacant or underutilized buildings for new commercial or community uses.

GOAL: ENHANCE TOURISM AND OUTDOOR RECREATION

Objectives

1. Develop a coordinated marketing and branding effort in partnership with county and regional tourism agencies.
2. Encourage diverse year-round recreational activities and tourism activities such as camping, hiking, fishing, hunting, snowmobiling, etc.
3. Improve wayfinding, signage, and online information to guide visitors and promote local businesses.
4. Support the responsible operation of short-term rentals and tourism-related lodging to enhance visitor experience.
5. Protect the Salmon River as an economic generator and natural resource by working with communities along the Salmon River Greenway Corridor to protect and preserve the quality of the corridor.
6. Capitalize on the location of NYS-13 in the town by obtaining federal scenic byway designation as the Revolutionary Trail to preserve the roadway's scenic character, support local businesses and tourism, and promote economic development.

RECREATION

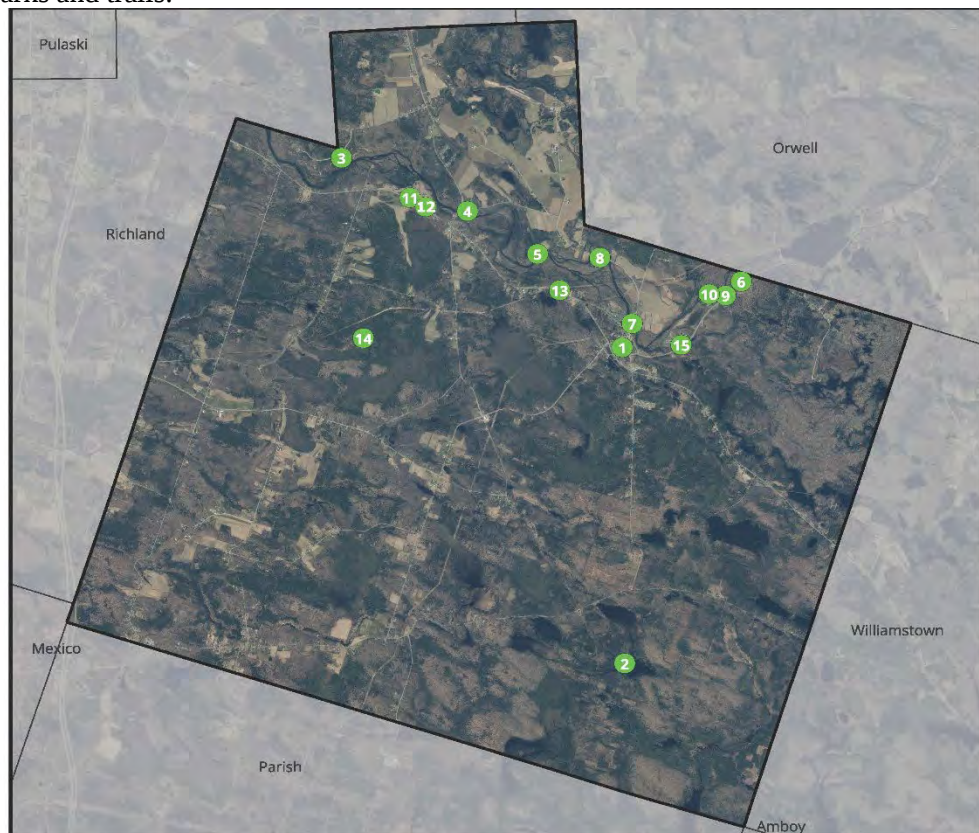
The town of Albion offers a range of recreational opportunities that support the health, well-being, economy, and quality of life of residents and visitors. Recreation plays an important role in promoting physical activity, reducing stress, and fostering positive mental health. Albion benefits from a diverse range of recreational assets that reflect its natural landscape, outdoor spaces, and strong connection to the Salmon River. The town is focused on enhancing existing park facilities, improving wayfinding and access, and expanding trail-based recreation through partnerships with Oswego County, New York State Department of Environmental Conservation, and local organizations. These efforts aim to create safe,

accessible, and well-maintained outdoor spaces that reflect the town's rural character and natural resources.

Based on the community survey, residents generally value Albion's parks and recreational resources and view them as an important part of the town's quality of life. Respondents frequently cited the Salmon River, fishing, hunting, camping, ATV and snowmobile trails, and access to nature as primary reasons for living in or visiting the town. At the same time, survey results indicate unmet needs related to recreational facilities, particularly for youth and families, with many residents expressing neutral to dissatisfied opinions regarding parks, playgrounds, and recreational amenities. Residents also identified the need for better wayfinding to existing recreational assets, concerns about maintenance and upkeep, and interest in enhanced park facilities and trail access. Overall, community input suggests strong support for preserving and improving outdoor recreation opportunities while addressing gaps in amenities, accessibility, and visibility of existing parks and trails.

Recreational Sites

- 1 Town Park
- 2 Happy Valley WMA
- 3 Fisherman's Pond North Parking
- 4 Pineville Pool Parking
- 5 Salmon River Fishing North Trestle Pool
- 6 Upper-Fly Fishing Section Parking #2
- 7 Altmar Pool Parking
- 8 Ellis Cove #1
- 9 Paradise Pool
- 10 Falls Hiking Trail
- 11 BnB Campground
- 12 Stoney's Pineville Campground
- 13 Brown's Campground
- 14 Altmar State Forest
- 15 Salmon River Fish Hatchery



Salmon River Fish Hatchery

The Salmon River Fish Hatchery, located just east of the hamlet of Altmar, is an important regional and town asset that is vital to the area's environment and economy. The hatchery stocks approximately 3.5 million trout and salmon annually into various waterways including Lakes Ontario and Erie. The hatchery's restocking efforts support the restoration and sustainability of native fish populations. Every year, fish return to the Salmon River during spawning season fostering the region's well-known designation for recreational fishing opportunities. The hatchery attracts thousands of visitors annually, particularly during the salmon run from September to November, which contributes substantially to local tourism and the town's economy. It also serves as an educational resource by offering public opportunities to learn about fish culture, conservation, and aquatic ecosystems.

Salmon River

The Salmon River is one of Albion's most significant recreational and natural assets and is abundantly recognized for salmon fishing. The river supports a wide range of fishing opportunities including salmon, steelhead, and trout fishing, drawing anglers throughout the year. Albion contains multiple fishing access sites that provide parking and river access including Fisherman's Pool North Parking, Pineville Pool Parking, Salmon River Fishing Access at North Trestle Pool, Upper Fly-Fishing Section Parking 2, Altmar Pool Parking, and Ellis Cove #1. These access points enhance public use while helping to manage visitor impacts along the river corridor.

Town Park

The town park is located behind the town hall and includes a playground and a pavilion. The pavilion is used by residents for gatherings, celebrations, and other activities. A basketball court is located adjacent to the town hall, separate from the park. The town would like to relocate the basketball court into the park area to consolidate recreational amenities and create a more cohesive park setting. Improving park accessibility and visibility is a priority for the town. Due to its location, the park can be difficult for residents and visitors to find. The town plans to explore the installation of signage and wayfinding features to improve awareness and access to the park.

The town park would also benefit from additional amenities such as the development of one or two public restroom facilities. The lack of restrooms limits the park's usability for families, seniors, and attendees of events. Albion would like to develop public restrooms in the next five to seven years to support longer stays and the expanded use of the park.

Park maintenance is the responsibility of the town of Albion. However, there may be opportunities to explore partnerships with the Altmar-Parish-Williamstown (APW) School District. Such partnerships could support park maintenance and beautification efforts while providing students with community service opportunities as part of curriculum requirements.

Senior Recreation Opportunities

Local organizations such as the Williamstown Senior Citizens Club and the Springbrook Tenants Association provide recreational and social opportunities for seniors in and around the town. These groups offer regular gatherings, activities, and events that promote social interaction, community engagement, and overall wellbeing.

Trail Systems

Albion offers a variety of trail opportunities for walking, hiking, and non-motorized travel. The town includes a trail connecting St. Mary's Road to the APW High School, providing a safe and accessible route for students and residents. Happy Valley Wildlife Management Area and the Altmar State Forest feature networks of trails suitable for hiking, nature observation, and wildlife-related recreation. The Falls Hiking Trail provides scenic access to natural features along the Salmon River.

The expansion and enhancement of trail systems is a priority for the town of Albion. The town is collaborating with Oswego County on the potential development of a multi-use, non-motorized trail that would parallel the Salmon River, beginning near the river's headwaters and extending to Port Ontario. The trail will support a variety of recreational uses including hiking, bicycling, cross-country skiing, snowshoeing, etc., while providing residents and visitors with greater access to the Salmon River. The town plans on exploring opportunities to install benches along trails bordering the Salmon River to

enhance user comfort and enjoyment. Any improvements along the river corridor would require coordination with the NYSDEC.

As part of trail planning efforts, the town is interested in incorporating designated emergency access points to improve safety and response times. Albion would also like to explore the possibility of numbering trail segments to assist emergency responders and trail users in identifying locations along the corridor.

Snowmobile use is permitted in the town through local laws and contributes to the area's seasonal tourism and outdoor recreation opportunities. Trails are maintained by local organizations including the Kasoag Snowmobile Club and the Pulaski Boylston Snowmobile Club which ensure safe, connected, and well-maintained trail systems. Concerns have been raised regarding snowmobiles travelling at excessive speeds. Continued partnerships with local clubs, along with education and enforcement, can promote responsible riding practices while maintaining the balance between recreational use, public safety, and the protection of local infrastructure. A map of dedicated snowmobile trails can be referenced in **Appendix F Figure F-15**.

All-terrain vehicle (ATV) use is permitted on authorized roads and trails through town and county regulations. Trails are maintained by local clubs such as the Oswego County Valley ATV Club and Central Oswego County Riders. However, concerns regarding rider safety and impacts on public and private property have emerged. The town has received reports about riders not wearing helmets, trespassing on private land, and causing damage to such land as well as town roads. Damages to privately owned land has led landowners to restrict access. The town supports ATV use, but it should be conducted in a manner that promotes responsible riding practices that respect property rights and the health of the community. To mitigate these issues, the town should encourage and support the development of educational initiatives such as distributing flyers and maps that clearly identify authorized ATV routes, outline safe riding practices, and establishes expectations for what constitutes respectful behavior. A map of authorized roads for ATV use can be referenced in **Appendix F Figure F-16**.

Campgrounds

Albion supports outdoor tourism through several campgrounds that serve anglers, trail users, and seasonal visitors. Campgrounds within the town include BnB Campground, Stoney's Pineville Campground, Brown's Campground, and Hidden Acres Campground. These facilities provide lodging options that complement Albion's fishing, trail, and forest-based recreational offerings and contribute to the town's tourism-based economy.

State Lands

The Altmar State Forest (941 acres) and the Happy Valley Wildlife Management Area (4,285 acres) are valuable recreational and environmental resources within the town. These publicly accessible lands offer opportunities for hiking, wildlife observation, hunting (where permitted), and environmental education. Their presence enhances Albion's recreational diversity while preserving open space and natural habitats.

GOAL: EXPAND AND CONNECT TRAIL AND NATURAL RESOURCE-BASED RECREATION TO SUPPORT YEAR-ROUND USE, SAFETY, AND TOURISM.

Objectives

1. Support the development of a multi-use, non-motorized trail along the Salmon River through collaboration with Oswego County and NYSDEC.

2. Enhance trail user comfort, accessibility, and safety by exploring the installation of benches, designated emergency access points, ADA accessibility options, and trail segment numbering along key trail corridors.
3. Support and maintain existing trail systems within the Happy Valley Wildlife Management Area, Altmar State Forest, and local trail connections.
4. Continue to support regulated ATV and snowmobile recreation in coordination with local clubs to ensure safe and well-maintained motorized trail systems.

GOAL: ENHANCE RECREATIONAL AMENITIES AND PARK FACILITIES TO SUPPORT HEALTH, ACCESSIBILITY, AND COMMUNITY USE.

Objectives

1. Improve the functionality and cohesion of the town park by relocating the basketball court into the park area and consolidating recreational amenities.
2. Increase visibility and accessibility of park facilities through improved signage and wayfinding to help residents and visitors easily locate the town park.
3. Expand park amenities to support inclusive and longer-term use including planning for the development of one or two public restroom facilities within the next five to seven years.
4. Maintain high-quality park conditions by continuing town-led maintenance and exploring partnerships with the APW School District for park maintenance and beautification projects.

COMMUNITY FACILITIES

The town of Albion is supported by various community facilities that provide essential municipal services, emergency response, public safety, and education. These facilities are well maintained and adequate to meet current needs. Future planning efforts will focus on targeted improvements, expanded capacity where needed, and improved wayfinding to ensure continued accessibility and functionality.

