A COMPREHENSIVE PLAN

for the

COUNTY OF BRADFORD

Adopted by the

BRADFORD COUNTY PLANNING COMMISSION

June, 1982

Prepared by the

NORTHERN TIER REGIONAL PLANNING

AND DEVELOPMENT COMMISSION

Philip D. Koos, Jr.
Executive Director

John M. Eberhard
Deputy Director

Northern Tier Planners for Bradford County
Terry O. Lutz, Patricia Lucas, Stephen C. Vincenti

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Title: The Comprehensive Plan for Bradford County, Pennsylvania

Author: Northern Tier Regional Planning and Development Commission

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Source of Copies: Northern Tier Regional Planning and Development Commission
507 Main Street
Towanda, PA 18848

Bradford County Commissioners
Bradford County Court House
Towanda, PA 18848

Bradford County Planning Commission
Bradford County Court House
Towanda, PA 18848

Abstract: The comprehensive policy plan for Bradford County, Pennsylvania. The policies contained in this public document are subject to short-term goals and relate to agriculture, aging, economics, education, energy, environmental quality, health, flood management, forestry, housing, land management, recreation, resource conservation and preservation, tourism, transportation, and other related policies.

After the adoption of the comprehensive plan or any part thereof, any subsequent proposed action of the Board of County Commissioners must be submitted to the Bradford County Planning Commission for the Planning Commission's recommendations when the proposed action relates to:

1. The location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;

2. The location, erection, demolition, removal or sale of any public structure located within the County; or

3. The adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or planned residential development ordinances.

The recommendations of the Planning Commission including a specific statement as to whether or not the proposed action is in accordance with the intent of the formally adopted comprehensive plan shall be made in writing to the County Commissioners within thirty days.

Following the adoption of a comprehensive plan or any part thereof by the County, any proposed action of the governing body of a local municipality within Bradford County relating to (i) the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse; (ii) the location, erection, demolition or sale of any public structures located within the municipality; or (iii) the adoption, amendment or repeal of any official map, subdivision or land ordinance, zoning ordinance or planned residential development ordinance must be submitted to the County Planning Commission for its recommendations which then must be made to the governing body of the local municipality within 45 days. The proposed action shall not be taken until such recommendation is made unless, however, if the Planning Commission fails to act within 45 days, the governing body shall proceed without its recommendations.

Following the adoption of a comprehensive plan or any part thereof by the County, any proposed action of the governing body of any school district located within Bradford County relating to the location, demolition, removal or sale of any school district structure or land shall be submitted to the County Planning Commission for their recommendations at least 30 days prior to the execution of such proposed action by the governing body of the school district.
When a local and County comprehensive plan have been adopted, both the County and municipality shall each give plan of the other consideration in order that the objectives of each plan can be protected to the greatest extent possible.

The foregoing paragraphs summarize the legal basis for this comprehensive policy plan. Outlined above are the required actions on the part of County, local and school district governing bodies for specific activities once this plan has been duly adopted. Adoption of the comprehensive plan is based upon professional recommendations as presented to the County Planning Commission members for review and comment to the County commissioners who adopt it by resolution, pursuant to public notice after at least one public hearing.

The intent of the Comprehensive Plan for Bradford County is to provide guidance for future action. There are several important reasons why Bradford County has planned for its future development. A plan solves nothing in itself, but planning helps prevent problems from occurring because once the damage is done from unplanned growth, it is difficult and costly to correct.

- Allocation of areas for future growth can be accomplished.
  Planning can guide future development into areas of suitable slope and soils conditions.

- Improvement to the physical setting and appearance of the County can be made through the maintenance of existing open space, retention of open space in development areas, and land banking for future uses.

- Planning may protect neighborhoods from encroachment by commercial and industrial uses. Also, housing planning can improve and preserve existing neighborhoods. Where necessary, planning can indicate where redevelopment should occur.

- Planning prepares communities to meet their financial obligations and improves the chances for receiving federal and state funding. Funding priorities are usually geared toward municipalities that have anticipated local needs and established local priorities.

It must be remembered that a plan is not static since what is foreseen today can change rapidly. The planning policies should be addressed in a flexible manner, dependent on the desires and temporal needs of the County residents as well as on external influences such as macro-economics or shifting political responsibilities. May Providence guide our hands and thoughts.
GOALS AND OBJECTIVES:

These Goals and Objectives have been drawn up in accordance with the Goals and Objectives of the Regional Comprehensive Plan. The short term goals include:

1. Establish guidelines for growth and development.
2. Provide for easy access to goods and services for all citizens of the area.
3. Increase recreational opportunities for all citizens.
4. Provide a safe, decent housing unit for every family in the region.
5. Provide a wholesome, natural environment for the citizens of the area to enjoy.
6. Abate water and air pollution problems and provide an adequate supply of fresh water for the region.
7. Provide for fiscally sound, efficient government which meets the needs of the people.
8. Reduce the level of crime in the area.
9. Improve the social environment through the rehabilitation and construction of community facilities.
10. Provide safe conditions in which there is adequate protection from disasters.
11. Increase employment opportunities and improve the areas economy.
12. Increase the capabilities of all citizens through sound education programs.
I. GOAL

Agricultural land is the most important land use in Bradford County. Use present agricultural land effectively.

OBJECTIVE

1. Implement land use plans and necessary regulations to protect agricultural land from other use infringements.

2. Encourage the formulation and use of conservation plans and soil surveys as a basis for determining the best use and management of agricultural lands.

II. GOAL

The current historical farm patterns in the area should be maintained. Maintain the family farm as the basic farm unit.

OBJECTIVE

1. Support continuance of existing farm loan programs to assist farmers in establishing agricultural enterprises.

2. Encourage liberalization of inheritance tax laws in order to limit costs of transfer of family farms from one generation to another.

III. GOAL

Agriculture is a major factor in the preservation of open space, wildlife and environmental quality. Manage soil, water woodland and wildlife resources properly on lands in agricultural use.

OBJECTIVE

1. Continue cooperation between agencies to insure sound regulation of our national resources.

2. Encourage farmers to utilize financial and technical aid programs for establishing national resource conservation practices.
3. Disseminate information on management practices and sources of help for achieving this goal.

IV. GOAL

Production of agricultural commodities provides a social and economic base which is vital to the growth of this region. Maximize the role the agricultural commodities play in the areas social and economic base.

OBJECTIVE

1. Encourage adoption of management practices and new technologies in an effort to increase crop yields and livestock production.

2. Encourage farmers to improve farm management through continuing agricultural education.

3. Strengthen all agriculturally-related educational activities in the area through dissemination of information, scheduling and participating in such activities.

4. Strengthen vocational and technical programs in secondary schools and vocational schools throughout the county.
I. GOAL

Senior Citizens of Bradford County should have the right and the opportunity to participate in the decisions which affect their lives. Increased participation of older persons in influencing relevant policy decisions and the local, state and federal levels.

OBJECTIVE

1. To maximize the participation of older persons, both formally, and informally, in the activities of the Area Agency on Aging Advisory Council.

II. GOAL

Every Senior Citizen should have access to adequate shelter, appropriate to his/her particular needs. Housing: Adequate and appropriate housing for all elderly residents of Bradford County.

OBJECTIVE

1. To encourage local public and private groups to undertake low and moderate income housing development to meet the specific needs of an expanding elderly population.

2. To support housing improvement/renovation subsidies for older persons desiring to remain in their own homes.

III. GOAL

Every elderly resident of Bradford County should have adequate transportation in order to assure access to community services and facilities. Adequate, affordable transportation suitable to the varied needs of the elderly.

OBJECTIVE

1. To encourage the development of county/regional transportation authorities capable of developing and delivering fixed-route, demand-response
transportation which could meet the basic transportation needs of the elderly.

2. To assure that transportation planning and development includes the needs of the handicapped elderly.

IV. GOAL

Essential service to support independent living should be available to every income eligible older person in Bradford County. The development of a network of in-home services, local senior centers, and related supportive services which can support independent living and enhance the lives of older persons in the county.

OBJECTIVE

1. To expand selective neighborhood service centers into multi-service centers to provide a range of nutritional, recreational and educational services for older persons to foster participation in the economical and social life of the community.

2. To assure adequate funding for essential in-home services, homemaker, chore-boys, home-delivered meals, etc. All those services designed to maintain older persons in their homes.

3. To develop and implement a comprehensive outreach program in order to (a) assure that older persons throughout the county are aware of services available to them, and (b) obtain information about needs and priorities of older persons in the county.

V. GOAL

Every Senior Citizen should have the opportunity to work as long as he/she is able and chooses to do so. Increased employment opportunities for older persons.

OBJECTIVE

1. To encourage both private industry and public agencies to hire qualified older persons on both full and part time basis.

2. To actively recruit older persons to fill job vacancies, for which they are qualified, with the aging programs.
I. GOAL

Financial resources can assure a full range of employment potentials for the labor force of Bradford County. Seek the necessary adequate financial backing and assistance necessary to maintain and create employment.

OBJECTIVE

1. Encourage local financial institutions to participate in loan programs to the private business sector of the economy as a major part of their program.

2. Seek, analyze, and implement those existing financial aid/loan programs that are in harmony with the growth plan of Bradford County. Government, local, and private sources will be considered to this end.

3. Compile and distribute a list of grant and loan sources with information on what, why, how, and when that can be made available to businesses.

GOAL

Development of industrial/commercial sites that meet regional policies.

OBJECTIVE

1. Assist sponsors in obtaining funding for site purchase and development.

2. Give priority to locations in redevelopment corridors. (This is not meant to exclude other desirable locations in the Bradford County area.

3. Support efforts to provide an adequate transportation network and supply of energy.

GOAL

Orient a segment of the economic development program toward growth and expansion of existing economic activities.
OBJECTIVE

1. Assign a higher priority to aiding existing economic activities than to efforts to attract new economic activities when assistance is limited.

2. Help keep local economic activities informed on changing opportunities and potential problems.

GOAL

Balance any increases in population with corresponding increases in size of the employed labor force.

OBJECTIVE

1. Provide at least one job for every three persons who are residents of the community.

2. Continue promotion of the concept of a diverse economic base. All industrial attraction programs will be aimed at desirable target industries which possess growth potential and are complementary to existing economic activities and resources.

II. GOAL

The NTRPDC will provide leadership in economic development of the county and will actively involve respective communities and political entities in making decisions regarding amounts and types of economic development desired and/or needed in each instance.

OBJECTIVE

1. Encourage formation of local development organizations wherever needed.

2. Assist local development organizations with technical and nontechnical assistance, as requested.

3. Encourage and aid communities in examination of physical characteristics, assets, and human resources in any consideration of types and amounts of development desired.
4. Work in close cooperation with the utilities, existing development organizations, and other state, federal, or local agencies in efforts to assist in achieving desired development goals.
I. **GOAL**

All Bradford County residents should have equal access to public educational opportunities and intellectual growth because social progress and economic development are directly linked to the opportunity for acquiring skills in elementary school, high school and/or college. Enable the citizens to develop the necessary skills and knowledge for achieving self-reliance and personal goals.

**OBJECTIVE**

1. Stimulate combined community and/or county initiative and participation in achieving specific goals in the social, educational, and economic process.

**GOAL**

Encourage communication, planning and combined efforts throughout the county to improve the existing educational system.

**OBJECTIVE**

1. Provide technical assistance for the development of new programs to target the specific needs of the County.

2. Maintain sufficient flexibility in the development approach, so as to encourage full cooperation between all outside agencies and the general public in detailing a sound, orderly educational growth program in Bradford County.

3. Provide technical assistance to the districts to help them meet the changing problems in the school districts, i.e., loss of student population, better use of existing facilities, etc.

4. Provide and disseminate information concerning school districts, which can be obtained from local, state and federal agencies.
EDUCATION

5. Bring together, when called upon, appropriate planning and development skills, and assist in developing focal points of concern for leadership opportunities, respecting public educational issues and needs.

GOAL

Promote program and facility development to provide and maintain quality basic education in the county.

OBJECTIVE

1. Encourage quality accredited elementary and secondary education programs and facilities throughout the county.

2. Promote joint community/school involvement in the development and implementation of plans for education.

GOAL

The special needs of the gifted, the socially and culturally deprived, and the physically and mentally handicapped child shall be met through programs in the basic education curriculum, as well as from community/county agencies.

OBJECTIVE

1. Provide guidance and assistance in obtaining and channeling of monetary, human and other community resources to provide programs which accommodate the learning styles of the gifted and handicapped child.

GOAL

Quality vocational education and job training programs shall be available to the residents of Bradford County.

OBJECTIVES

1. Assist in development of vocational and technical education programs in the high school curriculum
for those people who have expressed a need and desire for occupational training.

2. Provide technical assistance in the expansion and development of the Vo-Tech School in the County.

3. Assist industry in formulating their short and long term needs for skilled labor, in an effort to best meet the needs of the local industry.

4. Encourage provision of those additional vocational training programs required to meet the specialized needs of gifted and handicapped children.
I. GOAL

Energy resources and needs are of crucial concern in planning and development, and an adequate energy supply should be planned for, to meet the goals of the Comprehensive Plan.

OBJECTIVE

1. Encourage synergistic siting of industries.

2. Conduct energy audits of all governmental facilities and recommend energy conservation and management techniques.

3. Support efforts to develop energy sources within Bradford County to provide for the needs of the citizenry of the County.

II. GOAL

Bradford County has energy resources including coal, oil, natural gas, agricultural residuals, sunlight, wind and forest product residuals. Through public participation a long term energy plan for the county, which reflects local as well as state and national objectives.

OBJECTIVE

1. Define and analyze the past, present, and projected energy demand of the County.

2. Inventory the resources and weigh the socio-economic and environmental impacts of developing the various energy resources of the County.

3. Support development of the County’s energy resources to the extent that such development is consistent with current local and regional comprehensive planning.

4. Investigate the use of other power sources of energy for the next few decades.

5. Seek financing from all available sources for the development of a long-term comprehensive energy plan where acceptance of assistance will not
compromise in any way the responsibility of the counties and the county in the energy decision process.

III. GOAL

Encourage research and development of renewable, properly managed, energy resources, include an energy conservation and management program to reduce the economic dislocations of a rapidly decreasing supply of fossil fuels and help provide for smooth transition to alternative energy resources. This includes the development and implementation of an energy program of conservation and management that will be applicable to all segments of activity in Bradford County.

OBJECTIVE

1. Seek funds to complete a conservation and management plan and program for Bradford County.

2. Consider energy conservation and management aspects in all other programs that are undertaken by Bradford County.

3. Devise and promote energy conservation and management programs for all segments of Bradford County's activities (i.e., residential, commercial, industrial, public and quasi-public).

4. To continue the weatherization program for families with low incomes.

5. To study ways of gathering and distributing fuel wood at the lowest cost to insure its availability to families with low incomes.

6. To participate in state and national efforts to reduce and manage energy consumption as requested.
ENVIRONMENTAL QUALITY

(Note: See also relevant parts of Health, Forestry, Recreation, and Tourism Policies for related policies)

I. GOAL

An efficient, operating system for managing solid and liquid wastes, hazardous or not, enhances environmental quality and satisfies local, state, and federal requirements. This includes planning for the disposal of solid and liquid wastes in ways which are economically efficient and healthfully and aesthetically acceptable.

OBJECTIVE

1. To look for methods for reclaiming and recycling solid wastes which are economically feasible, including reclams of wastes for energy production.

2. To look for methods for converting sewage sludge to saleable fertilizer and for methods of marketing the fertilizer.

3. To support efforts to improve the collection and disposal of waste including litter and to explore possibilities for working with profit and non-profit organizations to increase the efficiency of collection and the economic return from useable waste.

4. To seek state and federal aid to exploit promising methods for waste disposal.

5. To assist the Northern Tier Solid Waste Authority in the implementation of these plans.

II. GOAL

High-quality air is an important component of a healthy environment. Therefore air quality should be maintained at or above an established level necessary to assure that it does not adversely affect the public health, safety, welfare, and environment.
OBJECTIVE

1. To have present air quality, including the acidity of precipitation, determined at designated intervals and locations.

2. To prohibit open burning in Bradford County where it violates the prescribed requirements set forth under open burning operations of Section 129.14 of the Air Pollution Control Act P.L. 2119, January 8, 1960, amended by laws of 1972, Act 245, approved and effective October 26, 1972, or as further amended.

3. Refer all matters beyond open burning to the Division of Air Quality Control, Department of Environmental Resources, or other applicable agencies.

4. To encourage local governments to adopt and enforce regulations to control open burning.

III. GOAL

High quality water is an important component of a healthy and recreational environment. Therefore as there is a need to achieve and maintain a high standard of quality in all the lakes, rivers, streams, and wetlands.

OBJECTIVE

1. To be developed after the publication of the Commonwealth's Comprehensive Water Quality Management Plan. (Note: See also Health Policies)

IV. GOAL

The aesthetic quality of the countryside and communities is important to inhabitants directly and to economic development through industry and tourism. Therefore a high standard of aesthetic quality should be maintained throughout the countryside and communities.

OBJECTIVE

1. To develop standards of quality and a county-wide beautification plan to include:
a. A community tree planting program;
b. Screening of ugly sites;
c. Preservation of historical sites;
d. Ordinances for signs, litter, junk, and junk yards.

V. GOAL

Mineral exploration and extraction tends to be destructive to environmental quality. Therefore all exploration and extraction should be carried out according to existing state and federal laws.

OBJECTIVE

1. To seek establishment of an effective surveillance system including adequate manpower to carry it out.

2. To see that appropriate action is brought against infractors.
HEALTH

I. GOAL

To develop consolidated and coordinated preventive and health maintenance services for the residents of Bradford County.

OBJECTIVE

1. To develop by 1982, a 24-hour/seven-day-a-week information and referral telephone service. An indicator would be the existence of such a mechanism.

2. To provide a county-wide directory of available health services including: hours and fees for education, emergency systems, voluntary agencies, private practitioners, children's health services, hospital and clinical services, etc. An indicator would be the existence of such a document.

II. GOAL

To develop coordinated nutrition services that are both available and accessible to all Bradford County residents who need assistance in attaining a nutritionally adequate diet.

OBJECTIVE

1. To increase an individual's options for obtaining nutrition (i.e., food cooperatives) and utilize all existing federal food assistance programs. Indicators to be used would include:

   (a) Percent of eligible children receiving free or reduced price meals (i.e., school lunch);

   (b) Percent of women and children (high-risk population) receiving supplemental foods (WIC) and/or free or reduced meals.

   (c) Percent of elderly receiving meals under Title VII, Older Americans Act; and,

   (d) The existence of alternative ways to obtain nutrition.

III. GOAL

To insure an adequate supply of trained professional and paraprofessional manpower to provide quality
preventive health services to the Bradford County population.

OBJECTIVE

1. To encourage qualified health educators in the school districts in Bradford County.

2. To encourage the use of trained manpower for immunization, accident prevention, dental health, prevention of teenage pregnancy, VD, family planning, treatment of cancer, heart disease, hypertension, alcoholism, etc., for the people in Bradford County.

3. To encourage the training of qualified prevention personnel to insure an adequate supply of prevention health manpower in the area.

IV. GOAL

Safe, potable, and sufficient supplies of drinking water should be available throughout the planning region.

OBJECTIVE

1. The quality of ground water, well drilling, and drainage facilities should be monitored at appropriate intervals in the planning region by state and local agencies for private drinking water systems serving the public. Public systems should conform to standards as proposed by U.S. EPA pursuant to the Safe Drinking Water Act (P.L. 93-523). The indicator for this goal is whether the Pennsylvania Department of Health has an adequate system of enforcement of drinking water regulations in the County.

V. GOAL

The federal Water Pollution Control Act Amendments of 1972 (P.L. 92-500) state as a goal that rivers, streams, and lakes should be of a quality to permit fishing and recreation by 1983.

OBJECTIVE

1. Monitor industrial and residential waste water disposal as well as non-point sources of waste water, particularly farm and storm runoffs. Waste
water disposal should be in compliance with the State and Federal Pollution Discharge Laws in the planning region. An indicator assessing this goal is the percentage of violations of the law as recorded by the DEC/DEP and local health departments.

2. Establish proper storm sewage systems where necessary in Bradford County.

3. Meet EPA 208 Waste Water Management Planning requirements, particularly in non-designated areas.

VI. GOAL

Solid waste should be disposed of in a manner which will not endanger public health.

OBJECTIVE

1. Eliminate all open dumps within the County. Solid wastes should be disposed of by sanitary landfill (Environmental Conservation Law, 1973, Chapter 399, DEC Regulations Part 360).

2. Hazardous wastes such as chemical substances, pesticides, etc., should be disposed of in a manner prescribed in the Federal EPA regulations (see Federal Register, 12/30/75). The indicator is the percentage of violations of these regulations per year. There should be no violations.

3. Alternative methods of waste disposal, such as recycling, composting, refuse-derived fuel, resource recovery, and/or any combination of methods, should be examined and implemented where feasible.

VII. GOAL

Promote the enhancement and maintenance of air quality at levels which will protect human health, plant, and animal life.

OBJECTIVE

2. Develop local regulations and enforce regulations in areas of poor air quality. An indicator for both strategies is the degree of adequacy of the existing monitoring system for air pollution. Adequacy can be defined by monitoring standards set by either federal, state, or local agencies.

VIII. GOAL

The public and members of the health care delivery system in Bradford County should have knowledge of the full array of primary care services available in the area and the paramount importance of these services for meeting the health care needs of the population in its health service area.

OBJECTIVES

1. Various participants in the health care system should become aware of the full potential of primary care providers already available in the county, so that members of the health system will recognize this array of services that contribute to adequate primary care. An indicator of such recognition will be the establishment of interdisciplinary discussions among health care professionals concerning the supply and role of primary care health care providers in the community.

2. Sources of information, including formal programs which describe the appropriate utilization of available primary health care resources, should be offered to the public.

IX. GOAL

To develop a comprehensive, coordinated emergency medical care education program for professional and para-professional EMS personnel in the region.

OBJECTIVE

1. To develop an areawide continuing education program for emergency physicians and nurses in Bradford County.

2. To develop regional coordination of local EMT training programs including instructor, equipment, and facilities sharing activities.
X. GOAL

To develop a County-wide (coordinated within the five counties) emergency medical services communications system, in an effort to provide better emergency health service to the residents of Bradford County.

OBJECTIVE

1. To implement a designated single emergency telephone number in the County.

2. To develop a central dispatching and resource coordination center for Bradford County.

3. To encourage cooperation and coordination of EMS communications with other elements of emergency communications such as law enforcement and fire protection.

XI. GOAL

To develop an organized, coordinated system of facilities necessary to provide a full range of easily available and accessible emergency medical services for all the people in the Bradford County health services area.

1. To develop a system of mobile facilities (usually ambulances but also including rescue vehicles, heartmobiles, mobile intensive care units, etc.) capable of providing basic life support, emergency rescue and transportation and other emergency medical service needs in the area.

2. In conjunction with the development of an advanced life support plan, to assist the hospitals in Bradford County with the development and implementation of a hospital EMS categorization plan for the County. A categorization plan will allow the County to assess the advanced life support and emergency medical services available to the people of the County. This, in turn, will allow planning and development of a coordinated, organized EMS system capable of providing the highest quality most economical and efficient emergency medical care to all residents of the County.
3. To ensure all county hospitals with emergency rooms or emergency departments are staffed and equipped to provide at least basic life support service.

XII. GOAL

To develop EMS consumer information and education programs in the Bradford County health service area.

OBJECTIVE

1. To assist the American Red Cross, American Heart Association, Civic Defense, and other established emergency care trainers in their efforts to provide training to the public so that a comprehensive coordinated training program in emergency care is implemented.

2. To develop emergency information resources in Bradford County, which such resources do not now exist, and to promote access to these resources through a single, central telephone number.

XIII. GOAL

To support the development of coordinated, comprehensive disaster planning at the institutional, county, and regional levels within the area.

OBJECTIVE

1. To develop a disaster plan for the organizations and facilities involved in the delivery of emergency medical services in the area.

2. To coordinate EMS disaster planning efforts with the disaster planning of other organizations and facilities in the area such as fire and law enforcement.

3. To identify and fix responsibility at local, county, and regional levels for activities of the system of response to disasters which exceed the capacity of any single emergency service unit.

XIV. GOAL

To support development of home health care and health related services and facilities as necessary to meet the needs of the Bradford County health service area.
OBJECTIVE

1. To determine the home health care needs of the Bradford County population and to project future needs for critical services such as nursing, physical therapy, and speech therapy.

2. To develop or encourage and assist in the development of project and program plans to meet the home health care services needs of the area.

3. To assist and support in the development and implementation of the home health care services called for in the above strategies.

XV. GOAL

To provide for the coordinated, cooperative delivery of home health care services and health related services through the establishment of a home health care coordinating agency in Bradford County.

XVI. GOAL

To ensure an adequate supply of trained professional and paraprofessional manpower to provide quality home health care in the Bradford County health service area.

OBJECTIVE

1. To develop an adequate supply of professional personnel, such as physicians, nurses, and administrators, and paraprofessional personnel to meet the home health care needs of the area.

XVII. GOAL

To assist, as appropriate, in the development of a more effective system of financial reimbursement to fund the planning, implementation, and operation of home health care services and health related services.

OBJECTIVE

1. To establish a study group of community representatives to make recommendations concerning reimbursement...
ment programs for home health care designed to implement a comprehensive, relational, flexible system capable of complete, speedy reimbursement for a full range of home care services. Home care nutrition programs, long-term drug therapy, and reimbursement for prescription drug costs, and outpatient department treatments will be areas addressed with special consideration. The indicators for this strategy will be creation of the study group and publication of the group's recommendations.
I. GOAL

Floodplains, a part of the County landscape, must be a planning element in the Commission's planning, development, and land use consideration, and accordingly be visually depicted within the County.

1. Delineate the 100-year floodplain citing the Susquehanna River Basin Commission and/or Army Corps of Engineers maps to be used, where available, as the standard for municipal ordinances and other management approaches. Where these maps are not yet available, maps drawn by any technically competent agency or consultant are acceptable.

2. Compile and maintain a file of these maps, mentioned above, that will be available to the municipalities of the County.

II. GOAL

Provide alternatives to local governments for floodplain control.

STRATEGIES

1. Encourage municipalities to develop and amend building codes to provide for flood-proofing of structural additions and renovations where flood hazards are limited.

2. Develop procedures whereby the municipalities can acquire property within the floodplain areas and relocate occupants outside the floodplain boundaries.

3. Educate local governmental officials on floodplains and need for controls, etc.

4. Educate the general public on the proper uses of floodplains.

III. GOAL

The Bradford County Planning Commission shall assist the NIPDC to play a leadership role in flood management.

OBJECTIVES

1. Coordinate and encourage watershed land management programs by publicizing the findings of the NIPDC Flood Management Study.

2. Encourage municipalities to seek and maintain National Flood Insurance Program eligibility.

3. Assist municipalities with technical assistance for structural and nonstructural techniques for flood management.
4. Maintain model ordinances for municipal implementation for flood management areas.

5. Work with all appropriate federal and state agencies to coordinate inter-regional and interstate flood management.

6. Support legislation which will assist municipalities technically and financially in non-structural flood management planning.

7. The County shall give priority to regional disasters and catastrophies involving life, supplies of food, shelter, medicine, or systems of transportation, communication, power, water, or security. Any activities carried out by the Bradford County Planning Commission under these circumstances shall be in coordination and cooperation with authorized agencies normally responsible for the conduct of such activities, such as Civil Defense, fire and police protection.

IV. GOAL

Make the public aware of the dangers of flooding.

OBJECTIVES

1. Provide flood hazard boundary maps at nominal cost to municipalities, banks, realtors, and all other land use decision makers.

2. Encourage a requirement of the recording of all floodplain boundaries on all subdivision plats and the notation of any property adjudged to lie in the 100-year floodplain on the deed of record or title transfer as recorded in the County Court House.

V. GOAL

Flood management must be a watershed plan not limited to the floodplain, since development on the upland areas causes an increase of impervious surfaces, increased storm water runoff, and an increased probability and severity of flooding, thus encourage and coordinate inter-municipal watershed planning for flood management.