Table 16: Community Facility Locations

Name	Location
Altmar-Albion Municipal Building	15 Bridge Street, Altmar, NY 13302
Altmar Fire Department	15 Bridge Street, Altmar, NY 13302
Town of Albion Highway Garage	1594 County Route 22, Altmar, NY 13302
Albion United States Postal Service (USPS)	1964 Mexico Street, Altmar, NY 13302
Altmar-Parish-Williamstown School District	639 County Route 22, Parish, NY 13131
Town Park	Behind the municipal building, adjacent Church Street
Altmar United Methodist Church	35 River Street, Altmar, NY 13302
American Legion Altmar Post 1435	13 Church Street, Altmar, NY 13302
Dugway United Methodist Church	1722 NYS-104, Parish, NY 13131
Riverside Cemetery	2059 County Route 22, Altmar, NY 13302
Maple Lawn Cemetery	1722 NYS-104, Parish, NY 13131
Pineville Cemetery (Salmon River)	State Route 13, Pulaski, NY 13142

The Altmar-Albion Municipal Building serves as the center of town government providing staff offices, court functions, and a meeting space. The building has adequate space for current operations and has undergone recent improvements. A long-term concern is record storage as space for court and municipal records is limited. Future opportunities may include grants for the digitization of records and potential building expansion if staffing or service demands increase. The building is equipped with adequate technology supported by a contracted IT provider who assists with managing the town's cybersecurity needs. In the absence of a town library, the town hall hosts the Altmar Little Free Library managed by the Pulaski Public Library. The Altmar Little Free Library offers a book-sharing resource where residents may take or leave books, supporting literacy and community engagement.

The town of Albion Highway Garage is a newer, well-functioning facility that provides sufficient space for equipment storage and maintenance with the capacity for future fleet expansion. Recent investments, including a new salt shed and fuel containment system, have improved environmental protection. While no formal intermunicipal agreements are in place, the town participates in shared services with several neighboring municipalities and maintains formal agreements with NYSDOT and Oswego County for road maintenance and winter operations. The former highway barn, currently used for cold storage, presents an opportunity for future revitalization and adaptive reuse. The highway department also partners with the APW School District to offer an apprenticeship program that supports workforce development and local hiring.

Albion maintains several cemeteries that serve important community and historical functions. Riverside Cemetery is town-maintained, in good condition, and nearing capacity, with the need for expansion anticipated within the next five to seven years. Albion Center Cemetery, also town-maintained, has no remaining space. Dugway (Maplelawn) Cemetery and Pineville (Salmon River) Cemetery are maintained by their respective cemetery associations, reducing town maintenance responsibilities. There may be opportunities to explore partnerships with the APW School District. Such partnerships could support cemetery maintenance and beautification efforts while providing students with community service opportunities as part of curriculum requirements.

Fire protection is provided by the town of Albion Fire Department, which operates from a newer facility with adequate space for vehicles and equipment. The department provides fire protection and basic medical aid, offers specialized ATV response capabilities, and supports mutual aid agreements with surrounding towns. The department is staffed by volunteers and is experiencing staff shortages resulting in response times that are adequate but could be improved. Emergency medical services are provided through a contract with Northern Oswego County Ambulance (NOCA), with additional support from the Donald McFee Memorial Ambulance Service. Law enforcement services are provided by the Oswego County Sheriff's Office and New York State Police, both of which maintain an active presence in and around the town.

The municipal building and highway garage serve as designated emergency shelters and are equipped with backup generators. These facilities are coordinated with Oswego County Emergency Management and are included in countywide notification systems.

Looking ahead, the town plans to pursue improved wayfinding and gateway signage along major county and state roads to better identify municipal facilities and enhance community identity. The town is also interested in exploring the feasibility of a small community center for youths and families. However, concerns exist about long-term use suggesting that a regional, multi-municipal approach may be more appropriate. While lacking a separate community space, the town hall can be used to host various events including activities for youth and senior residents. The town hall has been used to support meetings such as the local Rod and Gun Club and can continue to be used to provide a communal space for local events and activities.

GOAL: INVEST IN AND OPTIMIZE EXISTING MUNICIPAL FACILITIES THAT SUPPORT EFFICIENT, COST-EFFECTIVE, AND SUSTAINABLE COMMUNITY SERVICES.

Objectives

1. Prioritize reinvestment in existing municipal buildings and infrastructure to maximize use of current facilities and minimize the need for new development.
2. Improve municipal records management through digitization to increase efficiency, reduce physical space demands, and support long-term operational sustainability.
3. Maintain and enhance the highway garage and related infrastructure to support essential services while incorporating environmentally responsible practices.
4. Encourage adaptive reuse of underutilized municipal structures, such as the former highway barn, to meet community needs while preserving existing development patterns.
5. Promote intermunicipal coordination and shared services to reduce costs, improve service delivery, and support regional collaboration.
6. Explore the expansion of the Riverside Cemetery, within the next five to seven years, through land evaluation, design, and funding strategies to maintain long-term cemetery capacity.

GOAL: STRENGTHEN COMMUNITY ACCESS, PUBLIC SAFETY, AND SERVICES WHILE PRESERVING RURAL CHARACTER AND SUPPORTING REGIONAL COOPERATION.

Objectives

1. Support reliable and accessible emergency and public safety services through continued investment in facilities, equipment, and mutual aid partnerships.
2. Enhance emergency preparedness and resilience by maintaining designated shelters with backup power and coordinating with county emergency management systems.
3. Leverage partnerships with the Altmar-Parish-Williamstown School District to support workforce development, community service initiatives, and shared use of facilities.
4. Improve connectivity and wayfinding through coordinated gateway and directional signage that enhances navigation while reinforcing community identity.
5. Evaluate shared or regional community facility options that efficiently serve residents, including youth and families, while avoiding duplication of services and unnecessary expansion.
6. Support the development of the proposed Visitor's Welcome Center near Interstate-81

PART III. LAND USE AND DEVELOPMENT

This section of the comprehensive plan identifies land use policies to guide development in the town over the next 10 – 20 years. These policies emphasize preserving the town’s rural character, supporting agriculture and working lands, protecting natural resources, and encouraging tourism and recreation opportunities that highlight Albion’s scenic and historic assets. Future growth is intended to occur in appropriate locations with the capacity to support development. Implementation of these policies may occur through planning tools such as site plan review, subdivision regulations, zoning and other local laws, and ongoing coordination with Oswego County and state agencies.

BASIC DEVELOPMENT PRINCIPLES

Rural and Sensitive Areas

1. Maintain low-density development in rural areas consistent with the town’s character.
2. Retain natural vegetation / provide vegetative buffering to protect water quality and preserve Salmon River recreational fishing.
3. Protect scenic vistas, forests, wetlands, streams, and wildlife habitats through thoughtful site design.
4. Avoid development in flood-prone areas, particularly along sections of the Salmon River and County Route 52.
5. Encourage conservation design and clustering to preserve open space and working lands.
6. Minimize conflicts between agriculture and non-farm development while supporting agricultural activities and related businesses.
7. Limit development in riparian areas, wetlands, and flood-prone areas.
8. Encourage conservation easements and the protection of scenic and ecological assets.
9. Land subdivisions should preserve large lots of agricultural and wooded lands whenever possible.
10. Residential lots should be large enough to ensure that sewage, which is disposed onsite can safely percolate, and that wells will not overdraw groundwater supplies.
11. Trees, vegetation and other landscape features such as stone fences should be retained as much as possible on development sites. Uses should be appropriately landscaped so as to fit into the rural setting.
12. Sites should be designed to protect important animal and plant habitats.
13. Lighting should be shielded and directed downward to protect dark skies.
14. Maintain rural aesthetics through context-sensitive design and open space preservation.

15. Nonfarm intrusions into agricultural areas should be minimized, thus minimizing conflicts with existing agricultural operations.
16. Promote small-scale commercial uses compatible with rural settings.
17. Infrastructure, such as cell towers, solar, and wind facilities should be sited so as not to detract from the rural character and negatively impact agricultural lands.
18. Signs should be limited and placed so as to minimize impacts on naturally aesthetic views.

Road Network

1. Ensure parcels on major highways have adequate frontage to reduce the number of unsafe access points.
2. Situate driveways and road access in safe, well-designed locations.
3. Require appropriate building setbacks along major road corridors.
4. Cul de sacs and loop roads should be avoided.

Commercial Development

1. Encourage commercial uses at appropriate road intersections or locations with safe access and minimal environmental impact.
2. Allow limited scattered commercial or light industrial development with buffering, lighting, noise, signage, drainage, and site design requirements.
3. Lighting should be shielded and directed downward to protect dark skies.
4. Support home-based businesses that do not negatively impact neighboring properties.
5. Locate parking areas to the side or rear of buildings where feasible and provide screening.

Hamlet Areas

1. Encourage a mix of residential, commercial, civic, and service uses compatible with a traditional hamlet setting.
2. Support higher-intensity development but only where roadway safety and wastewater capacity allow.
3. Promote pedestrian-scale design, compatible signage, and lighting.
4. Lighting should be shielded and directed downward to protect dark skies.
5. Encourage historically sensitive architecture and building placement that respects traditional hamlet patterns.

6. Support upper-story residential units above commercial uses where appropriate.

PRESERVING SENSITIVE LANDS

There are numerous areas in the town that have limited suitability or are unsuitable for development. There are other areas where development should be avoided due to the valuable natural character of the area in which the character would be lost or damaged if disturbed. Areas which are either unsuitable or fragile include floodplains, wetlands, steep slopes, and stream corridors.

Floodplains

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

Where Located: Certain floodplains have been mapped by the Federal Emergency management Agency (FEMA) see the Development Constraints Map in **Appendix F Figure F-5**. These include flood hazard areas which have a probability of flooding at least once in 100 years. These areas include but are not limited to the Salmon River, Trout Brook, Tucker Creek, North Branch Little Salmon River, North Branch Grindstone Creek, South Branch Grindstone Creek, Orwell Creek, low-lying areas, and wetlands.

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

Wetlands

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

Where Located: Wetlands are located throughout the town with smaller, higher concentrated wetlands located in the northern and northeastern portions of the town. These wetlands are situated along the Tug Hill Aquifer and are responsible for groundwater recharge and filtration. A map of wetlands can be referenced in **Appendix F Figure F-5**.

Consequences of Development: Wetlands are generally considered a severe hazard to development. Development can lead to loss of valuable and irreplaceable wildlife habitat. Wetlands are particularly important as they may directly recharge groundwater supplies and are vulnerable to pollution. Thus, in areas where potable (drinkable) water is obtained from groundwater, some wetlands need a high level of protection. Development can also lead to a loss of valuable open space. Development of these areas is expensive, as landfill is usually needed and flood protection if often necessary.

Steep Slopes

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

Where Located: Steep slopes can be found predominantly in the northern most and northwest portion of the town (see the Development Constraints Map in **Appendix F Figure F-5**).

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

Stream Corridors

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

Where Located: Named streams include Salmon River, Trout Brook, Tucker Creek, North Branch Little Salmon River, North Branch Grindstone Creek, South Branch Grindstone Creek, Little Grindstone Creek, and Orwell Creek. A map of streams and waterways can be referenced in **Appendix F Figure F-9**.

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

LAND USE

The town of Albion, excluding the hamlet of Altmar, is characterized by a rural settlement pattern defined by scenic vistas of farmland, cropland, and open space, much of which has gradually reverted to forested land. Development within these rural areas is generally low-density and dispersed, consisting primarily of single-family homes, manufactured homes, seasonal residences, and campgrounds situated along the road network. The town contains several historically established hamlets which include Altmar (formerly a village), Centerville, Dugway, Howardville, and Pineville (also known as Salmon River), which developed at key roadway intersections. These hamlets continue to serve as identifiable community centers within the rural landscape.

Residential development in the town is generally permissible with a preference for single-family and two-family dwelling units that maintain the town's character. Multi-family dwelling units and cluster subdivisions are discouraged where they may detract from the town's character. Small-scale commercial development is encouraged along the NYS Routes 13 and 104 corridors with a focus on tourism-supporting businesses such as fishing and tackle shops, snowmobile/ATV/UTV parts and service shops, small retail shops, antique stores, and appropriately designed campgrounds. Industrial activity is expected to remain limited with existing uses providing services such as fish cleaning and processing. The Tailwater Lodge was identified as an area for mixed-use development to further support the tourism industry. There is potential for small industrial type businesses, such as a deer processing facility, to be developed to further support hunting and tourism. The town does not anticipate the need for new public roads, though improvements to private roads may be necessary to address emergency access and turnaround limitations. Future development should avoid working agricultural lands, wetlands, forested areas, conservation lands, public parks, and riparian corridors critical to fish habitat and tourism. Ongoing land use concerns include dilapidated structures, private junkyards, gravel pits, and poorly maintained properties. The town currently does not have a zoning law but does have an existing Site Plan Review

Law. With the current land use concerns and the emergence of technology such as battery energy storage systems, small and large-scale solar facilities, wind generating facilities, and electric vehicle charging stations, the town should consider developing and adopting a robust zoning law.

The hamlet of Altmar represents the most developed area of the town, with the highest concentration of businesses, services, and residential density. Outside of Altmar, commercial uses are limited but tend to develop along NYS Route 13 which parallels the Salmon River. Businesses located along this corridor primarily serve tourism and recreation, particularly fishing, which is a defining economic and cultural feature of the town. Overall, Albion's land use pattern reflects its rural character, historic hamlet development, and strong connection to natural and recreational resources.

Hamlet Characteristics

The hamlet of Altmar center is located approximately three miles south of the Albion-Orwell town line, consisting of six local roads (Pulaski Street, Mill Street, Mexico Road, Church Street, Bridge Street, and River Street), and is bordered by NYS Route-13 to the west and County Route 22 to the south. The Altmar-Albion town hall is in the middle of the hamlet and includes a public park which provides recreational opportunities for the residents.

The hamlet seems to have developed incrementally over time exhibiting an organic settlement pattern rather than a formally planned subdivision layout. Parcel sizes and lot dimensions vary considerably throughout the hamlet. The hamlet contains approximately 80 parcels that are one acre or less in size, with the primary exceptions being the town hall, cemetery, and commercial properties. This pattern results in a varied and irregular street edge, with buildings generally located between 30 and 50 feet from the street center line. Setbacks also vary alongside lot lines, with some structures located close to or directly abutting adjacent properties.

Land use within the hamlet is primarily residential, with commercial uses interspersed throughout. This creates a mixed-use pattern which is typical of traditional rural hamlets. Structures are generally one to two stories in height and are commonly residential in scale. Many buildings include front porches of varying widths which contribute to the pedestrian scale and visual character of the streetscape. Building density averages approximately 1.3 buildings per parcel, or approximately 1.1 buildings per acre. Development spacing varies based on parcel size and traditional development patterns rather than uniform land use regulations.

Housing styles within the hamlet are primarily 19th – to mid – 20th century gable and wing vernacular architectural forms. There are a small number of higher-style architectural examples such as Greek Revival, Queen Anne, Italianate, and Cape Cod houses. Most structures appear to have been constructed prior to 1930, with limited new residential construction occurring after the year 2000.

Roadways within the hamlet are approximately 20 to 22 feet wide excluding the shoulders. Sidewalk infrastructure exists in portions of the hamlet but is generally disconnected and in poor condition. Sidewalks typically range from approximately four to six feet wide with some segments missing or deteriorated due to age and limited maintenance. Overall, the visual character of the hamlet is defined by its irregular parcel pattern, varied but generally shallow building setbacks, limited building scale, and traditional rural hamlet streetscape features. This development pattern reflects historic incremental growth and contributes to the established character of the hamlet.

APPENDIX A

2025 TOWN OF ALBION SURVEY

A. DEMOGRAPHIC DATA

1. What is your residency status?

[77%] Town of Albion Resident [21%] Non-Resident/Landowner [2%] Other:

2. How satisfied are you with the quality of life in the Town of Albion? (Please mark only one).

[10%] Very Satisfied [53%] Satisfied [15%] Neither satisfied nor dissatisfied
[18%] Dissatisfied [4%] Very dissatisfied

3. What are your reasons for choosing to live/work at your current residence? (Choose all that apply).

[11%] Distance to work [24%] Distance to friends and relatives [15%] Affordable housing
[12%] Tax rates [32%] Quality of life [4%] Quality of schools
[2%] Historic buildings [5%] Crime rate [65%] Rural atmosphere
[5%] Own a business [13%] Grew up in town [0%] Childcare/Daycare
[1%] Rate of pay/salary [34%] Small population [17%] Family homestead
[14%] Cost of land [7%] Sense of community/community pride [47%] Prox. to nature/recreation
[7%] Other:

4. How important is it to preserve the character of the town? (Please check only one).

[39%] Very important [41%] Important [16%] Somewhat important [4%] Not important

5. From the following list, what characteristics of the town do you like or dislike? (Mark only one box per row).

	Like	Dislike	No Opinion
Rural atmosphere	[97%]	[0%]	[3%]
Small population	[95%]	[1%]	[4%]
Farmland	[87%]	[0%]	[13%]
Small town government	[64%]	[8%]	[28%]
Absence of public water/sewer	[41%]	[34%]	[24%]
Absence of industry	[50%]	[18%]	[32%]
Other:			

6. How do you feel the community has changed since you've lived in the town? (Please circle each that applies).

[14%] No change [1%] More farmland [45%] More junk [30%] More people
[38%] New camps [36%] Abandoned structures [7%] Improved roads [28%] More crime
[12%] Recreational development [26%] More people on weekends [25%] Less farmland [3%] Less junk
[0%] Less people [0%] Less crime [1%] Less people on weekends [18%] Other:

7. What types of development would you welcome to our community? (Please choose all that apply).

[3%] Manufactured home parks [43%] Tourism/recreational businesses [25%] Light industry
[73%] Farms/agricultural uses [9%] Wind turbine development [40%] Snowmobile trails
[30%] Cell tower development [39%] Home-based businesses [41%] ATV trails
[5%] Subdivision housing [16%] Campgrounds/RV parks [41%] Broadband access
[8%] Other:

8. Which type of housing development should be ENCOURAGED in the town? (Choose all that apply).

[82%] Single-family housing [13%] Multi-family housing [14%] Condominiums/town houses
[42%] Senior housing [14%] Apartments [4%] Tract/development housing
[9%] Manufactured homes [17%] Seasonal residences [19%] Tiny homes
[7%] Single-family dwellings converted to apartments [17%] Short-term rentals (Airbnb) [10%] None
[6%] Other:

APPENDIX A

9. Which type of housing development should be ENCOURAGED in the town? (Choose all that apply).

[1%] Single-family housing [42%] Multi-family housing [45%] Condominiums/town houses
 [9%] Senior housing [36%] Apartments [57%] Tract/development housing
 [33%] Manufactured homes [21%] Seasonal residences [14%] Tiny homes
 [32%] Single-family dwellings converted to apartments [27%] Short-term rentals (Airbnb) [12%] None
 [6%] Other:

10. Which type of commercial development should be ENCOURAGED/DISCOURAGED in the town of Albion? (Please mark one box per row).

	Encourage	Discourage	No Opinion
Car repair shops	[54%]	[8%]	[38%]
Supermarkets	[55%]	[13%]	[31%]
Specialty stores	[46%]	[10%]	[44%]
Sporting goods	[54%]	[9%]	[37%]
Hotels or motels	[27%]	[35%]	[38%]
Fast food restaurants	[17%]	[49%]	[34%]
Banks and financial institutions	[37%]	[21%]	[42%]
Restaurants (other than fast food)	[71%]	[9%]	[20%]
Convenience stores	[32%]	[27%]	[40%]
Gift shops	[30%]	[19%]	[51%]
Pharmacies	[47%]	[16%]	[37%]
Medical facilities	[55%]	[15%]	[30%]
Hardware and lumber	[56%]	[12%]	[32%]
Personal services (e.g. hair salons/barber shops)	[57%]	[10%]	[34%]
Book, records, and video stores	[29%]	[17%]	[54%]
Strip malls	[3%]	[77%]	[19%]
Casinos	[6%]	[80%]	[14%]
Bars	[12%]	[50%]	[37%]
Garden centers	[54%]	[7%]	[39%]
Car washes	[26%]	[29%]	[45%]
Law offices	[22%]	[20%]	[58%]
Home-based businesses	[64%]	[6%]	[30%]
Small-scale industrial	[46%]	[21%]	[34%]
Large-scale industrial	[11%]	[63%]	[25%]
Manufacturing	[32%]	[29%]	[39%]
Retail	[41%]	[21%]	[38%]
Agriculture	[85%]	[1%]	[14%]
Forestry	[83%]	[3%]	[14%]
Tourism	[49%]	[12%]	[39%]
Wind turbine	[11%]	[68%]	[21%]
Solar facilities	[14%]	[66%]	[20%]
Recreational trails	[80%]	[7%]	[13%]
Public transportation	[49%]	[21%]	[30%]
Cannabis cultivation/sales	[17%]	[57%]	[26%]

11. Which of the following areas would you like to see growth in? (Please choose all that apply).

[31%] Tourist attractions [65%] Hiking/skiing/bike trail [50%] Roads [11%] Commercial development
 [28%] State-owned land [31%] Home-based businesses [37%] ATV trails [41%] Town parks
 [30%] Small industry [35%] Snowmobile trails [65%] Agriculture [58%] Hunting and fishing

APPENDIX A

12. If grants were available, which of the following projects would you like to see the town pursue? (Please choose all that apply).

[13%] Wind power [16%] Solar power [50%] Community center
[63%] Town park/playground [26%] Other:

13. Which areas of the town do you think should be protected? (Choose all that apply).

[90%] Streams [77%] Wetlands [89%] Farmland [87%] Forests
[78%] Cemeteries [56%] Open space [67%] Scenic vistas [67%] Historic buildings/sites
[2%] Other:

14. Do you support restrictions on development in the town?

[70%] Yes [14%] No [17%] No Opinion

15. Development along State Routes 104 and 13 (I-81 access) corridors, through the community, should be planned in a manner that will... (Choose all that apply).

[83%] Promote safe and efficient traffic flow [33%] Maximize scenic views
[47%] Preserve open space [17%] Attract commercial businesses
[24%] Attract new residents [30%] Keep it the same

16. Should commercial, industrial, and residential buildings be allowed to develop in the same area? (Please mark only once circle).

[11%] Yes, in all areas of the town [59%] Yes, in some areas of the town [30%] Not in any areas of the town

17. If you answered "Yes" to the previous question, should architectural controls be applied to commercial and industrial buildings? (Please choose only one).

[84%] Yes [16%] No

18. How satisfied are you with the following services?

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
Municipal facility	[19%]	[45%]	[35%]	[2%]	[0%]
Fire protection	[25%]	[46%]	[25%]	[3%]	[1%]
Ambulance services	[19%]	[41%]	[35%]	[4%]	[1%]
Recreational facilities for youth	[1%]	[12%]	[62%]	[19%]	[5%]
Recreational facilities for adults	[2%]	[12%]	[69%]	[14%]	[3%]
Parks/open space	[4%]	[27%]	[50%]	[17%]	[2%]
Building code enforcement	[6%]	[35%]	[38%]	[17%]	[4%]
Street/road maintenance	[10%]	[34%]	[25%]	[23%]	[8%]
Library services	[2%]	[12%]	[67%]	[11%]	[9%]
Schools/educational facilities	[5%]	[25%]	[55%]	[12%]	[3%]
Snow removal	[22%]	[29%]	[22%]	[17%]	[9%]
Dog control	[6%]	[35%]	[49%]	[6%]	[4%]
Government administration	[6%]	[31%]	[58%]	[2%]	[4%]
Clean-up/recycle days	[2%]	[16%]	[54%]	[23%]	[23%]
Community events	[3%]	[14%]	[63%]	[16%]	[4%]
Town board communication	[2%]	[20%]	[50%]	[23%]	[5%]

APPENDIX B

Town of Albion SWOT Exercise – Notes

Session Facilitated by: Christopher Barboza, Maria Covey, and Heidi Tompkins from NYS Tug Hill Commission
Thursday, February 13 – Albion Town Hall – 6:30 p.m.