OBJECTIVES

1. Provide model ordinances and to encourage municipalities to adopt such ordinances which will require on-site storm water retention techniques and structures so that runoff will flow gradually into receiving waterways and storm sewers.

2. Reshape and rejuvenate disturbed lands to re-establish the retention and permeability of soil.
I. GOAL

Bring to the attention of the public the role of forestry in their lives.

OBJECTIVES

1. Inform the public on the uses of wood and wood products through the use of mass media.

2. Use of mass media to inform the public of the uses of growing trees and groups of trees.

3. Encourage nature-oriented groups, government agencies, and others to sponsor displays at fairs, field days, and appropriate gatherings showing the role of forestry in our lives.

II. GOAL

Promote multiple use of forest lands wherever possible and recognize that certain forested tracts by their nature may preclude multiple uses.

OBJECTIVES

1. Produce an inventory of forest lands suited and not suited for multiple use and produce a plan for each.

III. GOAL

Proper management of our forest lands is a basic economic need and will be promoted. Maximize forest benefits through management practices.

OBJECTIVES

1. Produce high-quality forest products.

2. Implement forest improvement practices where recommended by a professional forester.

3. Reforest idle land with suitable species.

4. Encourage regeneration of valuable species.

5. Encourage owners to use the services of a consulting or service forester for harvesting operations and estimating value of the product to be sold.

6. Encourage landowners to use a written timber sale agreement.

7. Promote a program on awareness of disease and insect damage and methods of control for forest owners.
Forestry

8. Make use of cost sharing programs that are available through various agencies and/or individual corporations.

9. Promote programs on awareness of damage of forest fires and methods for prevention and control.

10. Develop a plan to control erosion problems.

IV. GOAL

The farm woodlot is an important small industry and subsidiary of the agricultural operations within the region. Harvest forested areas only under professional supervision and where it has been determined that it is compatible with the objectives of management and is silviculturally appropriate.

OBJECTIVES

1. Provide referral for professional services to those interested in pursuing woodlot usage of land.

2. Inventory farm woodlots so that those having same can receive information disseminated on this subject.

V. GOAL

The continued utilization of the farm woodlot for fuel wood, maple syrup production, erosion protection, fence posts, saw timber, screening, wildlife, Christmas trees, recreation, windbreak, shade, watershed, stabilization, food protection, and aesthetic enjoyment should be encouraged.

OBJECTIVES

1. Inventory and make available sources of aid to those woodlot owners desiring to pursue those elements of the foregoing goal.

2. Prepare an inventory list of foresters for farm woodlot help in the area.

VI. GOAL

The utilization of forest products is important to the overall economy and should be a consideration of the County's economy. Stimulate present markets and encourage new ones to accomplish better utilization of forest products and by-products in the County.

OBJECTIVES

1. Help market forest products, such as maple syrup, nuts, charcoal, Christmas trees, fuel wood, etc., through studies and programs.
VII. **GOAL**

All mineral extraction on forest land must be in accord with all the requirements of the existing laws for the protection of the environment and regulations dealing with the health, safety, and welfare of all the people. Assure the proper long-range exploration and wise development of mineral resources (sand and gravel, stone-flagstone, shale, and reprocessing of coal from mine spoils), as long as:

1. they are compatible with, and will not have any adverse effect on the other forest land uses; and,

2. proper environmental controls are used to positively protect the area.

**OBJECTIVES**

1. Prepare a mineral development strategy and plan for the region.

2. Prepare a mineral inventory of the County.

3. Restrict environmentally sensitive areas, virgin forest areas, developed areas, and public recreation areas from mineral development.

4. Require the reclamation of all land that is mined to as near its former condition as possible.

VIII. **GOAL**

Forests can satisfy various types of recreation needs. Encourage woodland management that is compatible with recreation needs, whenever possible.

**OBJECTIVES**

1. Educate the public to respect the owners' woodland, especially in regard to:

   a. fire prevention;
   b. destruction of property;
   c. littering, harassment of domestic animals and wildlife; and,
   d. disturbance of crops and other vegetation.

2. Encourage cooperation between woodland owners and recreation users for private land use.

IX. **GOAL**

Management of our forest lands for wildlife habitat is important. Strive for compatibility between wildlife and timber management.
Forestry

OBJECTIVES

1. Encourage woodland owners to consider wildlife management in the overall management of their forest holdings.

2. Educate the general public as to the habitat requirement needs for a varied wildlife population.

3. Encourage cooperation with all public agencies concerned with wildlife.

X. GOAL

Management of our forest lands for scenic beauty is important. Consider scenic beauty as an element of woodland management.

OBJECTIVES

1. Identify places of natural beauty.

2. Place signs for guidance and interpretation at identified points of interest, where possible.

3. Work with tourist promotion groups to stimulate interest in the natural beauty of the region.

XI. GOAL

The concept of urban forestry should be developed. Utilize the services of foresters in the practice of urban forestry.

OBJECTIVES

1. Use these services in towns and boroughs for tree planting where desirable and practical for beautification, screening of undesirable views, noise barriers, windbreaks, air purification, and other purposes.

2. Use these services in rural areas to plan and implement a program of roadside beautification which would consist of roadside tree planting, roadside overlooks, windowcutting at scenic views.

XII. GOAL

Forests are important to water storage and quality and should be used in control of water runoff and soil erosion. Make water retention, runoff, and erosion control a part of all forestry planning and consideration.

OBJECTIVES

1. Encourage harvesting of timber compatible with recognized soil erosion control methods, including proper log road layout, construction, maintenance, and retirement to prevent soil erosion.
Forestry

2. Encourage removal of logging residue from timbering operations in floodplain areas which could be a hazard in time of flooding.
I. GOAL

All the people of the County are entitled to adequate and sound housing as defined by HUD guidelines, therefore, encourage and pursue housing development where feasible in those centers identified as development centers that have all the necessary services for housing available.

OBJECTIVES

1. Provide technical assistance to those governmental entities that want to pursue housing development.

2. Disseminate the information on housing feasibility to those areas identified in the County housing plan.

II. GOAL

Promote rehabilitation programs for pre-1939 constructed residential units.

OBJECTIVES

1. Initiate use of basic property maintenance codes.

2. Initiate use of federal and/or state rehabilitation programs.

III. GOAL

Provide a reasonable supply of rental housing in the region.

OBJECTIVES

1. Promote a program of rehabilitation and/or spot demolition of substandard rental units in development centers.

2. Promote a program to build low-income rental units for large families.

IV. GOAL

Upgrade formerly-owned company housing.

OBJECTIVES

1. Promote and encourage implementation of code enforcement programs, relocation programs, and rehabilitation programs.
V. GOAL
Discourage the borderline syndrome, as defined in the Bradford County Housing Study.

OBJECTIVES
1. Promote, endorse, and encourage implementation through use of land use controls, codes, and tax adjustments.

VI. GOAL
Provide adequate housing for those elderly that are presently inadequately housed.

OBJECTIVES
1. Coordinate all housing programs with the Area Agency on Aging from the planning stage through implementation stage.
2. Examine HUD Section 8 and other housing programs with specific elderly orientation in relation to the region's needs.
3. Encourage municipalities to consider congregate senior citizen housing.
4. Institute a program to upgrade elderly occupied rural homesteads by use of:
   (a) FmHA and other rehabilitation programs
   (b) Section 8
   (c) Development of limited profit corporations
   (d) Public housing.

VII. GOAL
Provide adequate housing for low-income families.

OBJECTIVES
1. Provide rental housing units for low-income families through the use of:
   (a) FmHA
   (b) Section 8
   (c) Limited profit organization
   (d) Public housing
2. Assure that the programs mentioned in Objective number one have provisions for housing low-income, large families.
Housing

3. Consider and promote use of owner subsidy programs (FmHA 502) to meet the needs of low-income, large families.

VIII. GOAL

Provide for the needs of minorities through the same housing programs used for the general population.

OBJECTIVES

1. Examine and utilize those existing housing programs that are feasible for meeting the goal's needs.

IX. GOAL

Promote energy efficient housing in all housing developments in the region.

OBJECTIVES

1. Promote adoption and implementation of building codes, energy programs, or any other approaches that will bring this matter to the attention of the private and governmental sectors involved in housing.

2. Consider, promote, and where feasible, sponsor weatherization and other similar programs.

X. GOAL

Encourage the private sector to build middle-income sale and rental housing units to meet the established need, concurrently encourage private sector involvement in programs aimed at rehabilitating existing housing.

OBJECTIVES

1. Provide additional economic opportunity through:

   (a) Low-interest loans for new or rehabilitated housing.
   (b) Low down payment, low interest, long-term mortgages for new homes and home repairs.

XI. GOAL

All new housing in the County should be based upon adequate planning, thus, it is imperative to plan for the addition of new houses (standard and mobile homes) so that best possible land use is considered for all possible residential uses of a parcel.

OBJECTIVES

1. Encourage adoption and implementation of land use regulations, etc., in each governmental municipality.
2. Encourage use of a building permit system in each municipality.

XII. GOAL

Develop public housing according to an allocation plan and priority schedule.

OBJECTIVES

1. Provide units based on need in each eligible municipality.

2. Consider regional areas of concentrated low-income housing needs first.

XIII. GOAL

Housing plans will be done on a regional and local basis.

OBJECTIVES

1. All housing plans shall be oriented to Community Development Block Grant guidelines.

2. Input from all departments providing governmental services and from schools will be sought as an element of any housing plan.

3. A program to provide relocation units will be pursued in those plans that are done for all affected municipalities in the region.

4. Any plans or projects (highway, urban renewal, etc.) will contain a section on housing that is designed to present an implementable relocation program.

5. Determine number of new housing units each development district can annually assume without overburdening present natural and man-made resources as a part of the plan.

6. Provide a plan section on available land in municipalities with necessary public services and economic costs on which local people can afford to build homes.

7. Work with the municipalities in negotiations with HUD, FHA, FMHA, banks, savings and loan associations, and others in securing plan-identified programs to meet housing needs.

8. Encourage the County Housing Authority in meeting the County public housing needs as a part of any plan.

9. Aid the County Housing Authority by supplying the necessary data and information needed for grant applications from the plans.

10. All housing plans will give special consideration to effective demand (need coupled with ability to pay) for owner and rental units that are affordable by the elderly, handicapped, large families, minorities, and relocated families.
LAND MANAGEMENT
(See also Flood Management, Forestry, Tourism
Recreation, Environmental Quality, Agriculture)

I. GOAL

Land Use should be controlled and managed to the extent necessary to achieve the long-range goal of managing and conserving resources in a rational manner for the present and future population of the County. Preserve land resources unsuited for development or incompatible with same.

OBJECTIVES

1. Parkland, public lands, and nature areas as identified in the Future Land Use Plan should be preserved.

2. Development in floodplains and flood hazard areas should be consistent with the Flood Management Policies.

3. Archeologically valuable areas and historic sites should be preserved.

4. Growth and development should not take place on soils or slopes having severe limitations for specific types of development as indicated in the Soil Conservation Service County Soil Survey and the NTRPDC Comprehensive Plan (Excessive Slopes).

5. No high rise or intensive growth should occur in airport hazard zones.

II. GOAL

An appropriate amount of land for development shall be set aside for each type of use needed by the area's present and future population.

OBJECTIVES

1. Localized comprehensive plans should be developed consistent with, but more detailed than, the comprehensive plan for the County, and these plans should be adopted and implemented by borough councils, township supervisors, and local planning commissions.

2. Incorporate a continuous planning effort by regional, county, and local agencies to assure on-going evaluations, revisions, and amendments of land use plans based on changing social, economical, and physical needs of the citizens of the area.

3. All decisions affecting the future disposition and development of urban land shall be in conformance with a comprehensive plan.
Land Management

4. Encourage the adoption of local zoning ordinances or other land use controls designed to preserve agricultural land.

III. GOAL

Land uses should be arranged so that they are compatible, complementary (where possible), and stable.

OBJECTIVES

1. Channel development for residential uses to areas where on-lot sewage disposal is permissible or where sewage treatment systems are available, and consistent with existing subdivision ordinances.

2. Multi-family housing developments should be located in areas which contain, within reasonable walking distance, necessary local service uses such as recreation areas, commercial facilities, and an elementary school.

3. Community and regional commercial uses should be channeled to centers of concentrated activity with direct access to arterial street systems. This channeling should be achieved through local and regional land use controls.

4. Incompatible land uses should be prohibited through the adoption of local zoning ordinances.

IV. GOAL

Development should be distributed so that existing and planned public facilities will provide optimum service.

OBJECTIVES

1. Encourage development on vacant land which is in already developed areas with access to public and community facilities.

2. Adjacent communities should be encouraged to provide regional water and sewage collection and treatment systems.

3. Boroughs should consider annexation of areas that can be economically and conveniently served by the expansion of existing facilities.

V. GOAL

Preserve recreation and open space areas and establish community parks where recreation areas are needed.
OBJECTIVES

1. Coordinate land use planning and controls with the policies of this Comprehensive Plan with special emphasis on the preservation of productive agricultural land, public lands, and forests.

2. Encourage land use controls which preserve open space (for example, zoning to preserve agricultural lands).

3. Encourage and assist local governments to implement a land acquisition program for utilization as open space and recreation facilities. All methods of land acquisition should be considered: gifts, endowments, acquisition of improvement and development rights, the use of tax delinquent land, federal recreation and open space grants, and others.

4. Local governments should continue to use private lands and facilities where possible to supplement publicly-owned recreation facilities.

VI. GOAL

Suitable commercial sites should be provided to satisfy neighborhood and community consumer demands.

OBJECTIVES

1. Encourage local governments to control commercial development to meet the following criteria:

   a. A concentrated area should be provided as the principle location and commercial center of activities primarily concerned with the sale of shopper's goods.

   b. Commercial developments should have:

      (1) Direct access to the arterial street or road system.

      (2) Available adequate water supply, sanitary sewer system, storm drainage facilities, and power supply.

      (3) Provision of adequate parking.

      (4) Provision of well-located points of ingress and egress which are controlled to prevent traffic congestion on adjacent arterial streets or roads.