In attendance:

Gerry Lequin	Justin Rose
Valorie Rose	Anne Paluso
Clint Rossbach	Mike Faulkner
Aaron Walter	Mary Faulkner
Stephanie Rossbach	Bruce & Cindy
William Devito	

STRENGTHS (Current)

- Salmon River and Businesses
- Tourism: snowmobile, ATV, fishing
- Salmon River Fish Hatchery
- Strong Roots
- Camping/Resorts
- Bed and Breakfasts
- Nearby Waterfalls
- Lake
- Rural Character
- Proximity to highway (convenient)
- Wildlife, hunting, natural beauty
- Good relationship with communities
- Shared services (DPW)
- Resiliency of residents (live and stay in Albion)

WEAKNESSES (Current)

- Lack of infrastructure
- Altmar vs. Albion (confusion between Albion, Oswego County/Albion, Orleans County)
- Low community involvement
- Resistance to change
- Lack of zoning
- Leniency of judges
- Lack of employment opportunities
- Low moral
 - Lack of services (childcare facilities)
 - Generational poverty
- Generational divide
- Lack of pride
- Lack of a sense of community: school closing
- Wayfinding (playground example)
- Wildlife Management Areas (WMA's): public vs. private
 - Ownership: loss of taxable property
- Tourists: lack of respect
- DEC: lack of representation by agency
- Resources not supported/advertised
- Fear of theft/vandalism with upgraded parks

APPENDIX B

- High liability insurance costs
- Road access: snow plowing (highway department)

OPPORTUNITIES (Future)

- Broadband expansion (Oswego County)
- Dunbar Fields: park project study (recreation trails)
- County Route 13 corridor: opportunity for development
- Town barn building
- Uses for Town Hall space: community classes; bingo; youth involvement activities
- Library
- Park located near river: pavilion/benches
- Kids & fishing
- Playground upgrades
- Community center
- Fish museum
- Zoning
- South Albion Road: clearcut land, potential
- “Shepards Pond”

THREATS (Future)

- Lack of educational opportunities/jobs
- Tourists: drive up housing prices
- Wetlands regulations: DEC owned land (WMA)
- Poverty
- Drugs (increase of nefarious activity)
- Youth leaving area
- False sense of security / increase in issues (nefarious activity)
- Land use / Zoning: town unprepared for MICRON development
- Medical system: slow/understaffed, lack of specialty care
- Resistance to change
- Competitive rates (county/state)
- Lack of state funding
- Lack of road maintenance
- Lack of tax revenue

Newspaper headlines in five years read:

- “Family Friendly”
- “New Community Center Built”
- “Salmon River Walk Developed”
- “Fire Department Hosts ATV Rides”
- “Public Figure Visits Along Salmon River”

APPENDIX C

Eligible Sites

USN	Type	Name	Photo
07501.000003	Building	CR 48 Bridge Over Salmon River, Albion, NY (Between Pineville/Centerville)	No Image Available
07501.000007	Building	341 County Route 52, Altmar, NY 13302	
07501.000012	Building	Residence – 111 Pulaski Street, Albion, NY 13302	
07501.000016	Building	Pineville Methodist Episcopal Church – 2850 State Route 13, Albion, NY 13142	
07501.000017	Building	Salmon River Cemetery – State Route 13, Albion, NY	

Historical Markers (WGP Foundation)

Name	Inscription	Photo
Salmon River Cemetery – State Route 13, Albion, NY	Patriot Burials, Salmon River Cemetery, Burials as Early as 1819, Revolutionary War Veteran, Private Roswell Bennet, Interred Here CA. Dec. 1830.	

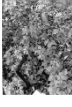
APPENDIX D

Sites of Historical Importance⁷

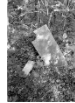
Name	Inscription	Photo
Rome, Watertown, & Ogdensburg RR Bed	Sheepskin Road (Photo Taken July, 1995).	
Iron Truss Bridge	Co. Rt. 48 crossing Salmon River. Bridge has been removed.	
Stone Wall	NYS Rt. 104 & Searles Road Photo taken: July, 1995 View: NE from Searles Rd toward NYS Rt. 104 Still standing.	
Albro-Kisly Farm	Co. Route 28. Photo taken: 1976	
Mattland Farm	583 County Rt. 52 Photos taken: Aug., 1995	
Franklin Sampson Farms	County Rt. 52, north of Sheepskin Road Photo taken: Aug., 1995	
Hillcrest Farm	County Rt. 52 Photos taken: Aug., 1995	
United Methodist Church	River Street, Altmar Photo taken: 1976	
Pineville Methodist Church	NYS Rt. 13 Photo taken: 1976	
Former Baptist Church	Co. Rt. 22 & Co. Rt. 28 Photo taken: July, 1995	

⁷ This information was obtained from the "Historic and Architectural Resources of Oswego County, New York: A Reconnaissance Level Survey," of 1999 by Helen Moore Breitbeck, PH.D. Published by the Heritage Foundation of Oswego, Inc.

APPENDIX D

Dugway Union Church	NYS Rt. 104 Photo taken: July, 1995	
Riverside Cemetery	Co. Rt. 22 East, Altmar Photo taken: Oct., 1993	
Fortune Comstock Monument Riverside Cemetery	Riverside Cemetery Co. Rt. 22, Altmar Photo taken: Oct., 1993	
Civil War Monument Riverside Cemetery	Riverside Cemetery Co. Rt. 22, Altmar Photo taken: Sept., 1995	
Salmon River Cemetery	NYS Rt. 13, Pineville Photo taken: Oct., 1993	
Salmon River Cemetery (Barber Monument)	NYS Rt. 13, Pineville Photo taken: July, 1994	
Purdy Cemetery	Happy Valley Road – Happy Valley State Game Management Area Photo taken: Oct., 1993	
Patterson Monument	Maple Lawn Cemetery NYS Rt. 104, Dugway Photo taken: July, 1995	
Albion Center Cemetery	Co. Rt. 28 Photo taken: 1994	
Clary Monument	Albion Center Cemetery Co. Rt. 28 Photo taken: July, 1995	
South Albion Road Cemetery	South Albion Road, John Trumble's Property Photo taken: Aug., 1995	
White Family Cemetery	NYS Rt. 104, east of South Albion Road Intersection Photo taken: Aug., 1995	

APPENDIX D

Stone Wall Cemetery (Corkins Family)	South Albion Road	
Happy Valley Schoolhouse, District #11	Happy Valley Road Photo taken: Oct., 1993	
Altmar Union School	Pulaski Street, Altmar Photo taken: 1976	
Holmes-Schmidt House	NYS Rt. 104, Dugway Photo taken: July, 1995	
Holmes-Schmidt Barn	NYS Rt. 104, Dugway Photo taken: May, 1990	
Sayer-Mahoney House	Co. Rt. 52 (Bridge St.) Photo taken: 1994	
Carl Skelly House	Pulaski St., Altmar Photo taken: 1976	
McEniry-Conn-Sullivan House	Sheepskin Road Photo taken: Oct., 1993	
Tillapaugh-Parker House	Pulaski Street, Altmar Photo taken: 1976	
Buckley House	Corner of Mexico & Church Streets, Altmar Photo taken: 1976	
Michael & Barbara Conn House	Centerville Road Photo taken: Oct., 1993	
Salmon River Fish Hatchery	Co. Rt. 22, northeast of Altmar Photo taken: July, 1994	

APPENDIX E

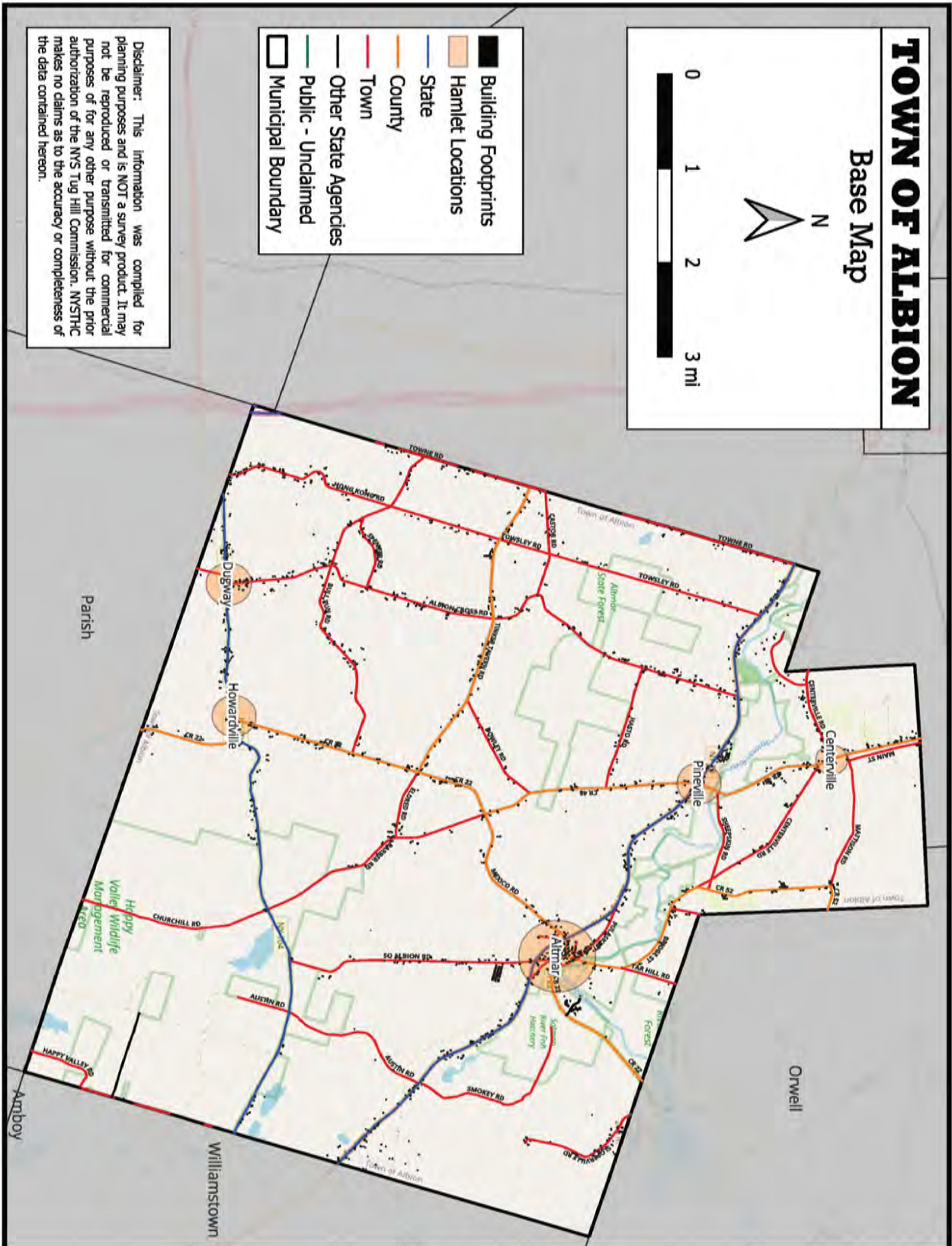
RESOURCES

Natural Resources	NYS Environmental Protection Fund	https://dec.ny.gov/environmental-protection/fund
Historical Preservation	Preservation League of NYS	https://www.preservenys.org/grants
	William G. Pomeroy Foundation	https://wgpfoundation.org
Infrastructure	Transportation Alternatives Program (TAP)	https://www.dot.ny.gov/tap-cmaq
	Consolidated Local Street and Highway Improvement Program (CHIPS)	https://www.dot.ny.gov/programs/chips
	FAST NY	https://esd.ny.gov/fast-ny
Housing	NYS HOME Program	https://hcr.ny.gov/nys-home-program
	Affordable Home Ownership Development Program	https://hcr.ny.gov/affordable-home-ownership-development
	Access to Home	https://hcr.ny.gov/access-home
	RESTORE Program	https://hcr.ny.gov/restore-program
	Community Development Block Grant (CDBG)	https://hcr.ny.gov/community-development-block-grant
	Weather Assistance Program (WAP)	https://hcr.ny.gov/weatherization
	NYSERDA's Comfort Home Program	https://www.nyscrda.ny.gov/ny/weatherization-in-Renovation
	Single Family Housing Repair Loans & Grants in New York	https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-18
Oswego County Resources	Home Delivered Meals	https://www.oswegocountyny.gov/departments/human_services/office_for_the_aging/nutrition_services.php
	Senior Home Care Services	https://www.oswegocountyny.gov/departments/human_services/office_for_the_aging/senior_ho_mecare_and_assistance.php
	Transportation	https://www.oswegocountyny.gov/departments/human_services/office_for_the_aging/transportation.php
	Williamstown Senior Citizens Club/Springbrook Tenant's Association	https://www.oswegocountyny.gov/departments/human_services/office_for_the_aging/local_senior_clubs.php
Development	Oswego County Land Bank	https://www.oswegocountylandbank.com
	Brownfield Assessment Grant	https://www.oswegocountyny.gov/departments/planning_comm_dev/brownfield_assessment_grant.php

	Regional Economic Development Councils (REDC) CFA Resources	https://regionalcouncils.ny.gov/sites/default/files/2025-04/2025-CFA-Resources-Available.pdf
Transportation	Oswego County Public Transit	https://www.oco.org/services/transportation/
	NYSDOT Traffic Data Viewer	https://www.dot.ny.gov/tdv
	Institute for Traffic Safety Management and Research (Crash Data)	https://www.itsmr.org
Town Resources	Altmar Little Free Library	https://townofalbion-ny.us/index.php/2024/12/12/altmar-little-free-library/
Recreation/Tourism	Oswego County Tourism Fishing & Hunting Guide	https://visitoswegocounty.com/brochures/fishing-hunting-guide/
	Oswego County Tourism Visitors Guide	https://visitoswegocounty.com/brochures/visitors-guide/
Tailwater Lodge	Recreation Fishing: Orvis Endorsed Guides	https://tailwaterlodge.com/recreation/fishing

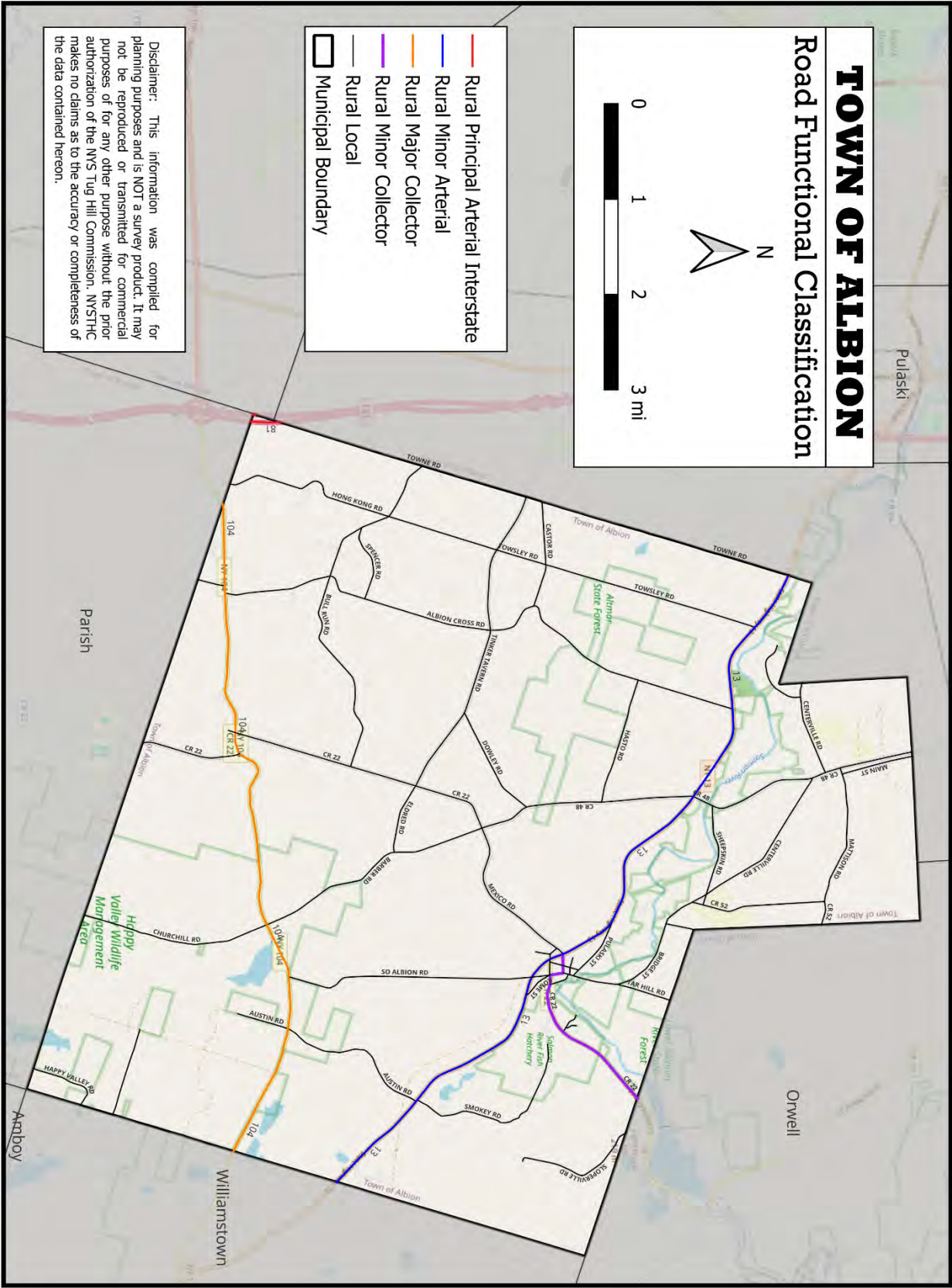
APPENDIX F

Figure F-1



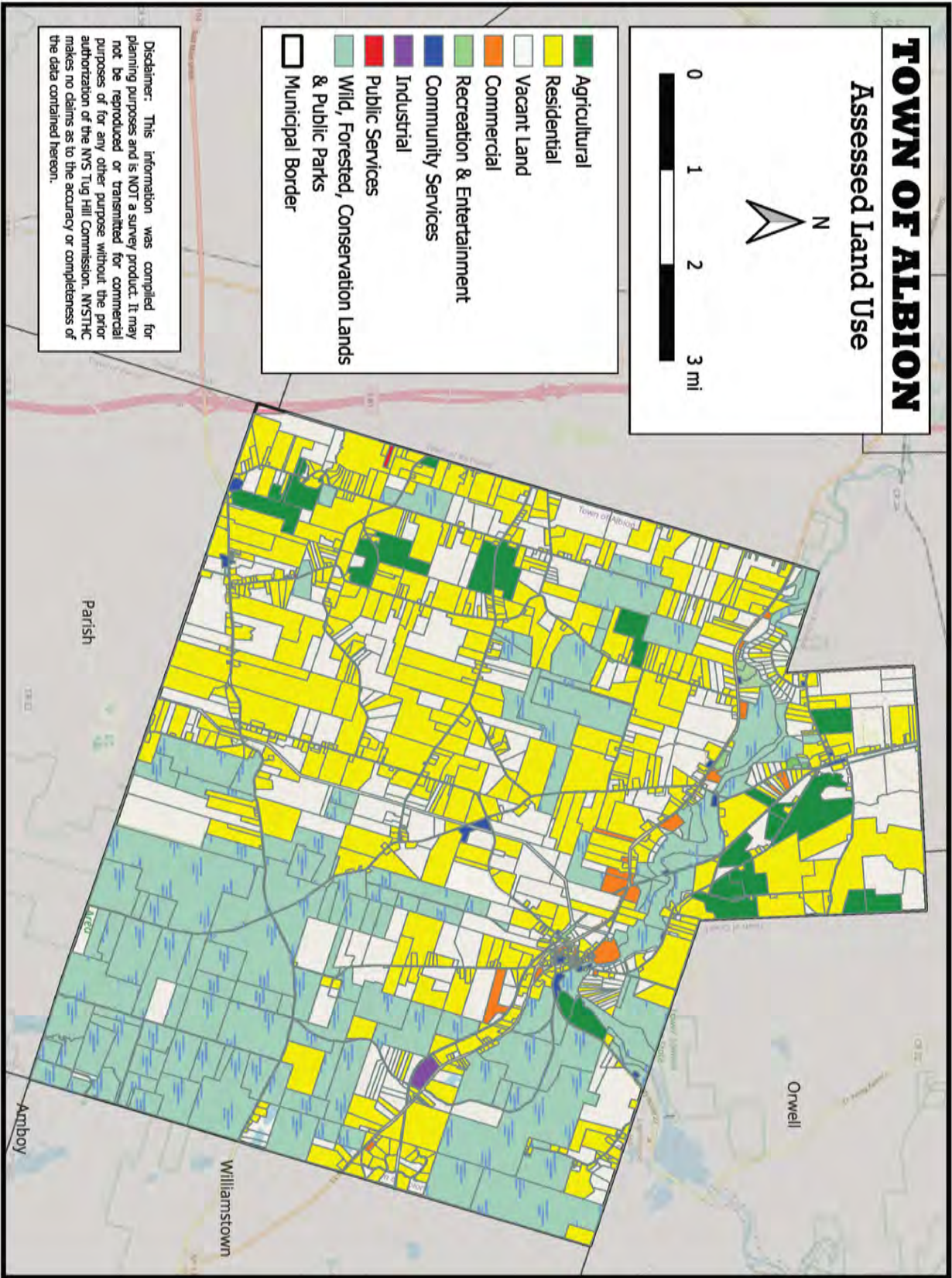
APPENDIX F

Figure F-2



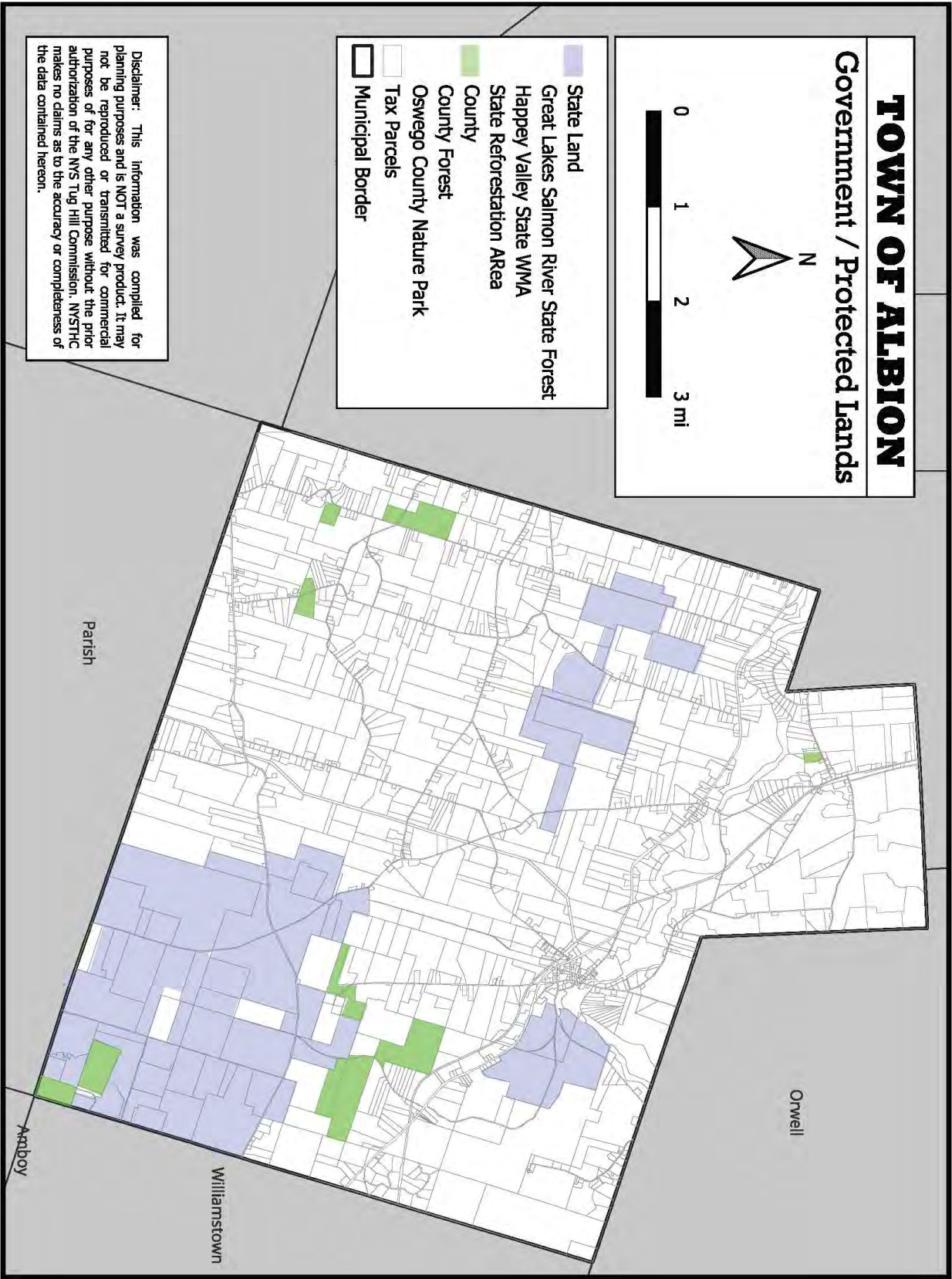
APPENDIX F

Figure F-3



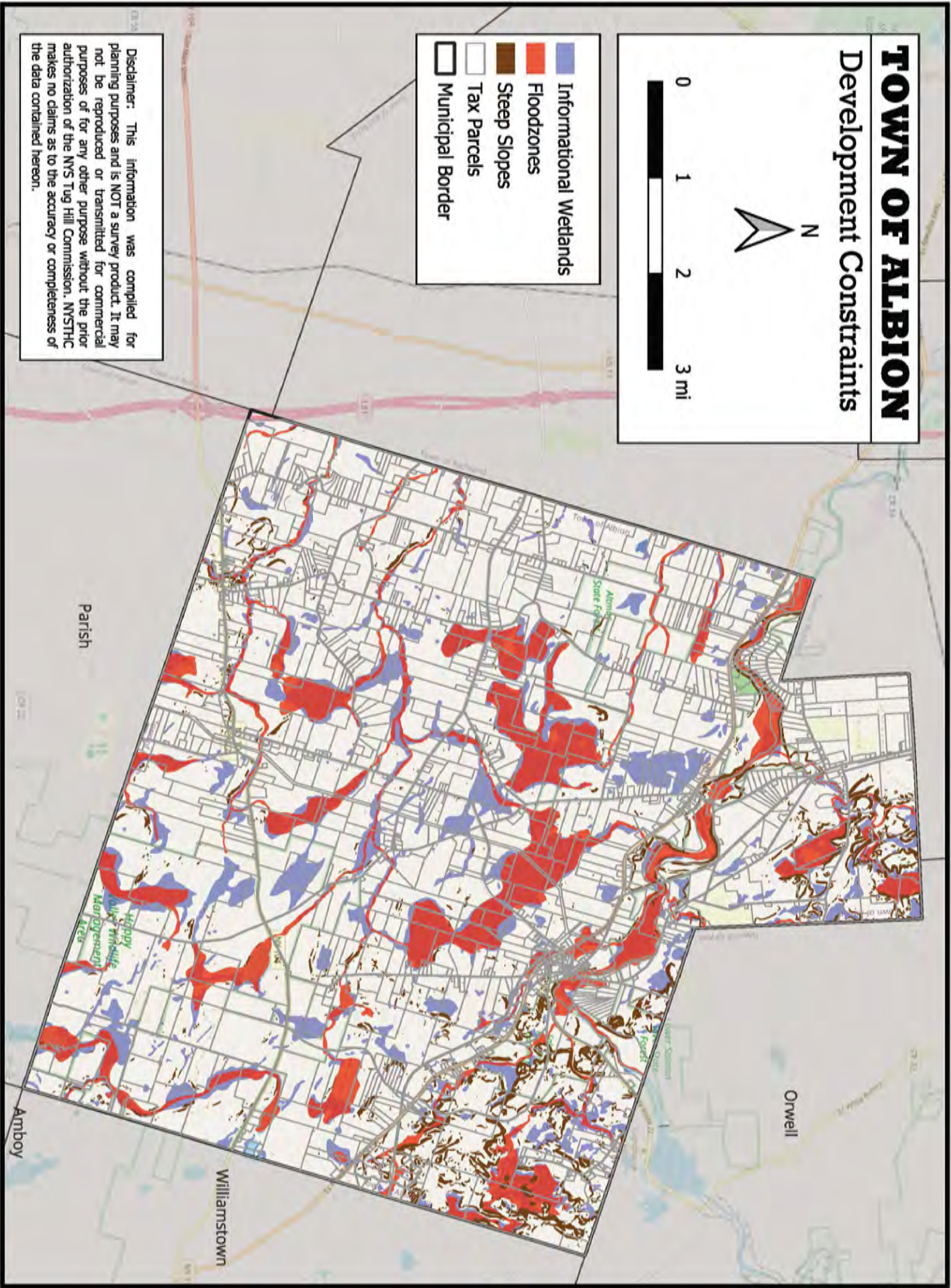