      (5) Provision of adequate screening to serve as a buffer between commercial uses and adjacent noncommercial uses.

      (6) Provision of adequate setbacks from major streets.
Land Management

2. Strip commercialism should be discouraged. Spot and strip zoning for the provision of commercial facilities should be discouraged.

VII. GOAL

Adequate water and sewage collection and treatment systems should be available to all concentrations of development in the County.

OBJECTIVES

1. Assist local governments in planning and developing adequate systems of water and sewage treatment.

2. Coordinate with the Pennsylvania Department of Environmental Resources in implementing the Comprehensive Water Quality Management Program.

3. Assist local governments in addressing the Pennsylvania Storm Water Management Act.
I. GOAL

Recreational trails within the County should be fully developed with all necessary facilities. Plan and develop recreational trails complete with rest and overnight facilities, where feasible and desirable.

OBJECTIVES

1. Do an inventory of existing and possible recreational trails in the County.

2. Evaluate the inventory of the trails in the County with the intent and purpose of identifying those trails, where it is feasible and desirable, for development of rest and overnight facilities.

II. GOAL

Adequate recreational opportunities are an essential component of a viable community and are vital to the health and well-being of the people of the County. Consideration will be given to the unique recreational needs of elderly and handicapped persons.

OBJECTIVES

1. Adapt all appropriate existing, and encourage design of all future, recreational facilities to permit the accommodation of elderly and handicapped persons.

2. Encourage programs to make recreational facilities more useful and accessible to elderly and handicapped persons.

3. Encourage municipalities to provide separate recreational facilities to meet the specific needs of elderly and handicapped persons.

III. GOAL

Provide technical assistance to local governments, agencies, and groups that can enhance recreational opportunities.

OBJECTIVES

1. Assist volunteer groups with recreation programs.

2. Determine county, regional, and municipal recreational needs and to assist in meeting these needs.

3. Assist in grant applications for financial assistance for needed recreational projects.

4. Assist in the formation of effective municipal recreation boards.
Recreation

5. Monitor and disseminate innovative methods of providing recreational opportunities.

IV. GOAL

The environmental character of the County must be considered a determinant in the development of recreational facilities. Provide recreational facilities which are consistent with the unspoiled natural beauty of the area.

OBJECTIVES

1. Encourage the Commonwealth to include environmental education displays and programs as an integral part of all state park facilities.

2. Determine the demand for, and develop recommendations for bikeway systems.

3. Develop hiking/walking trails at suitable locations throughout the County.

V. GOAL

Utilize public lands (e.g., state game lands and forest lands) for recreational activities in addition to hunting and fishing when such uses are consistent with efficient game management and conservation.

OBJECTIVES

1. Establish, through the Pennsylvania Game Commission and Bureau of Forests and Waters, a user's licensing program which would allow primitive camping, back-packing, nature trails, nature centers, swimming, and cross-country skiing activities on designated areas of their lands.

2. Utilize revenues from the user's licensing program to provide maintenance and regulatory program on these lands.

3. Allow private development on the lands providing that each particular environment is environmentally and aesthetically acceptable to the area and local input has been made in project review.

VI. GOAL

New and improved recreational facilities are needed and shall be provided. Develop regional-type, multi-purpose recreational facilities which offer a wide variety of recreational opportunities and are located close to population centers.
Recruitment

OBJECTIVES

1. Present an implementable plan on feasible projects to serve regional recreational needs.

VII. GOAL

Develop community recreational facilities to meet the specific recreational needs of the communities of the County.

OBJECTIVES

1. Provide public facilities such as swimming, tennis courts, playgrounds, picnicking areas, and ice skating areas to those communities where the need is warranted.

2. Provide a combination of the above where compatible and desirable.

3. Make funds available from the Commonwealth to provide for operation and maintenance costs to municipalities that are unable to afford these expenditures for existing and/or needed new recreational facilities.

VIII. GOAL

Encourage, through tax incentives and loan guarantees, the development of privately-owned recreational facilities which offer recreational experiences not normally provided by state and local governments and which are in compliance with local development policies.

OBJECTIVES

1. Present possible prospectus monographs to potential private recreational developers.

2. Develop basic feasibility studies for potential private development.

IX. GOAL

Utilize public facilities, where practical, for recreational purposes in addition to their originally intended use.

OBJECTIVES

1. Allow local units of government to have recreational use of municipal reservoirs for water-oriented activities under proper regulatory measures.

2. Encourage the recreational use of utility rights-of-way for appropriate recreational activities.
3. Encourage public agencies to secure and maintain adequate access to areas designated for recreational use.

4. Urge school districts to increase the use of their facilities for organized after-hours recreational programs.

5. Urge the Pennsylvania Department of Education to see that all future school facilities be designed to permit increased use of the facilities during non-school hours for recreational purposes.

6. Encourage the school districts to include, as part of their regular curriculum, an appreciation of and sensitivity for the natural environment.

7. Encourage the school districts to present course content on lifetime sports such as hiking, golf, and so forth.
I. GOAL

The natural environment must be enhanced by minimizing those man-made influences which are incongruous with harmonious existence. Use natural elements wherever possible to preserve the natural environment.

OBJECTIVES

1. Encourage the use of erosion control methods of construction.

2. Encourage the maintenance of vegetative cover or rip-rap wherever possible in and along all waterways and ditches.
TOURISM

Definition

For the purpose of the policy statements to follow, "TOURISTS" are defined as that class of people who spend only non-capital money in the County, but outside their normal living, shopping, and business areas. Owners of vacation homes, hunting cabins or the like, are excluded.

I. GOAL

The existing tourism potential in the County should be inventoried and analyzed. Prepare a plan and program to encourage and promote implementation of activities to utilize those tourist potentials that are in keeping with the area’s growth strategy.

II. GOAL

Encourage the natural reproduction, and propagation of wildlife.

OBJECTIVES

1. Cooperate with sportsmen's organizations.

2. Promote wildlife habitat improvements for game and fish.

III. GOAL

Tourism as an industry brings new money to a region and creates jobs in the commercial and service sectors. Those activities that do this and do not deplete the natural resources will be pursued. Improve the economy of the County by encouraging tourism.

OBJECTIVES

1. Promote establishment of first-class eating and lodging facilities (as rated by various tourist associations).

2. Promote development of various natural attractions in order to increase the number of tourists that have destinations in the area.

3. Treat tourists in a manner that will encourage them to return through training services employees to: (1) improve the quality of services; (2) direct tourists to nearby tourist attractions; and, (3) provide tourist information about local areas.

IV. GOAL

Planning for tourist activity shall consider both economic and environmental concerns. Develop policies concerning standards and criteria for tourism projects that will be possible to implement and will result in directing the development of the tourism industry.
Tourism

OBJECTIVES

1. Prepare a plan for the overall development of tourism and for specific tourism projects in the area.

2. Implement the following ordinances, codes, and regulations through adoption throughout the County by 2000:
   (a) Subdivision regulations
   (b) Land use ordinances
   (c) Building codes
   (d) Sign ordinances
   (e) Junk and junkyard ordinances
   (f) Tree ordinances
   (g) Litter ordinances

V. GOAL

Improve and promote the aesthetics of the County.

OBJECTIVES

1. Encourage the formation of a committee in each town and village to study existing problems of appearance and assist in finding feasible solutions and to work with local, county, and regional planning agencies and the Endless Mountains Association (Tourism Bureau).

2. Promote aesthetic values by working for scenic roadsides and outlooks, beautification of villages and towns, and against litter and unsightliness.

3. Make available educational aids and programs, when available and inventoried by funding programs, that will aid the various groups, associations, and committees in enhancing the aesthetics of the area.
I. GOAL

An efficient, balanced, integrated and maintained transportation system is essential to the development of the County. The highway system is an essential part of the overall transportation system and should meet the needs of the current and projected population, agricultural needs, industrial, recreational and commercial needs.

OBJECTIVES

1. Recognize PA Route 14, U.S. Route 220 and U.S. Route 6 in Bradford County as the major development highways and to see they are improved to meet the needs of the traveling public.

2. To see that U.S. Route 6 be developed as the major east-west road through the County and improved to meet the traveling public needs.

3. Improve access roads to areas with high tourist, commercial or industrial development potential.

4. Attain a minimum pavement width of 22 feet for all inter-regional and intra-regional highways as identified in the Existing and Future Thoroughfare Plan.

5. As a policy, the Bradford County Planning Commission enjoins the Northern Tier Regional Planning and Development Commission and firmly believes in the separation of local traffic and through traffic, and is therefore unalterably opposed to the placing of major highways through towns. The planning commission does recognize that this policy must be weighed in terms of local conditions and this can only be determined based upon the specific project. However, any highway which disrupts the internal traffic, land use and community development of a borough or village is not desirable. The planning commission will firmly support a by-pass where it believes it is in the public interest in the long run. Bypasses should be developed around built-up areas where there are continuous conflicts amongst major road, secondary road, and collector street functions.

6. The transportation system for the movement of goods and services must meet the needs of the current and projected industries by 1990.

7. The use of the uniform criteria for setting County highway priorities should be continued.

8. The County bridge log should be maintained as current as feasible and utilized for the setting of reconstruction, rehabilitation and/or replacement priorities.

II. GOAL

To assure all residents of the County of access to transportation opportunities, to enable them to share in the benefits of modern
Transportation

...society and to meet transportation needs, not only to acquire necessities of life, but also to prevent social disengagement, an organized, integrated and efficient rural public transportation program which meets the needs and desires of the public, keeping fares and operating costs to a minimum, should include the following modes: taxi, bus, van, mini-bus, ambulance, rail and private auto.

OBJECTIVES

1. Continue the implementation of a public transit system in the County which will fulfill basic social and economic needs for all people of the County, giving particular attention to the elderly, handicapped and poor who are especially dependent on alternative means of transportation, and to increase mobility and ridership by expanding services.

2. Promote private enterprise transit service where it exists and discourage government competing services.

3. Government will be encouraged to provide efficient, integrated service where private enterprise transit service does not exist.


5. Support state legislation which would provide an equitable share of subsidies for rural transit services.

6. Encourage and coordinate voluntary car pooling and van pooling and ride sharing as supplements to transit services.

III. GOAL

Extensive improvement and replacing should be done to existing small, local community airports that are close to the centers of population.

OBJECTIVES

1. Install and maintain night runway lights, instrument landing equipment and other modern equipment and construct hangar and administration facilities at these airports.

2. Feeder-scheduled airlines must be provided to meet this need within the County.

IV. GOAL

A railroad system is essential to the economy of the County and should be preserved and improved.
OTHER POLICIES

I. GOAL

An intergovernmental solution for the implementation of a solid waste plan resulting in the coordinated waste treatment management system for the County should be continued.

OBJECTIVES

1. Implement strategies in pursuit of region-wide solid waste treatment.

2. Analyze possible solid waste aid sources, plans, and programs that include recycling and energy production that have been done in the Commonwealth or other areas and stress their respective applicability to the County.

3. Present possible plans and alternatives to the governmental units involved, and also provide an information and input opportunity for the general community.

II. GOAL

Air quality as a resource of the County should be maintained to provide a health environment at or above an established level necessary to assure that it does not adversely affect the public health, safety, welfare, and environment.

OBJECTIVES

1. All other matters beyond the open burning should be referred to the Division of Air Quality Control, Department of Environmental Resource, or other applicable agencies.

2. No open burning should be allowed in the region where it violates the prescribed requirements set forth under open burning operations of Section 129.14 of the Air Pollution Control Act P.I. 2119, January 8, 1960, amended by laws of 1972, Act 245, approved and effective October 26, 1972, or as further amended.

3. Local governments should adopt and enforce regulations to control open burning.

III. GOAL

County should monitor the NTREDQ's request of the Department of Environmental Resources to investigate air quality in this region to determine the existing situation.

OBJECTIVES

1. A regional map showing the geographic locations for air quality sampling should be provided.
IV. GOAL

Physical assets such as community facilities and other items that are man-made must be taken into consideration in planning and development. Existing community facilities will become an integral part of planning for new and/or expanded development.

OBJECTIVES

1. Identify possible alternative uses of existing community facilities in any planning done for the County.

2. Keep current an inventory of existing community facilities in the County classified as to type, condition, etc.

V. GOAL

The aesthetic appearance of our communities is important and should be improved and/or kept at high standards.

OBJECTIVES

1. A beautification plan should be prepared.

2. A community tree planting program should be implemented.

3. Tree planting in communities near unsightly industrial and commercial sites should be undertaken to purify the air and screen unsightly areas.

4. Preservation of historical sites should be taken into consideration in town development and redevelopment.
IMPLEMENTATION

The foregoing goals and objectives have been derived from County and regional (NTRPDC) studies. These are statements of objectives of Bradford County concerning its future development and denote the present direction being taken by the Bradford County Planning Commission and, in general, indicates the continuing approach based on updated planning documentation and analyses. These statements, collectively, reflect the recommended course of action for future land use, development and general growth. When changes occur or are eminent, these statements are set forth to serve as guidelines for such activity. Policies established pursuant to these statements should be based upon professional recommendations and endorsed by the governing body/ies and the Planning Commission after public consideration has been given.

The long-range or ultimate planning goal for the County is to manage, conserve and utilize land, water, human and housing resources in a rational manner for the present and future population. This goal is an ideal which will be that toward which the citizens of the County and their government/s should always strive. A realistic time horizon for accomplishment of this goal should be a minimum of 10 years or, at maximum, 20 years.

The intermediate-range planning goal is that designed for a five to ten-year period. For Bradford County, the intermediate goals are to assist local governments in utilization of the planning process for local implementation based on County and regional planning concepts, and to put into effect the comprehensive plan through whatever implementation techniques are best suited for local communities. The short-term goals are stated at the beginning of this section and are designed to be implemented over a relatively short time period (usually within one to five years).

Recommendations for specific actions to improve the County transportation system are set forth in the Existing and Future Thoroughfares Plan. Recreation planning standards and the role of County government are provided in the Open Space and Recreation Plan, as well as specific implementation recommendations for local municipalities geared toward open space (agricultural and floodplain land uses). Proposed improvements to local community facilities are identified in the Community Facilities Plan. Together with the objectives for the foregoing goals statements of this section, these recommendations constitute the basis for development policies and interim implementation schedules and techniques.