APPENDIX F

Figure F-4



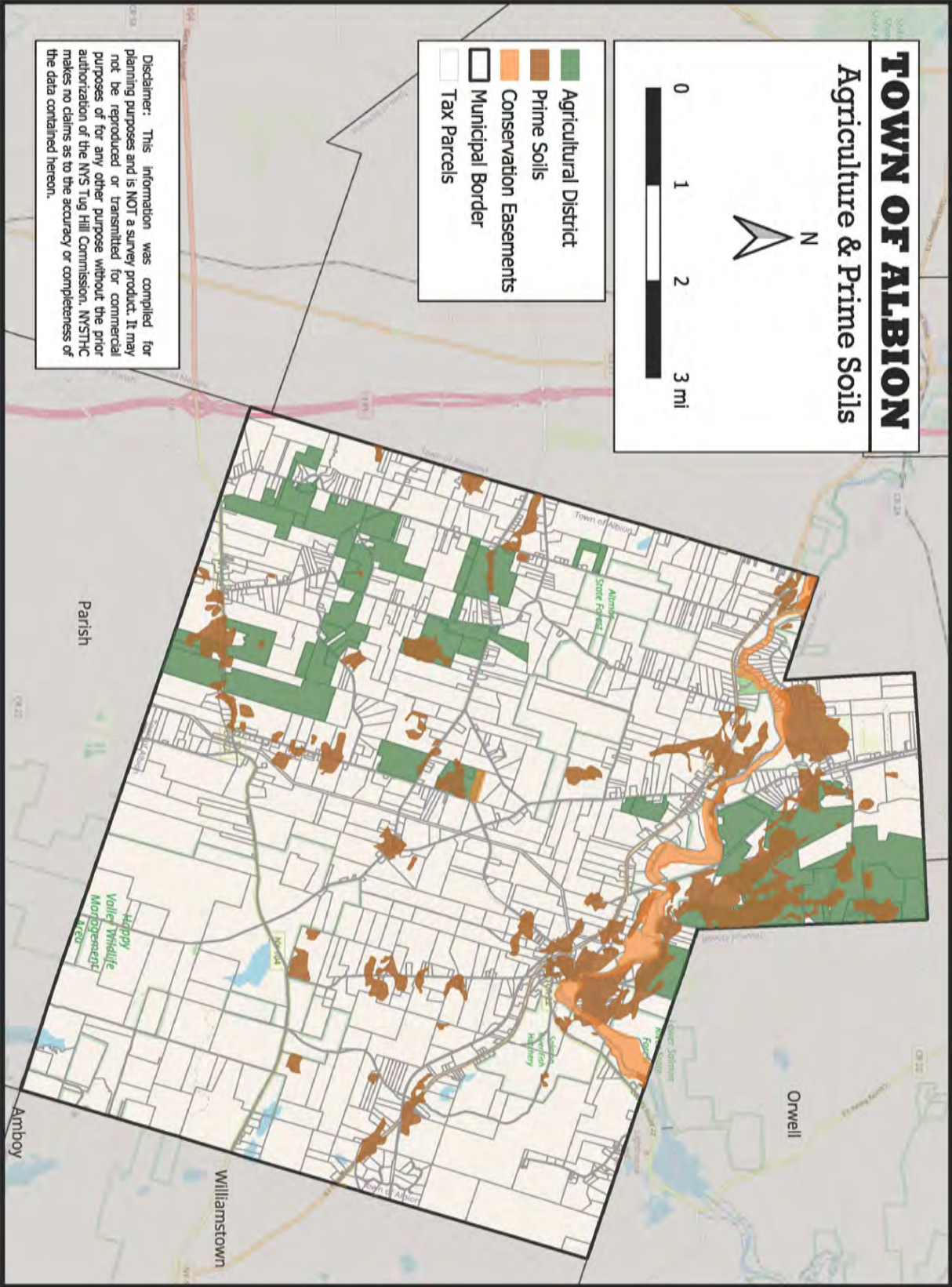
APPENDIX F

Figure F-5



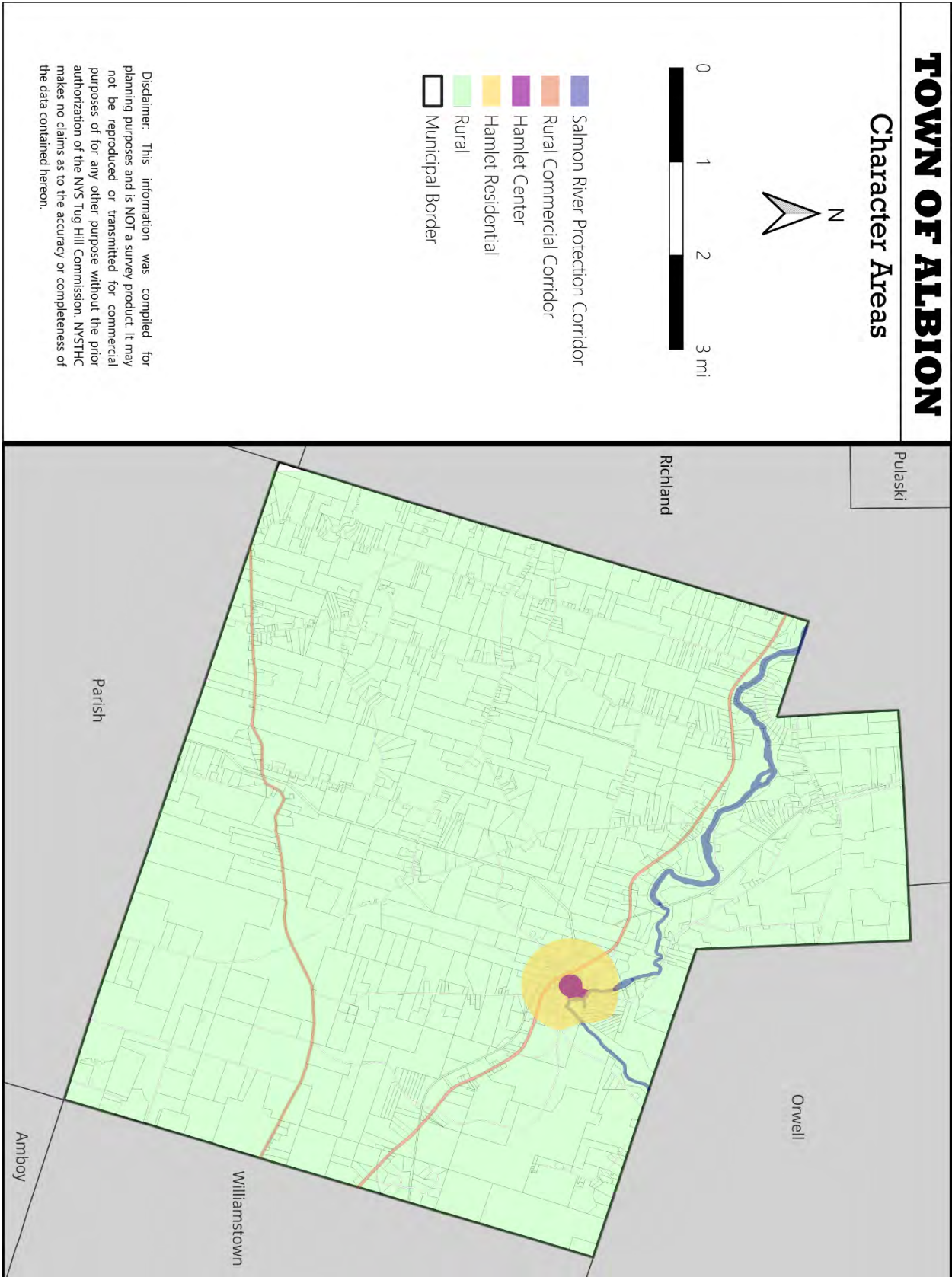
APPENDIX F

Figure F-6



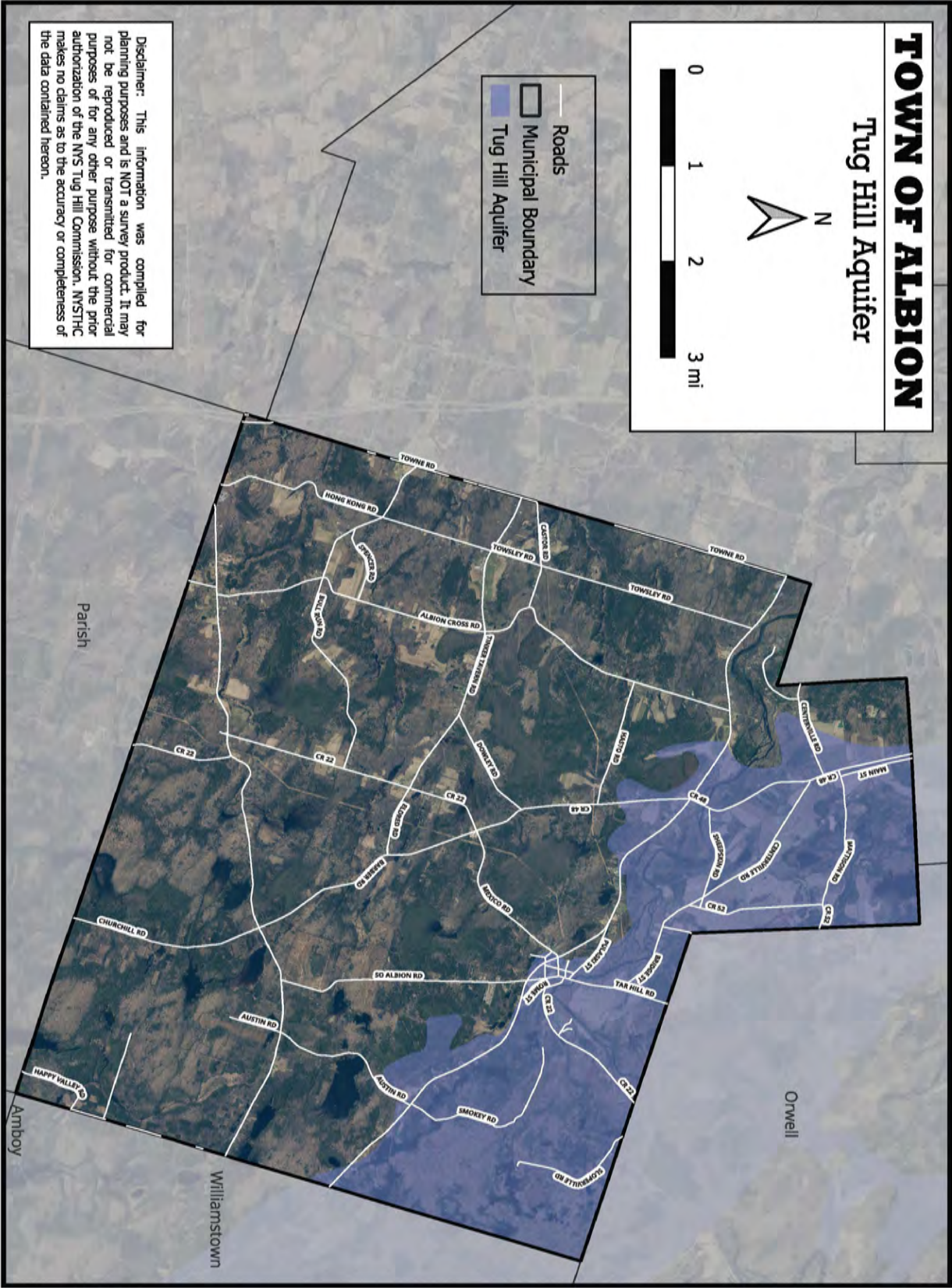
APPENDIX F

Figure F-7



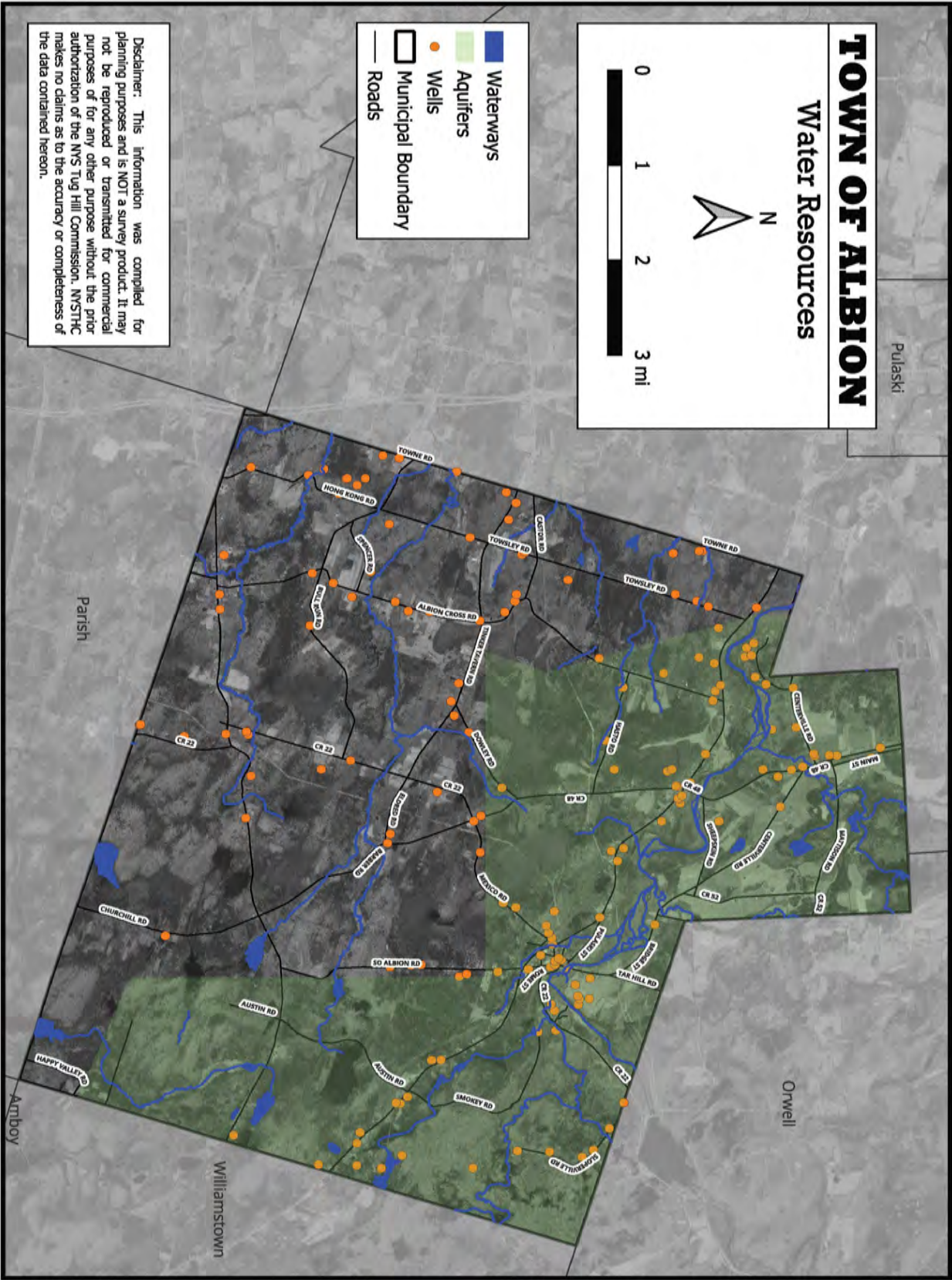
APPENDIX F

Figure F-8



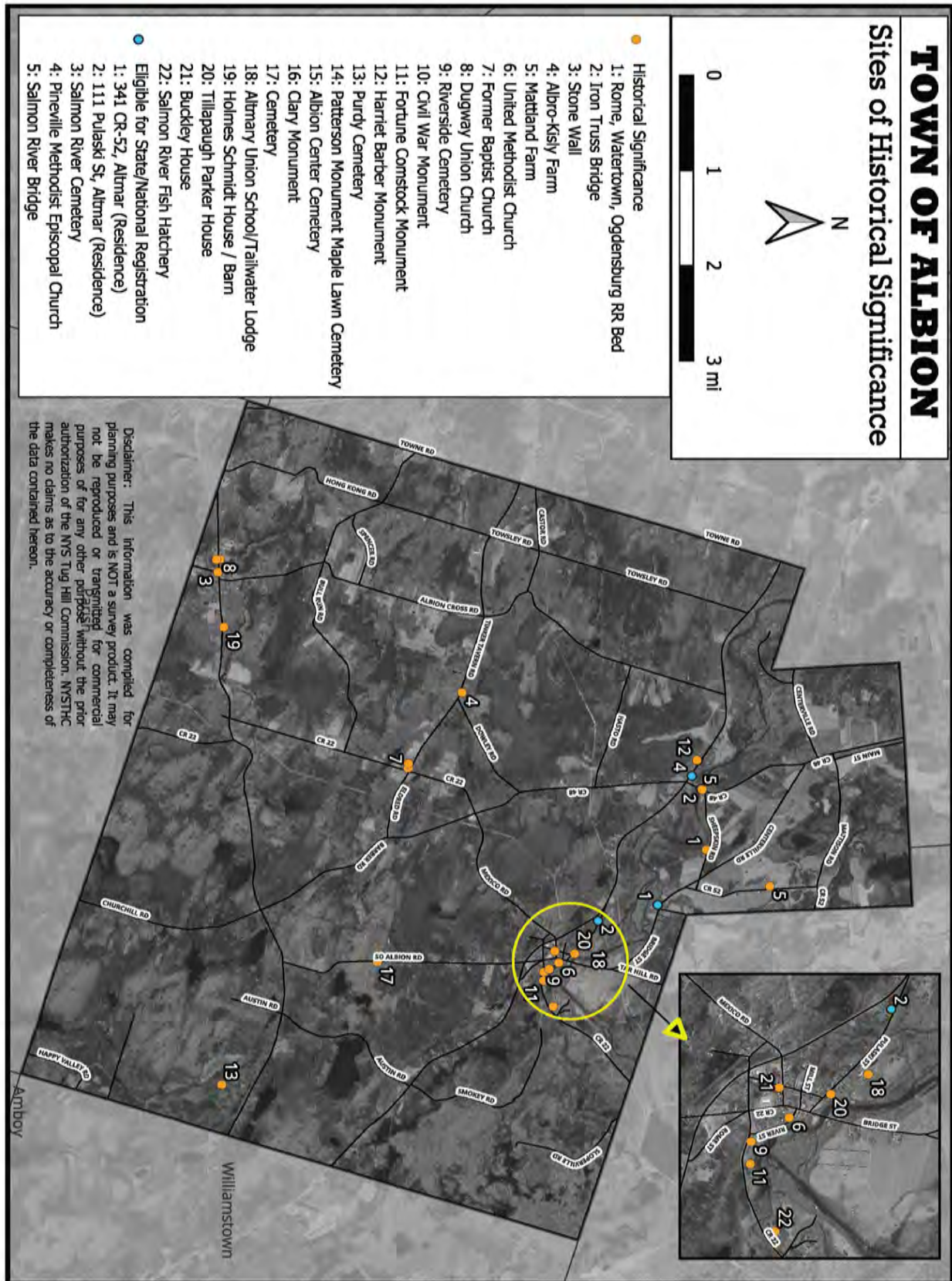
APPENDIX F

Figure F-9



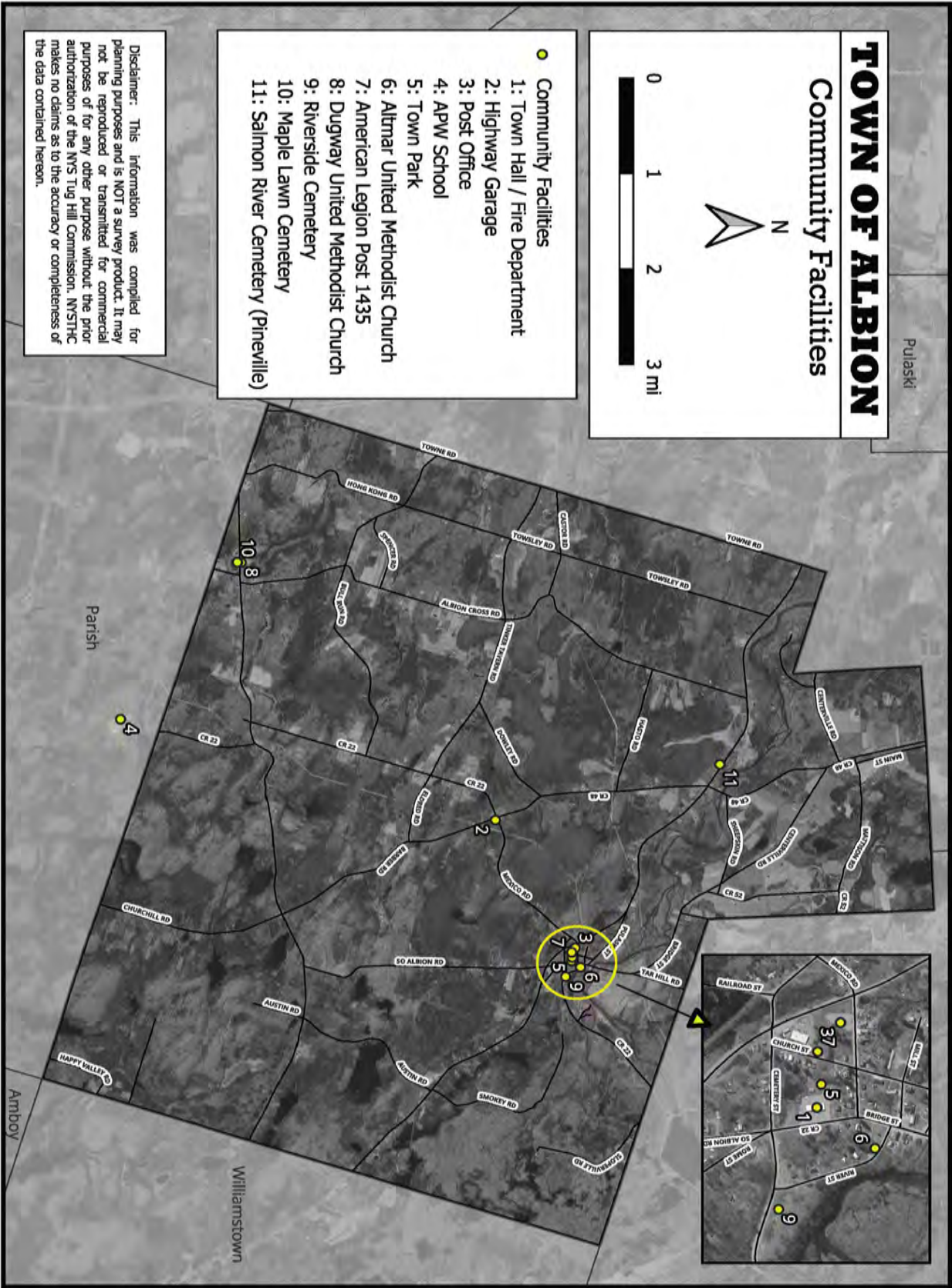
APPENDIX F

Figure F-10



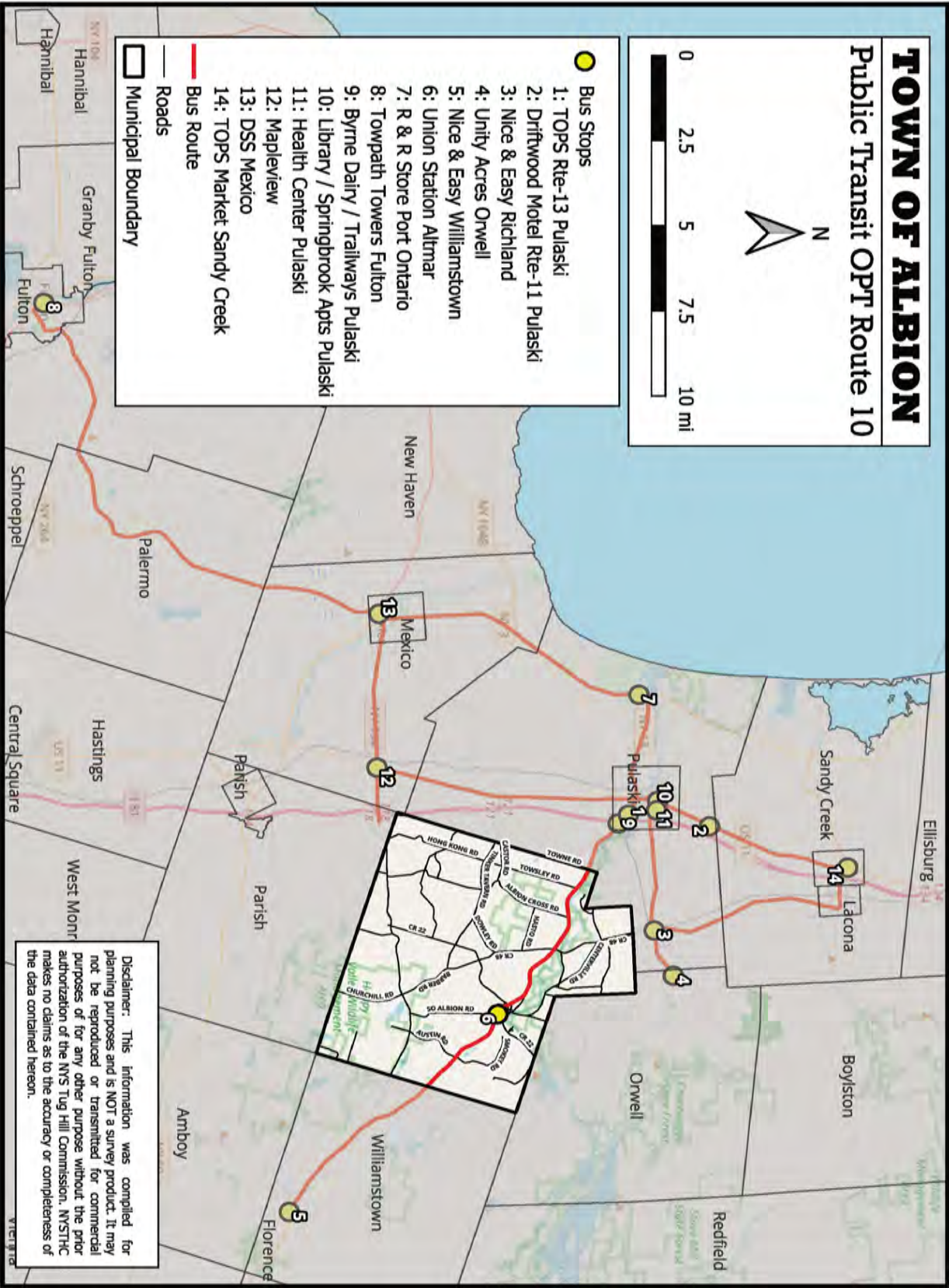