A thorough and careful review of these statements has been made to eliminate conflicting goals. This review has also provided for consistency with regional (NTRPDC) policies contained within A Comprehensive Plan for the Northern Tier Region of Pennsylvania, as amended (1977). Should inconsistencies be identified, the County Comprehensive Plan policies should prevail, unless otherwise shown to be illegal or thoroughly outdated, and recommendations should be made to the NTRPDC for changes, accordingly.
EXISTING LAND USE PLAN

BRADFORD COUNTY

1978
The existing land use description and analysis for Bradford County was derived from previously completed land use inventories and data from 1950 to 1975.

In tabulating the various land uses in Bradford County, the following categories were used.

- **residential** - includes concentrated areas of dwellings: single-family, duplex, multi-family and mobile home.
- **commercial and services** - includes retail and wholesale business, service establishments and offices.
- **industrial** - includes manufacturing plants.
- **agricultural** - includes cropland and pasture.
- **forest** - includes area of deciduous and coniferous trees.
- **public/quasi-public** - includes State Game Lands, State Forests, State Fish Commission Lands and County and State Parks.
- **water** - includes streams, lakes, and reservoirs.
- **transportation, communication, and utilities** - includes major highway rights-of-way, railroad rights-of-way and land used for public utilities emplacements.

**INTRODUCTION**

Bradford County, with its 1,147.9 square miles of land and water, is Pennsylvania's third largest County. It is bordered on the east, west and south by Pennsylvania Counties of Susquehanna, Tioga, Sullivan and Wyoming. Forming, with these Counties, the region commonly referred to as the Northern Tier of Pennsylvania.

The Susquehanna River forms a north/south axis through the County from a point of entry just above the conjunction with the Chemung River in Athens Township until it leaves the County just above Laceyville.
Bradford County has the Pennsylvania metropolitan areas of Wilkes-Barre/Scranton at its southeastern quadrant and Williamsport at its southwestern quadrant, and the New York metropolitan areas of Elmira at its northeastern point and Binghamton at its northwestern point.

THE TRANSPORTATION FRAMEWORK

Access to these metropolitan areas is provided by U.S. Routes 14, 220 and 6, with U.S. Routes 220 and 6 providing primary linkage between the Interstate 17 in New York State and Interstate 80 in Pennsylvania. In addition to this highway network, Bradford County, as a net result of the Regional Rail Reorganization Act of 1973, has a ConRail railroad line providing its existing and potential manufacturing and wholesale/retail industries access to the eastern seaboard via the Allentown yards.

TOPOGRAPHY OF BRADFORD COUNTY

The majority of Bradford County is located within the (Glaciated) Low Plateaus Section of Appalachic Plateaus Province. The topography of the area is generally one of flat-topped mountains and hills dissected by steep-sided stream valleys. The area is underlain by generally flat-lying rock strata which have been only slightly upwarped in some places. This gentle upfolding has given rise to some of the observed relief; however, most of it has been produced by streams cutting down through the flat-lying strata. The amount of land with slopes exceeding 15 percent (15%) can be observed on the Steep Slope Area Map (see Map I.).

Most of the County consists of uplands or mountainous terrain, with the remaining land area being composed of Valley bottoms and
Bradford County was entirely covered by ice during at least one of the glacial stages of the Pleistocene Epoch and deposits of at least three (3) ages are preserved in the County. The latest glaciation left by the Wisconsin ice is of two (2) types: till and outwash. Till is an unstratified deposit of material that has been emplaced by moving ice or dropped directly by the melting ice and has not been sorted by running water. It usually consists of fine, impure clay containing unsorted stones of all sizes and shapes. Associated in many places with the till are stratified outwash deposits consistent, usually, of clay, sand, "quicksand" and gravel, which have been sorted by running water and deposited by streams or in lakes. The most extensive deposits of glacial outwash occur along the valleys of the Susquehanna River and its major tributaries. Sugar, Towanda, Wysox and Wyalusing Creeks are the major tributaries.

**GENERAL LAND USE PATTERNS**

As Table I indicates, the predominant land use in Bradford County is Forest, which accounts for 348,738 acres or 47.5% of the total acreage. Use for Agricultural purposes follows closely with 41.5%. The remaining land use categories account for only 11% of the land in the County.

**FOREST**

Generally, the existence of forest cover in Bradford County may be contributed to physical constraints which preclude other land uses. For example, steep slopes, poor soils, shallow depth of bedrock, poor drainage, lack of adequate transportation
facilities, etc., would all be factors which have helped dictate the existence of woodlands on privately owned properties.

Public lands like State Forest Land and State Game Lands also contribute significantly to the existence of forest cover. The south, south-central portions of the County exhibit the largest tract of forest lands to be found in Bradford County.

AGRICULTURAL

Of the County's approximate 734,656 acres, 74.1% or nearly 3/4's of the total land area was used for farming purposes in 1950. 1978 data (Table I.) shows that land presently being used for farm purposes has declined to 41.5% of the total acreage. This decrease is due, in a large part, to the drop in prices received for products and the rise in overhead operating costs. Together these economic conditions have forced the smaller farmer out of business and, therefore, less acreage is actively engaged in agricultural purposes.

The agricultural category includes cropland, pasture and other open space. Dairy farming is the primary agricultural use, with the better soils and gently sloped lands being used to grow crops to support the milk animals. Generally, poorer soils and steeper slopes, where cleared, are utilized for pasturing.

The flood plain areas along Sugar and Towanda Creeks, as well as the Susquehanna River, are of great value for agricultural purposes. These flat-lands have very rich and usually well drained soils, which are conducive to extensive cultivation, resulting in high crop yields.
The economics and status of agriculture has changed significantly since 1950. As may be seen in the following Table II, the relationship between the number of farms and their Economic Class by Gross Income, has almost completely reversed itself between 1950, when more than half of the 2,739 farms in the County had gross incomes of $5,000 or less, and in 1970, when 40% of the County's 1,316 farms were earning $25,000 or more.

In 1968, farm earnings represented 9.19% of total earnings. In 1973, they represented 11.24% of total earnings, or $18,562,073. Thus, it may be readily observed that the smaller marginal farms are becoming relatively non-existent or becoming incorporated into larger tracts. The farms of the County are earning a larger percentage of total income, yet decreasing in numbers.

**RESIDENTIAL POPULATION SHIFTS/TREND IDENTIFICATION**

There is evidenced a continuing change of residential land uses within Townships lying close to Boroughs. This is reflected in the increase of rural non-farm residences, many of which are 10-20 acre farmettes.

In 1960, 19.50% of the County's population was classified as Rural Farm. By 1970, this population had decreased to 12.80%. The Urban population also decreased from 30.40% in 1960 to 27.30% in 1970. However, during the same time period, the Rural Non-Farm population increased from 50.00% to 59.70%; almost a 10% increase.

During the period of 1950 through 1975, the people of Bradford County moved out of the major Boroughs and into the surrounding Townships. Thus, following a national pattern of sub-urbanization population shift and more recently a northeastern United States shift to rural Counties, as people return to the country style of living.
As shown in Table III, this trend was demonstrated within the defined economic activity corridors with Athens, Ulster, North Towanda and Wysox Townships absorbing most of the 1950-1960 growth in the Susquehanna River Corridor and with Troy and Canton Townships absorbing the population shifts in the Route 14 Corridor.

In the 1960-1970 period these patterns were reinforced. There was significant growth activity, as evidenced by population increase, in the northwest corner of the County, at the northern-most end of the Route 14 Corridor. Ridgebury, Wells and South Creek Townships comprise the identified corner and all showed significant continuing gains in population, as well as the northeast corner comprised of Windham and Warren Townships.

The end product of this shift, as shown by Table III, is an overall decrease in the percent of the County's population residing within the major Boroughs and a corresponding increase in the percent of population residing in the outlying adjacent Townships (see Map I for graphic display and Table III-A for summary of this pattern).

COMMERCIAL

There is 1,240 acres or .15% of the total land area in Bradford County, which is presently used for commercial purposes. Sayre and Athens, located along the Susquehanna River in the north central portion of the County, Towanda, North Towanda Townships and Wysox Township centrally located in the County and outlying Boroughs of Wyalusing, Canton and Troy, all have commercial districts, which are identifiable.

These Boroughs and Townships are all located on the major Routes of 14, 6 and 220.
Commercial strip development is noticeable in Wysox Township along Route 6 and in North Towanda Township, also along Route 6. This strip development, although somewhat undesirable, will probably continue.

Athens Township lies next to Sayre and Athens Boroughs, and it too is experiencing some strip development, as land values and taxes continue to rise. Athens Borough has an Urban Renewal project underway and expects some new commercial development within the next 5-10 years.

**INDUSTRIAL**

County Industrial concentrations are found in close proximity to Routes 14, 6 and 220. The major industries are found in the Sayre, Athens and Towanda areas, with Troy and Canton also possessing a significant number of manufacturing establishments. However, as shown by Map III, industrial locations are scattered across the County. Table IV shows the wide diversification of industry with sixteen (16) different types of manufacturing found in Bradford County.

The existence of adequate infrastructure, especially a transportation system and public water and sewer systems are important for industrial development. Therefore, it may be assumed that the Route 14 Corridor and the NTRPDC designated Susquehanna Development Corridor will continue to be the most desirable manufacturing areas of the County. However, as shown by Map III, the Townships lying adjacent to the major Boroughs have shown a net gain of economic activity, while the Boroughs have lost economic activity. Economic activity includes industrial and commercial activities. (see Map IV).
PUBLIC/QUASI PUBLIC

The category of public/quasi public includes State Game Lands, State Forest Lands, State Fish Commission Lands and County and State Parks.

The County Parks include Mt. Pisgah, Hornbrook and Sunfish Pond. The State Park is located adjacent to Mt. Pisgah County Park. These four (4) parks offer many recreational activities, including fishing, swimming, boating, hiking, camping and picnicing.

The Pennsylvania Fish Commission maintains three (3) access areas along the Susquehanna River. The location of these access areas is such that the northern, central and southern parts of the County all have a free access point to the Susquehanna River.

The majority of the 53,920 acres of public/quasi public land in Bradford County is comprised of State Game Lands, most of which are located in the Southern most Townships of LeRoy, Franklin and Monroe. The State Game Lands are a valuable asset to the County, in that the public land made available for hunting purposes draws many hunters from outside the County. This seasonal influx of hunters stimulates the local economy quite significantly every year.

WATER

The 5,860 acres of water in Bradford County is primarily composed of the Susquehanna River and its tributaries. Large bodies of inland water are scattered and relatively few in number. The many streams in the Susquehanna River drainage basin offer excellent fishing opportunities for species such as trout, muskellunge, catfish, bass, walleye, pickerel and various panfish. Swimming and boating opportunities are also found, thus enhancing
the County's status as a recreational center within the Endless Mountains.

TRANSPORTATION

This category includes highway rights-of-way, railroad rights-of-way and land used for public utilities emplacements.

There are 2,447.82 miles of roads in Bradford County. Of this total, 369.92 miles are classified as major. Township roads account for 1,325.75 miles, with State roads having approximately 1,046.95 miles and Borough roads having approximately 80 miles.
APPENDIX 1

MAPS
MAP II

--- TOWNSHIPS GAINING POPULATION  ■ BOROUGHS LOSING POPULATION

1950 - 1975
MAP III
Manufacturing Industries
Number of Establishments (Employees)
by Municipality

TOTAL # of establishments
TOTAL # of employees
Net (1950-75) Gain/Loss by Economic Activity Area

MAP IV
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TABLE II

COMMERCIAL FARMS BY ECONOMIC CLASS

GROSS INCOME

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<td>760</td>
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<td>$50,000 - $2,500</td>
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| Total | 2,739 | 2,510 | 2,037 | 1,694 | 1,316 |
TABLE III

Contiguous Townships with Boroughs losing population: by % of 65's pop.

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<td>Ulster Township</td>
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<td></td>
<td></td>
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<tr>
<td>Sheshequin Township</td>
<td>+9</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Towanda Borough</td>
<td>+167</td>
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<tr>
<td>North Towanda Township</td>
<td>+254</td>
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<td>Towanda Township</td>
<td>+75</td>
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<tr>
<td>Troy Borough</td>
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<tr>
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<tr>
<td>Canton Borough</td>
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<tr>
<td>Canton Township</td>
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</table>
### TABLE IV

**MANUFACTURING INDUSTRIES - BRADFORD COUNTY 1975**

<table>
<thead>
<tr>
<th>Industry Description</th>
<th>Boroughs</th>
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<tr>
<td>0) Food &amp; Kindred Products</td>
<td>5</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>1) Textile Mill Products</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>2) Apparel &amp; Other Finished Fabric Products</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>3) Lumber &amp; Wood Products, except Furniture</td>
<td>3</td>
<td>10</td>
<td>13</td>
</tr>
<tr>
<td>4) Paper &amp; Allied Products</td>
<td>2</td>
<td>0</td>
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</tr>
<tr>
<td>5) Printing, Publishing &amp; Allied Industries</td>
<td>13</td>
<td>1</td>
<td>14</td>
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<tr>
<td>6) Chemical &amp; Allied Products</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>7) Petroleum Refining &amp; Related Industries</td>
<td>0</td>
<td>1</td>
<td>1</td>
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<tr>
<td>8) Rubber &amp; Miscellaneous Plastic Products</td>
<td>1</td>
<td>0</td>
<td>1</td>
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<tr>
<td>9) Leather and Leather Products</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>10) Stone, Clay, Glass &amp; Concrete Products</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>11) Primary Metal Industries</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>12) Fabricated Metal Products, except Machinery &amp; Transportation Equipment</td>
<td>3</td>
<td>2</td>
<td>5</td>
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<tr>
<td>13) Machinery, except Electrical</td>
<td>4</td>
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<tr>
<td>14) Measuring, Analyzing &amp; Controlling Instruments, Photographic, Medical Optical, etc.</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>15) Miscellaneous Manufacturing Activities</td>
<td>1</td>
<td>0</td>
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</tr>
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</table>
BRADFORD COUNTY
FUTURE LAND USE PLAN
JUNE 1979

Prepared By:

Terry Lutz
Bradford County Planning Director
Northern Tier Regional Planning and Development Commission
507 Main Street
Towanda, Pennsylvania 18848
BRADFORD COUNTY

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
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<tbody>
<tr>
<td>Preface</td>
<td>B i</td>
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<td>Definitions</td>
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<td>Future Land Use Patterns</td>
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<td>Transportation</td>
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<td>Water</td>
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<td>Commercial</td>
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<td>Mining</td>
<td>B 17</td>
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</table>

TABLES

I. Existing and Predicted Land Use Changes. ................................................. B 5

II. Manufacturing Industries - Bradford County 1978 ................................. B 15
This Future Land Use Plan was developed partially with trends identified in the 1978 Existing Land Use Plan.

These certain trends are expected to continue into the future. Some trends, like the residential development trends, are expected to peak within five (5) years, while others, like the continued existence of Forest cover, will still be observable at the conclusion of a 10-year time frame.

Given the nature of our presently unstable economy nationwide, which is experiencing varying degrees of inflation and recession, one becomes hard pressed to predict the future land uses of the County within ten (10) years. Therefore, where applicable, anticipated consumer reactions to situations; like the "energy crunch"; have been incorporated with existing trends which are identifiable vis-a-vis various available data to predict future land uses. Unforeseeable events and circumstances will most assuredly play a role in shaping Bradford County's Future Land Use Patterns.

What the Bradford County Planning Commission Staff has proposed in this document is, hopefully, a balanced presentation of a desirable and progressive future which indicates a balance between real and utopian expectations.
The future land use description and analysis for Bradford County was derived from previously completed land use inventories; data from 1950 to 1975 with respect to population changes; new industrial starts, and recognized economic and development trends.

In tabulating the various land uses in Bradford County, the following categories were used.

- forest - includes areas of deciduous and coniferous trees.
- agricultural - includes cropland and pasture.
- public/quasi-public- includes State Game Lands, State Forests, State Fish Commission Lands, and County and State Parks.
- transportation, communication, and utilities - includes major highway rights-of-way, railroad rights-of-way, and land used for public utilities emplacements.
- residential - includes concentrated areas of dwellings: single family, duplex, condominium, multi-family, and mobile home.
- water - includes streams, lakes, and reservoirs.
- commercial and services - includes retail and wholesale business, service establishments, and offices.
- industrial - includes manufacturing plants.
- mining - includes coal, gravel, and stone extraction activities.

INTRODUCTION

Bradford County is Pennsylvania's third largest County with 1,147.9 square miles of land and water. It is bordered on the east, west, and south by Pennsylvania Counties of Susquehanna, Tioga, Sullivan, and Wyoming. Forming, with these Counties, the region commonly referred to as the Northern Tier of Pennsylvania.
The Susquehanna River forms a north/south axis through the County from a point of entry just above the conjunction with the Chemung River in Athens Township until it leaves the County just above Laceyville.

Bradford County has the Pennsylvania metropolitan areas of Wilkes-Barre/Scranton at its southeastern quadrant, and Williamsport at its southwestern quadrant, and the New York metropolitan areas of Elmira at its northeastern point, and Binghamton at its northwestern point.

The Transportation Framework

Access to these metropolitan areas is provided by U.S. Routes 14, 220, and 6, with U.S. Routes 220 and 6 providing primary linkage between the Interstate 17 in New York State and Interstate 80 in Pennsylvania. In addition to this highway network, Bradford County, as a result of the Regional Rail Reorganization Act of 1973, has a ConRail railroad line providing its existing and potential manufacturing and wholesale/retail industries access to the eastern seaboard via the Allentown yards.

Topography of Bradford County

The majority of Bradford County is located within the (Glaciated) Low Plateaus Section of Appalachian Plateaus Province. The topography of the area is generally one of flat-topped mountains and hills dissected by steep-sided stream valleys. The area is underlain by generally flat-lying rock strata which have been only slightly upwarped in some places. This gentle up-
folding has given rise to some of the observed relief; however, most of it has been produced by streams cutting down through the flat-lying strata.

Most of the County consists of uplands or mountainous terrain, with the remaining land area being composed of valley bottoms and rolling lowlands.

Bradford County was entirely covered by ice during at least one of the glacial stages of the Pleistocene Epoch and deposits of at least three (3) ages are preserved in the County. The latest glaciation left by the Wisconsin ice is of two (2) types: till and outwash. Till is an unstratified deposit of material that has not been sorted by running water. It usually consists of fine, impure clay containing unsorted stones of all sizes and shapes. Associated in many places with the till are stratified outwash deposits consistent, usually, of clay, sand, "quicksand", and gravel, which have been sorted by running water and deposited by streams or in lakes. The most extensive deposits of glacial outwash occur along the valleys of the Susquehanna River and its major tributaries.

Population

The Bureau of Census Population Estimates, July 1, 1976, show that Bradford County increased in population from 57,962 to 60,400 between 1970 and 1976. This is a change of 4.7 percent
or 2,700 additional persons. It is anticipated that the County's population will continue to grow at a slow but stable rate quite similar to that experienced between 1970 and 1976. The County's population ranks 42nd out of 67 for total number of persons/county within the Commonwealth.

Table I indicates the existing predominant land use in Bradford County as Forest, which accounts for 348,738 acres or 47.5% of the total acreage. Use for Agricultural purposes follows closely with 41.5%. The remaining land use categories account for only 11% of the land in the County. Table I is also used to show the anticipated overall changes in land use within the next ten (10) years.

As indicated by Table I, the overall anticipated land use changes are minimal when considered as percentage changes.

FOREST

Generally, the existence of forest cover in Bradford County may be contributed to physical constraints which preclude other land uses. For example, steep slopes, poor soils, shallow depth of bedrock, poor drainage, lack of adequate transportation facilities, etc., would all be factors which have helped dictate the existence of wood lands on privately owned properties.

Public lands, like State Forest Land and State Game Lands, also contribute significantly to the existence of forest cover.
### TABLE I
EXISTING AND PREDICTED LAND USE CHANGES
1978 to 1988

<table>
<thead>
<tr>
<th>USE</th>
<th>ACREAGE 1978</th>
<th>PERCENTAGE</th>
<th>PREDICTED 1988</th>
<th>PERCENTAGE</th>
<th>% CHANGE</th>
<th>NET ACREAGE CHANGE IN USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest</td>
<td>348,738</td>
<td>47.50</td>
<td>348,018</td>
<td>47.37</td>
<td>-0.13</td>
<td>-720</td>
</tr>
<tr>
<td>Agricultural</td>
<td>304,960</td>
<td>41.50</td>
<td>304,560</td>
<td>41.42</td>
<td>-0.07</td>
<td>230</td>
</tr>
<tr>
<td>Public</td>
<td>53,920</td>
<td>7.30</td>
<td>54,520</td>
<td>7.42</td>
<td>-0.12</td>
<td>600</td>
</tr>
<tr>
<td>Transportation</td>
<td>13,588</td>
<td>1.85</td>
<td>13,608</td>
<td>1.85</td>
<td>0.0</td>
<td>20</td>
</tr>
<tr>
<td>Residential</td>
<td>6,160</td>
<td>0.83</td>
<td>6,340</td>
<td>0.86</td>
<td>+0.03</td>
<td>180</td>
</tr>
<tr>
<td>Water</td>
<td>5,860</td>
<td>0.80</td>
<td>5,860</td>
<td>0.80</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,240</td>
<td>0.15</td>
<td>1,280</td>
<td>0.18</td>
<td>+0.03</td>
<td>40</td>
</tr>
<tr>
<td>Industrial</td>
<td>320</td>
<td>0.04</td>
<td>370</td>
<td>0.05</td>
<td>+0.01</td>
<td>-50</td>
</tr>
<tr>
<td>Mining</td>
<td>240</td>
<td>0.03</td>
<td>360</td>
<td>0.04</td>
<td>-0.01</td>
<td>-60</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td><strong>734,656</strong></td>
<td><strong>100.00</strong></td>
<td><strong>734,656</strong></td>
<td><strong>100.00</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The south, south-central portions of the County exhibit the largest tract of forest lands to be found in Bradford County.

Due to the present economic conditions like: high costs of fuel and therefore high transportation costs of delivering products to market places; the high cost of purchasing land as opposed to leasing; and high overhead operating costs as opposed to relatively low market prices, it is anticipated that some marginal farm land will be allowed to revert back to forest cover. These economic conditions coupled with the existing trends identified in the 1978 Existing Land-Use Plan Agricultural section would tend to indicate that eventually there will be an increase of forest cover in Bradford County as marginal farm land is allowed to revert back to forest cover.

Although there is a real increase in actual acres of forest land predicted in the future for Bradford County, Table I shows a decrease of 720 acres within the next 10 years for forest land use. This is due to the fact that the Pennsylvania Game Commission is expected to purchase up to 600 acres of land which will then be classified as Public/Quasi-Public. Development pressures are expected to take 50 acres of forest land for residential uses; 60 acres for mining uses; and 10 acres for transportation uses. The land reverting back to forest is expected to balance out with the loss to development.

However, the total percent change of forest land ten (10) years in the future is anticipated to be only a .13% decrease.
This decrease is misleading because the forest land which becomes incorporated into State Game Lands will remain as forest cover resulting a change of use only.

**AGRICULTURE**

Of the County's approximate 734,656 acres, 74.1%, or nearly 3/4's of the total land area, was used for farming purposes in 1950. 1978 data (Table I.) shows that land presently being used for farm purposes has declined to 41.5% of the total acreage. This decrease is due, in a large part, to the drop in prices received for products and the rise in overhead operating costs. Together these economic conditions have forced the smaller farmer out of business and, therefore, less acreage is actively engaged in agricultural purposes.

The agricultural category includes cropland, pasture, and other open space. Dairy farming is the primary agricultural use, with the better soils and gently sloped lands being used to grow crops to support the milk animals. Generally, poorer soils and steeper slopes, where cleared, are utilized for pasturing.

The flood plain areas along Sugar and Towanda Creeks, as well as the Susquehanna River, are of great value for agricultural purposes. These flat-lands have very rich and usually well drained soils, which are conducive to extensive cultivation, resulting in high crop yeilds.
It is anticipated that there will be a continuation of smaller marginal farms either becoming relatively non-existent or becoming incorporated into larger tracts as stated in the 1978 Existing Land Use Plan.

Within the next ten (10) years, it is anticipated that there will be a loss of 230 acres of agricultural land. Development pressures for residential land will use 150 acres, industry will use 50 acres, transportation will use 10 acres, and commercial will use 20 acres. The agricultural land which is projected to be lost to various development uses should be in close geographical proximity to major transportation routes and the larger population centers of the County.

The predicted percentage of agricultural land use to be lost equals a decrease of 0.07% of the existing agriculture land. As strategies to preserve primary agricultural land are implemented, less and less agricultural land should be lost to development pressures in the future.

PUBLIC/QUASI PUBLIC

The category of public/quasi public included State Game Lands, State Forest Lands, State Fish Commission Lands, and County State Parks.

The County Parks include Mt. Pisgah, Hornbrook, and Sunfish Pond. The State Park is located adjacent to Mt. Pisgah County Park. These four (4) parks offer many recreational activities, including fishing, swimming, boating, hiking, camping, and picnicking.
The Pennsylvania Fish Commission maintains three (3) access areas along the Susquehanna River. The location of these access areas is such that the northern, central, and southern parts of the County all have a free access point to the Susquehanna River.

The majority of the 53,920 acres of public/quasi public land in Bradford County is comprised of State Game Lands, most of which are located in the southern most Townships of LeRoy, Franklin, and Monroe. The State Game Lands are a valuable asset to the County, in that the public land made available for hunting purposes draws many hunters from outside the County. This seasonal influx of hunters stimulates the local economy quite significantly every year.

There is a 600 acre increase projected for State-owned land in Bradford County within the next ten (10) years. Although an increase in State-owned land is inconsistent with local objectives in that the land is lost from the local tax roles; it is recognized, from past experience, that the State may not be precluded from purchasing land until such time as an adopted plan and/or policy is in existence at the local level. The Game Commission is presently negotiating with land owners for the purchase of existing forest land. Therefore, it is predicted that land purchases will be made by the State before a local Plan and/or Policy can be adopted. See map for the proposed additions.
TRANSPORTATION

This category includes highway rights-of-way, railroad rights-of-way, and land used for public utilities emplacements.

There are 2,447.82 miles of roads in Bradford County. Of this total, 369.92 miles are classified as major. Township roads account for 1,325.75 miles, with State roads having approximately 1,046.95 miles and Borough roads having approximately 80 miles.

The existing major thoroughfares in Bradford County are U.S. Routes 14, 220, and 6. Within the next ten (10) years, there is an anticipated twenty (20) acre increase in land used for transportation purposes. This 20 acres will be for a Route 6 By-pass which will hook up to the existing Route 220 Bypass vis-a-vis the James Street Bridge in the Towanda area.

It is anticipated that an industrial access road to the Sayre Shops area will also be constructed within ten (10) years. This roadway, however, will utilize land which is presently used for transportation purposes.

Therefore, the percentage of change in land use for transportation purposes is, for all practical purposes, estimated to be 0%.

Improvement of a County airport is expected in the near future. Since only an improvement is anticipated, there will be no increase in the amount of land needed for this purpose. Additional railroad lines are not anticipated.
RESIDENTIAL

This category only includes concentrated areas of residential dwelling. Scattered dwellings do presently exist and will continue to appear. However, it is expected that the scattering of residential dwelling will peak in the near future.