APPENDIX F

Figure F-11



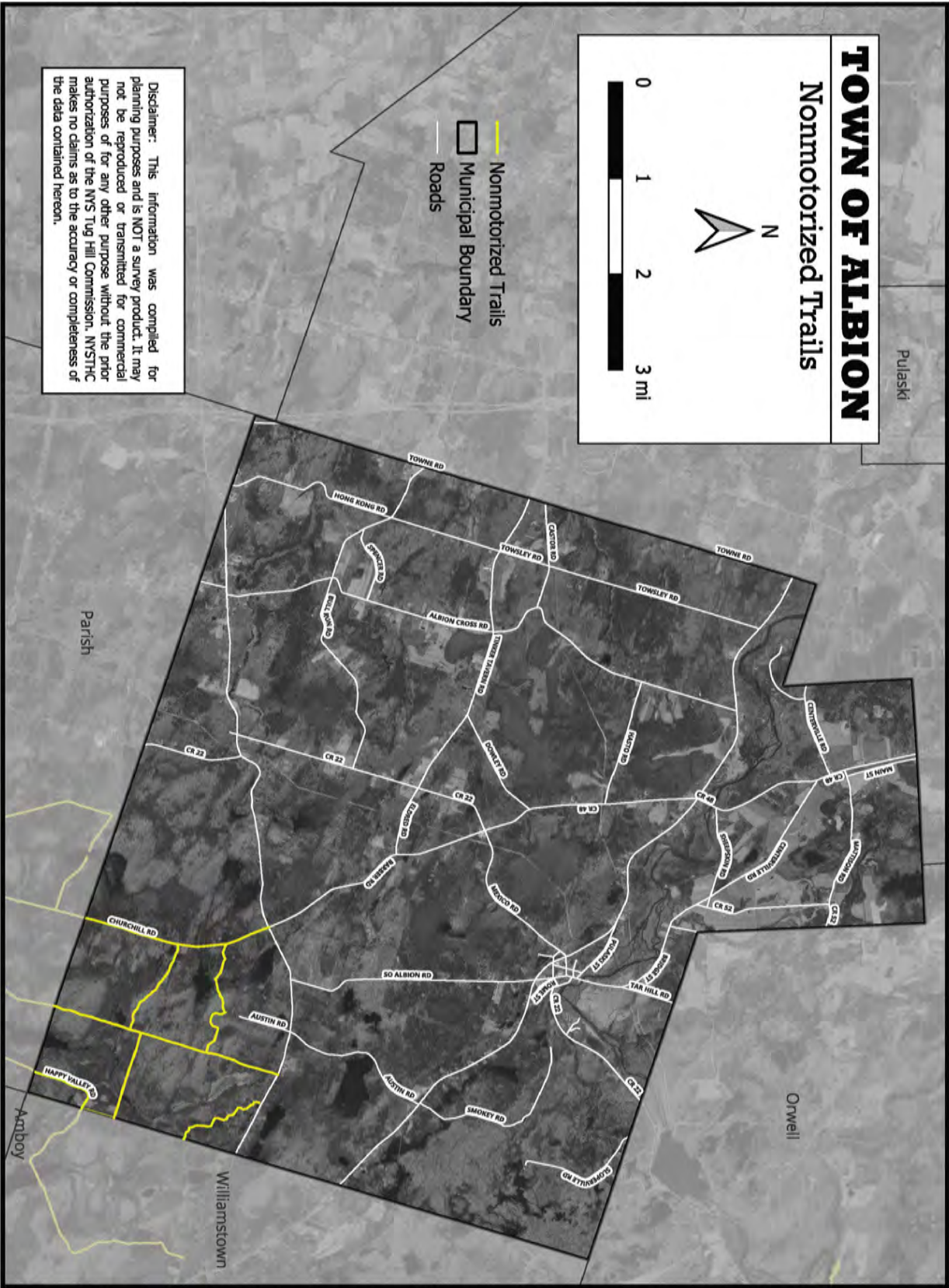
APPENDIX F

Figure F-12



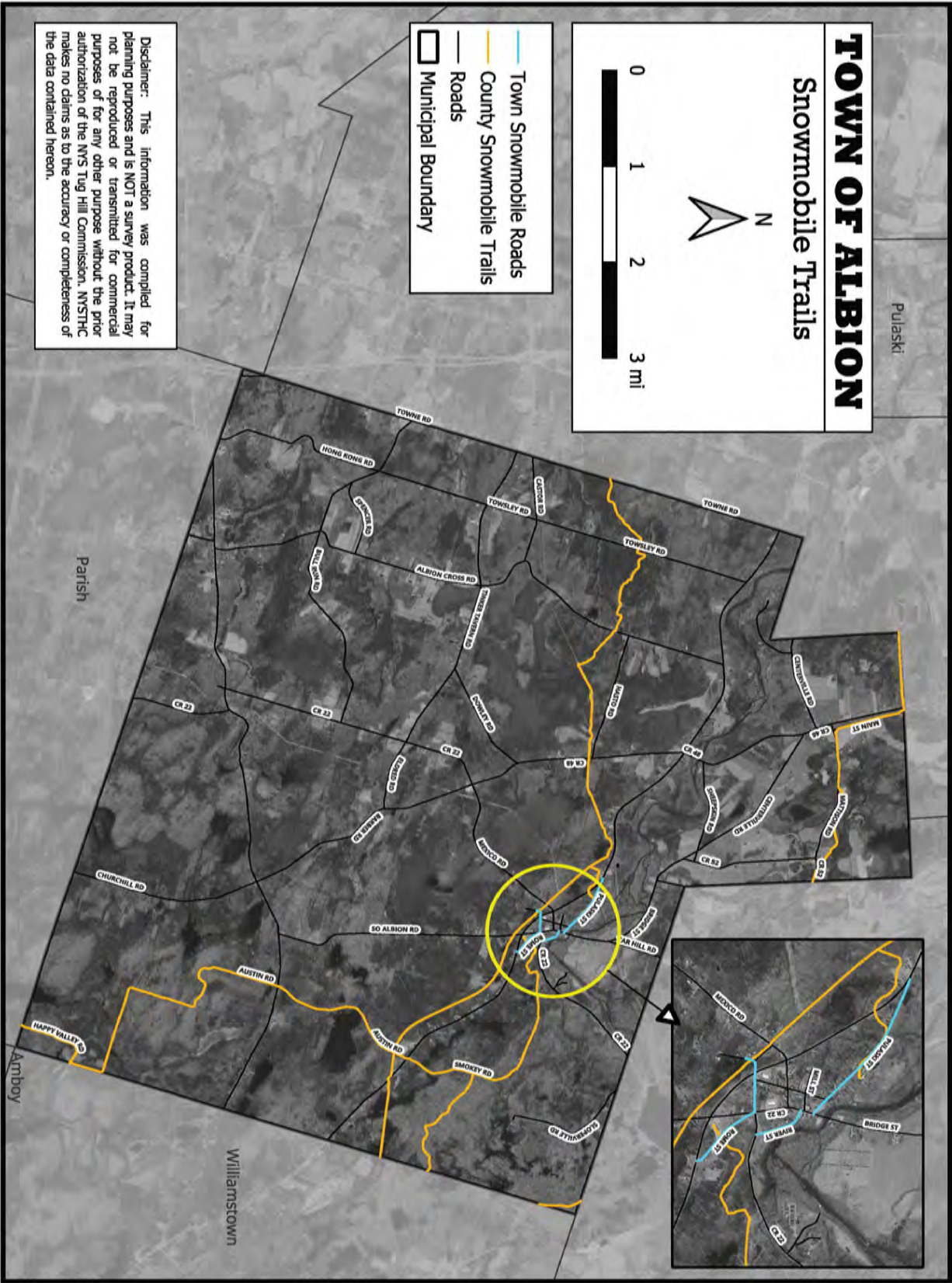
APPENDIX F

Figure F-14



APPENDIX F

Figure F-15



APPENDIX F

Figure F-16