As was identified in the 1978 Existing Land Use Plan, there has been substantial increases of 10 to 20 acre farmettes. The location of these rural non-farm residences has been predominately located in Townships surrounding major Boroughs with evidence also pointing to the Townships of Ridgebury, Wells, South Creek, Windham, and Warren, as also experiencing this residential land use change. It is expected that this population shift/trend will peak by 1981. It is then anticipated that as agricultural preservation strategies are implemented; and as the existing communities establish cost efficient area-wide water and sewage facilities, the population concentrations will be centered in, and immediately adjacent to, the Boroughs of Athens, Sayre, South Waverly, Towanda, Monroe, Troy, Canton, Wyalusing, Rome and possibly Le Raysville. This trend will particularly manifest itself in the Townships of Athens, North Towanda, and Wysox, and to a lesser extent, in Troy and Canton Townships. Any established municipalities existing in the County will become densely populated, if it is not already so, before the surrounding Townships experience high density residential development.
The influx of persons to the Townships immediately adjacent to the New York State/Pennsylvania border line is expected to continue for at least five (5) years. A large majority of the non-farm residents of these Townships usually commute to the Elmira or Binghamton, New York job market areas. As the price of gasoline and oil rises, and therefore commuting 20-30 miles to work becomes less feasible, it is expected that the northern Townships of the County will peak in population growth within 10 years.

Within the next 10 years it is expected that residential land will show a net increase of 180 acres. It is expected that at least 150 acres of marginal farm land will be used and 50 acres of forest land will be used for residential purposes. However, commercial development is expected to take 20 acres of existing residential land thus, yielding the 180 acres net increase.

The economic "energy crunch", coupled with the improvement of basic community infrastructure, should, as mentioned earlier, result in large concentrations in and around the Athens, Sayre, South Waverly area and the Towanda area. Smaller municipalities are expected to increase in population as it becomes more costly to travel over 10 miles to purchase food, clothing, and other small perishable goods.

Another primary influencing factor regarding residential locations will be the zoning requirements anticipated pursuant to the Flood Plain Management Act of 1978. Again, the impact should result in the existing Boroughs becoming more densely
populated within the next ten (10) years. This Act, coupled with the expected implementation of agricultural land preservation strategies, should help to pinpoint residential development within Bradford County.

**WATER**

The 5,860 acres of water in Bradford County is primarily composed of the Susquehanna River and its tributaries. Large bodies of inland water are scattered and relatively few in number. The many streams in the Susquehanna River drainage basin offer excellent fishing opportunities for species such as trout, muskellunge, catfish, bass, walleye, pickerel, and various panfish. Swimming and boating opportunities are also found, thus enhancing the County's status as a recreational center within the Endless Mountains.

There is no expected increase in water area within Bradford County other than the possible addition of small farm ponds of 10 acres or less. Since any substantial future increase in water area is not expected, no change was indicated on the map.

**COMMERCIAL**

There is 1,240 acres or .15% of the total land area in Bradford County, which is presently used for commercial purposes. Sayre and Athens, located along the Susquehanna River in the north central portion of the County, Towanda, North Towanda Townships and Wysox Township centrally located in the County and outlying Boroughs of Wyalusing, Canton, and Troy, all have
commercial districts, which are identifiable. These Boroughs and Townships are all located on the major Routes of 14, 6, and 220. Commercial strip development is noticable in Wysox Township along Route 6 and in North Towanda Township, also along Route 6. This strip development, although somewhat undesirable, will probably continue.

Athens Township lies next to Sayre and Athens Boroughs, and it too is experiencing some strip development, as land values and taxes continue to rise. Athens Borough has an Urban Renewal project underway and expects some new commercial development within the next 5-10 years.

Therefore, the increases in commercial land use are expected as primarily strip development in Wysox Township, North Towanda Township, and Athens Township; with Athens Borough vis-a-vis its Urban Renewal project expecting some new commercial development.

The expansion of commercial use of land is expected to equal 40 acres in ten (10) years with 20 acres of residential and 20 acres of farm land expected to be used for commercial purposes.

**INDUSTRIAL**

County Industrial concentrations are found in close proximity to Routes 14, 6, and 220. The major industries are found in the Sayre, Athens, and Towanda areas, with Troy and Canton also possessing a significant number of manufacturing establishments. Table II shows the wide diversification of industry with sixteen (16) different types of manufacturing found in Bradford County.
TABLE II
MANUFACTURING INDUSTRIES - BRADFORD COUNTY 1978

<table>
<thead>
<tr>
<th>(20) Food &amp; Kindred Products</th>
<th>BOROUGHS</th>
<th>TOWNSHIPS</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>(22) Textile Mill Products</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>(23) Apparel &amp; Other Finished Fabric Products</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>(24) Lumber &amp; Wood Products, except Furniture</td>
<td>3</td>
<td>10</td>
<td>13</td>
</tr>
<tr>
<td>(26) Paper &amp; Allied Products</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>(27) Printing, Publishing &amp; Allied Industries</td>
<td>13</td>
<td>1</td>
<td>14</td>
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<tr>
<td>(28) Chemical &amp; Allied Products</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>(29) Petroleum Refining &amp; Related Industries</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>(30) Rubber &amp; Miscellaneous Plastic Products</td>
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<td>0</td>
<td>1</td>
</tr>
<tr>
<td>(31) Leather and Leather Products</td>
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<tr>
<td>(32) Stone, Clay, Glass &amp; Concrete Products</td>
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<td>2</td>
</tr>
<tr>
<td>(33) Primary Metal Industries</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>(34) Fabricated Metal Products, except Machinery &amp; Transportation Equipment</td>
<td>3</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>(35) Machinery, except Electrical</td>
<td>4</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>(38) Measuring, Analyzing &amp; Controlling Instruments, Photographic, Medical Optical, etc.</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>(39) Miscellaneous Manufacturing Activities</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>
The existence of adequate infrastructure, especially a transportation system and public water and sewer systems are important for industrial development. Therefore, it may be assumed that the Route 14 Corridor and the NTRPDC designated Susquehanna Development Corridor will continue to be the most desirable manufacturing areas of the County.

The Greater Towanda Area should exhibit an increase in industrial land use within ten (10) years due to two (2) factors. First, the Boroughs of Towanda and Monroe in conjunction with Towanda, North Towanda, and Wysox Townships are pursuing an Area-Wide Sewage Feasibility Planning effort with the ultimate goal of increasing the basic sewerage services to the entire area which are so vital to expanded industrial, as well as residential and commercial growth. Secondly, it is anticipated that within ten (10) years the proposed Route 6 By-pass will be completed and therefore offer prospective industries a much improved transportation network with which to distribute goods and materials.

The Valley Area (Athens, Sayre, South Waverly) is expected to gain a new industrial access road to the Sayre Shops Area. This project will improve the Shops area and hopefully attract new industry. If an expansion of sewer lines within the Valley Area could be completed, then this area would become, much like Towanda, a very attractive area for industrial expansion.

South Waverly recently gained a new industry in the LePrino Cheese/Eastern Milk Producers cheese making operation. It is
anticipated that smaller "spin-off" industries will evolve within 10 miles of the cheese plant.

The Troy/Canton area could also be expected to gain a new industry within the next ten years. Route 14 provides road access. Canton is presently up-grading and expanding its sewer lines while Troy is preparing to do the same. Therefore, a fairly adequate infrastructure is available within these areas.

Since industrial locations would be zoned to specific areas in the perimeter of existing communities it is anticipated that the 50 acre increase in industrial land use, as indicated in Table I, will probably be taken from agricultural land.

**MINING**

This category includes those activities which extract either stone, gravel, or coal from below the earth's surface. Mining accounted for only 240 acres of land use in 1978. Gravel and coal were the major mining activities.

Within ten (10) years, it is expected that the coal mining activities will take 60 acres of forest land. This expansion is expected in the Barclay Mountain area as old abandoned mines are re-opened to extract coal that, until the last 10 years, was not feasible to mine.
BRADFORD COUNTY
EXISTING AND FUTURE
THOROUGHFARE PLAN

JUNE 1979

Prepared By:
Terry Lutz
Bradford County Planning Director

NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION
507 MAIN STREET
TOWANDA, PENNSYLVANIA 18848
EXISTING AND FUTURE
THOROUGHFARE PLAN
BRADFORD COUNTY

JUNE 1979

Prepared By:

Terry Lutz
NTRPDC County Planner

NORTHERN TIER REGIONAL
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507 MAIN STREET
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BRADFORD COUNTY
TABLE OF CONTENTS

EXISTING THOROUGHFARE PLAN

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>B-1</td>
</tr>
<tr>
<td>Existing Regional Transportation Network</td>
<td>B-2</td>
</tr>
<tr>
<td>Cross Classification of Existing Thoroughfares</td>
<td>B-4</td>
</tr>
<tr>
<td>Existing Thoroughfare Summary</td>
<td>B-5</td>
</tr>
</tbody>
</table>

FUTURE THOROUGHFARE PLAN

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>B-7</td>
</tr>
<tr>
<td>Factors</td>
<td>B-8</td>
</tr>
<tr>
<td>Problem Identification and Anticipated Changes</td>
<td>B-10</td>
</tr>
<tr>
<td>Future Thoroughfare Summary</td>
<td>B-13</td>
</tr>
</tbody>
</table>
INTRODUCTION

Any area—whether it be a township, borough, city, county, sub-state region, state, or country—is dependent to a great extent on the transportation system available to the area. The degree and extent of overall economic development is directly related to the transportation network, as well as the relative proximity to major marketing areas, population, natural resources, and available local investment capital, to name a few. All of these items are inter-related and can be viewed as being tied together by the existing transportation network.

The transportation network facilitates the efficient movement of goods, persons, and services within any specific area or region and also between specific regions. The degree of efficiency with which goods and persons move while utilizing the existing transportation network is dependent upon the degree of effectiveness which the transportation system is capable of delivering. The effectiveness of the transportation system depends on the location and quality of the individual elements (highway, railroads, and airports) coupled with their use and/or perceived use in the eyes of the consumer; i.e. the producer, traveler, or local resident.

This Thoroughfare Plan for Bradford County attempts to assess the existing transportation network on an efficiency and effectiveness basis. Developed subsequently to the existing assessment are long and short range strategies for the realization of a more
effective and efficient future thoroughfare system. The future thoroughfare system must acknowledge the existing financial and environmental constraints which tend to preclude the development of a more efficient and effective transportation network.

EXISTING REGIONAL TRANSPORTATION NETWORK

AS IT RELATES TO BRADFORD COUNTY

Major routes which are integral parts of the Inter-Regional System, and also serve Bradford County, are identified in the Regional Transportation Plan, developed by the NTRPDC in 1974, and amended in 1978. The Inter-Regional System includes those highways which generally meet or have the potential to meet the following criteria:

A. Have a major impact on the Region

B. Serve an inter-regional or interstate function in addition to providing a major access function to various sectors of the Region.

C. Provide a direct linkage between highways meeting, and the combination of criterion one and two.

Inter-regional highways found in Bradford County are:

1) U.S. Route 6 which runs east and west connecting Tioga, Bradford, and Wyoming Counties of the Northern Tier Region with the Wilkes-Barre metropolitan area to the east, and the Northern Pennsylvania Counties and municipalities to the west. Route 6 is considered to be one of the most scenic highways in Northern Pennsylvania.
2) U.S. Route 220, which runs north from the Lycoming County line through Sullivan and Bradford Counties to the New York/Pennsylvania State line. This Route provides the major link between Bradford County, Williamsport, and I-80, to the south; as well as I-17 in New York State to the north from which access is readily gained to the Binghamton and Elmira, NY areas.

The Intra-Regional System; also identified in the amended 1978 NTRPDC Regional Plan; includes those highways which, although subordinate to the Inter-Regional System, serve a major function in the efficient movement of people, goods, and services on a regional basis. The Inter-Regional System components serving Bradford area:

1. Pennsylvania Route 549, which runs north from U.S. Route 6 to the New York/Pennsylvania State line through Tioga and then Bradford County.

2. Pennsylvania Route 14, which runs north from the Lycoming County line to the New York/Pennsylvania State line in the western half of Bradford County and through a small section of Southeast Tioga County.

3. Pennsylvania Route 414, which runs east from Pennsylvania Route 14 at Canton to U.S. Route 220 at Monroe through Bradford County.

4. Pennsylvania Route 187, which runs north from U.S. Route 6 at Wysox to the New York/Pennsylvania State line through Bradford County.

5. Pennsylvania Route 706, which runs east from U.S. Route 6 at Wyalusing through Bradford and Susquehanna Counties to U.S. Route 11.
CROSS CLASSIFICATION OF EXISTING THOROUGHFARES

The routes, identified as parts of the Inter- and Intra-Regional System which serve Bradford County, are the main highways located in the County. These highways may be generally cross-referenced with the 1980 Highway Functional Classification for Pennsylvania as determined by Pennsylvania Department of Transportation.

The 1980 Function Classification as it applies to Bradford County consists of three (3) categories:

Major Arterials

This system of highways form the major framework for the State's highway transportation network. These routes constitute a continuous, integrated system of highways operating at a high level of service. They serve long-distance interstate and intrastate traffic flows and connect the larger urban areas of this state with neighboring states.

Minor Arterials

These highways collect or disperse traffic from connector highways to the system of principal rural highways. This system of highways operates at a lower level of service than the principal rural highways to serve inter-county and intra-county needs, and also specific areas of the state by providing access to smaller urban areas, major recreation areas, and other significant traffic generators. These routes are limited control of access facilities.

Major and Minor Connectors

These highways collect or disperse traffic from land access highways (township roads and legislative routes) to the system of major rural highways. This system of highways operates at a low level of service to serve a specific area of the state and provide intra-county connections to minor recreation areas and other less significant traffic generators. These routes are generally uncontrolled access facilities.
The Intra-Regional System highway classification is somewhat comparable to the Functional Classification of Major Arterials; while the Inter-Regional System highway classification is comparable to the Minor Arterial Functional Classification. For a complete listing of Bradford County's U.S. and State routes, the Bradford County Road Log, published by the Pennsylvania Department of Transportation, should be consulted.

EXISTING THOROUGHFARE SUMMARY

The major thoroughfares, therefore, regardless of the classification system used, are U.S. Routes 6 and 220, Pennsylvania Routes 14, 414, 187, 706, and, to a lesser extent because of its short run in Bradford County, Pennsylvania Route 549. This major network attempts to serve the County's needs for the efficient and effective delivery of goods, people, and services throughout the County.

The spatial geographic locations and distribution of the above identified major thoroughfares is not of optimum design. Bradford County has 1,046 linear miles of roadways. Overall, the existing thoroughfare system is quite effective. The need to allow and facilitate the movement of goods, people, and services throughout the County and Region is being met. However, the efficiency of the thoroughfare system can be improved.

The efficiency of the thoroughfare system is hindered by out-dated, and therefore, inadequate bridges and cartways; poor horizontal alignment and, in some cases, poor vertical alignment. These inadequacies, in part or in concert, tend to reduce the
efficiency of the major thoroughfare system in assuring the quick and orderly movement of people, goods, and services.

Time is (may be) lost to the transportation system. The lost time means lost money. Business establishments invariably pass the added cost incurred as a result of inefficient transportation on to the consumers. Thus, the added potential cost to the consumer becomes an economic justification for improvement to the thoroughfare system. Increasing population and the resultant increase in traffic volumes also justify improvements to the thoroughfare system. It is on these premises that the Future Thoroughfare Plan will be developed.
FUTURE THOROUGHFARE PLAN

Introduction

The existing thoroughfare system could be more efficient if it were modified to become more effective. The economic and population indicators point to continued moderate growth in Bradford County. To facilitate that growth, the County needs to induce the creation of a more effective thoroughfare system. An efficient thoroughfare system is seen as the vital link which joins Bradford County with continued economic development and growth in the future.

It is anticipated that the State of Pennsylvania will turn back to the local townships and boroughs a large percentage of presently State-owned routes. These legislative routes (08 routes) which are to be turned back are generally the shorter and lesser traveled routes. The L.R. 08 routes which provide an effective and efficient support function relative to the major thoroughfare system (i.e. the Burlington Turnpike) are expected to be retained by the State. This action is anticipated within 5 to 10 years. However, there is no definitive indication that this turn back will ever occur.

The minor L.R. 08 routes, which will in all likelihood be turned back, will have a minimal impact on the efficiency of the thoroughfare system. The 08 routes which were originally proposed for turn back by the State are minor collector routes. The minor collector routes will continue, regardless of ownership, to meet the supportive need which they presently supply to the major thoroughfare system.
Factors

Continuing improvements have been made to upgrade the existing thoroughfare system within the County. In the past fifteen (15) years, the Route 220 Bypasses around the Towanda area and the Sayre-Athens-South Waverly area have been completed; Route 6 from the Wyoming County line west to Rummerfield has been widened and realigned, Route 14 from the Tioga/Bradford County line has been resurfaced with the shoulders widened and stabilized, Route 187 from Rome north to the Pennsylvania/New York State line is presently being widened and resurfaced, and a bridge on Route 6 is presently being widened and reconstructed west of Towanda.

These improvements can be termed reactionary maintenance projects which are necessitated by the resultant increased vehicular traffic due to increased economic development and therefore an increased population.

The present economic atmosphere of Bradford County is healthy. Comparison of data published by the Pennsylvania Department of Commerce in the Bradford County Industrial Census, publication numbers M-5-75, M-5-76, and M-5-77, shows the increase in jobs from 1975 to 1977.

<table>
<thead>
<tr>
<th></th>
<th># Manufacturing Establishments</th>
<th>Total Manufacturing Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-5-75</td>
<td>70</td>
<td>5,525</td>
</tr>
<tr>
<td>M-5-76</td>
<td>71</td>
<td>6,120</td>
</tr>
<tr>
<td>M-5-77</td>
<td>71</td>
<td>6,311</td>
</tr>
</tbody>
</table>

TOTAL 786 = 3-Year Net Increase
The 1973, 1974, and 1976 County Business Patterns, as contained in the 75-77 Industrial Census of Bradford County, show the following categories and corresponding employment numbers:

<table>
<thead>
<tr>
<th></th>
<th>1973</th>
<th>1974</th>
<th>1976</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>5,615</td>
<td>6,498</td>
<td>5,868</td>
</tr>
<tr>
<td>Wholesale/Resale</td>
<td>2,817</td>
<td>2,807</td>
<td>2,814</td>
</tr>
<tr>
<td>Services</td>
<td>2,337</td>
<td>2,224</td>
<td>2,364</td>
</tr>
<tr>
<td>TOTALS</td>
<td>10,769</td>
<td>11,529</td>
<td>11,046</td>
</tr>
</tbody>
</table>

From the two above tables, it is apparent that the County is maintaining its employment opportunities. Recent additions to the manufacturing sector and anticipated additions within the next five years point to an increase in employment opportunities.

Increased employment opportunities would not be reasonable to expect unless there was a population base from which an employer could draw workers. Bradford County's population in 1970 was 57,692. The Bureau of Census, U.S. Department of Commerce, in its most recent Population Estimates for Bradford County (P-26, 77-38) estimated the County's population in 1976 at 60,400. The anticipated, or Provisional Projection, for 1977 shows a population of 60,700. The change from 1970 to 1977 reflects an increase of 2,700 persons or +4.7%. It is assumed that this moderate population growth will continue and, therefore, the labor force needed to attract additional economic development activities will be available.
Problem Identification and Anticipated Changes

By assuming that the existing thoroughfare system can be more efficient, it is implied that there are problems which need to be addressed. To accurately identify the problems with a sound data base would require that an actual field survey of traffic volume and roadway conditions be conducted. However, at the present time, this is impractical due to time and financial restraints. Therefore, the identification of existing thoroughfare problems was accomplished through research of planning documents which relate to the County.

The 12-Year Transportation Plan for Bradford County lists a bridge replacement across the Susquehanna River at Towanda on U.S. Route 6. When the 12-Year Plan was developed, a bridge replacement was seen as the solution to the improvement of traffic flow through the Towanda Area. The out-dated existing bridge in concert with the short turning radius at the intersection of Bridge and Main Streets in Towanda was creating a traffic congestion problem, as well as a safety hazard. The bridge replacement was seen as the County's number one priority.

More recently a Route 6 Bypass has been pursued. The change of focus from a bridge replacement to a bypass resulted due to a variety of reasons: 1) In 1972, the flood destroyed the James Street Bridge north of the Route 6 Bridge. The James Street Bridge was rebuilt with Federal Disaster Relief monies and is therefore quite a substantial structure capable of handling four lanes of traffic; 2) A Route 220 Bypass was constructed on the west side of Towanda Borough. A traffic study done by the County
Planning Commission in 1976 showed that the 220 Bypass did not relieve the traffic congestion problems in downtown Towanda due to the substantial increase in Route 6 traffic; 3) In 1978, PennDOT found itself in a financial crisis and put an indefinite "freeze" on all projects contained in the 12-Year Transportation Plan; 4) A local committee was formed by concerned Towanda citizens to assess the problem and identify a solution.

At this point in time, the Bypass Committee is advocating that a Bypass be constructed which would utilize the existing modern James Street Bridge and then tie into the existing 220 Bypass as a short term solution to the problem. Such a project will provide direct access to Routes 6 and 220 for two (2) major industries (GTE Sylvania and E.I. DuPont Denemours & Co.), relieve traffic congestion problems in downtown Towanda, and utilize existing transportation components which are presently under utilized.

As a long range goal, the Committee has conferred with PennDOT and, therefore, recommends that a new bridge eventually be constructed south of the existing Route 6 Bridge. See the Future Thoroughfare map for these proposals.

The achievement of the short- and long-range goals will supply the most effective thoroughfare system possible in the Towanda Area. All major industries will have better access to transportation routes and, therefore, can justify expansions. The congested bottleneck on Route 6 at Towanda will be eliminated because through traffic will be re-routed. The achievement of this effective thoroughfare system will also increase the
efficiency of the system in movement of people, goods, and services on Routes 6 and 220.

Once the Towanda link is constructed, Route 6 should be widened and realigned from Wysox, east to Rummerfield. This will support the effectiveness of the thoroughfare system, and complete the proposed Route 6 improvements through Bradford County.

The second thoroughfare change anticipated is the realignment and reconstruction of Route 706 from Route 6 in Bradford County, to Route 11, in Susquehanna County. These improvements would greatly reduce Intra-Regional travel time and thereby making the Inter-Regional Thoroughfare system more effective and efficient.

The third change to the existing thoroughfare system is seen as a Route 6 and 14 coordinated bypass system at Troy Borough. The intersection of these major routes in Troy Borough creates another transportation bottleneck in the existing thoroughfare system. Therefore, again, to increase the effectiveness and efficiency of the thoroughfare system, the bypass improvements are seen as a feasible alternative.

The fourth improvement to the existing major thoroughfare system should be the widening and realignment of Route 220 from Monroeton, south to the County line or Laporte in Sullivan County, including the construction of a new bridge at Monroeton. This section of 220 is substandard to Route 220, north of Monroeton, and south of Laporte. This improvement not only would increase the effectiveness of the Inter-Regional system, but also the effectiveness of the State's overall thoroughfare system.

The last change seen in the Thoroughfare system is not a change in the major thoroughfare system. However, due to the
potential economic impact of the change, it is being incorporated into this Future Thoroughfare Plan. This change is the proposed access road to the Sayre Shops Area. The change will improve the effectiveness of the localized transport system in the Valley area.

Summary

The future thoroughfare design is to some degree subject to conjecture due to the lack of updated data. This Plan has dealt specifically with the major thoroughfare system because with effective improvements to the major system, the degree of efficiency of the supportive minor system will increase.

The goal for Bradford County's Future Thoroughfare system is to improve the effectiveness of the existing system. Achievement of this goal, for any portion of the system, will increase the efficiency of the overall system. The efficient movement of people, goods, and services aids in the economic development and growth of any area. Therefore, any thoroughfare changes should be designed to increase the effectiveness of the system which is directly related to the efficient movement of people, goods, and services.
COMMUNITY FACILITIES PLAN

BRADFORD COUNTY, PENNSYLVANIA

NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION
507 MAIN STREET
TOWANDA, PA 18848
COMMUNITY FACILITIES PLAN

BRADFORD COUNTY, PENNSYLVANIA

PREPARED BY:

NORTHERN TIER REGIONAL PLANNING
AND DEVELOPMENT COMMISSION

PATRICIA LUCAS

APRIL 1980

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# COMMUNITY FACILITIES PLAN

## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>1</td>
</tr>
<tr>
<td>II</td>
<td>2</td>
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<tr>
<td>III</td>
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<td>IX</td>
<td>60</td>
</tr>
<tr>
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<td>63</td>
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</table>

**NOTE:** Parks and Recreation areas are discussed in a companion document entitled, The "Recreation and Open Space Plan".
SECTION I
COMMUNITY FACILITIES PLAN
BRADFORD COUNTY, PENNSYLVANIA

INTRODUCTION

The existence or lack of public facilities and services within a community or region can promote or inhibit development. With the continued growth of the Northern Tier region, and especially Bradford County, it is becoming increasingly more important to provide community facilities sufficient to support new growth. The demands and needs of a growing community are extensive. Community facilities and services such as fire protection, water supply and distribution, sewage collection and disposal and other related services are essential elements of well-planned communities. These factors play a key role in determining the physical, social, and economic character of the area.

Some facilities are ordinarily provided by private investment while others are provided through public or quasi-public agencies. Facilities such as churches and other religious facilities are not financed directly by the residents through taxation, but by other means such as donations.

Other facilities, such as post offices are financed through the Federal government. Hospitals and health care facilities may or may not be financed by the residents of a community.

The purpose of this study is to evaluate educational facilities, water and sewer systems, county facilities, fire station and municipal buildings in relation to present and future needs and to make recommendations concerning the most appropriate method of providing for their needs.

Under earlier planning studies, the community facilities were inventoried and evaluated and this document summarizes their findings. The Recreation and Open Space Facilities Plan will be discussed in a special forthcoming document.
SECTION II
EDUCATIONAL FACILITIES

People and businesses tend to locate when good educational facilities exist. Families would obviously like to see their children get the best education possible, when businesses are looking for a trained and educated labor market. In addition, a location where employees will be able to further their own education is advantageous. The adequacy of the educational system of Bradford County will directly affect its future growth and economy.

The current administration of public schools in Bradford County is based upon the existence of seven (7) school districts: The Athens, Canton, Northeast, Sayre, Towanda, Troy, and Wyalusing School Districts.

The reorganization of schools in Bradford County came about in 1970. The policy change of 1969 by the Pennsylvania Board of Education set up Intermediate Units throughout the State of Pennsylvania. There are twenty-nine Intermediate Units serving the sixty-seven counties in Pennsylvania. This system placed more administrative capacity in the local areas, in an attempt to establish a better working school system throughout the state.
Goals and Objectives

Schools -- School sites should be planned to provide for existing and anticipated future pupil population distributions. The location and site size of schools should be consistent with the following objectives:

1. Health and Safety Policies for Schools
   a. The replacement of old, obsolete school buildings.
   b. The addition of classrooms where an increase in student capacity is expected.
   c. The provision of sufficient land area for outdoor recreational facilities and off-street parking at each school site.
   d. The improvement of all school facilities to at least minimum fire safety requirements.

2. Function and Economy Policies for Schools
   a. The improvement and expansion of the school plant.
   b. The design of school facilities for multi-purpose use.
   c. The consolidation of small and inefficient school districts to permit the establishment of more economically efficient school units, which meet modern educational requirements.
   d. The removal or change in function of school facilities which are no longer required.

3. School Development Standards -- The following standards are for capacity, space, and location are designed to guide the implementation of objectives relating to elementary and secondary schools.
   a. Elementary School
      Site Space Requirements: 5 acres plus 1 additional acre for 100 students design capacity (Ultimate enrollment)
      School Size: 200 to 600 students
      Desired Location: Centrally located within each neighborhood preferably not on a major traffic street. School
b. **Junior High School**

**Site Space Requirements:**

- School Size Range:
- Desired Location:

10 acres plus 1 additional acre for each 100 students capacity (Ultimate capacity)

1 Junior High School to serve each 3 to 4 elementary schools.

Centrally located within area, on either local or major traffic street.

c. **Senior High School**

**Site Space Requirements:**

- School Size Range:
- Desired Location:

15 acres plus one additional acre for 100 students design capacity (Ultimate enrollment).

1 Senior High School to serve each 1 to 2 Junior High School.

Centrally located within its service area on either a local or major traffic street.

d. **Special Room Standards** -- In addition to standards for size and location, there are special room facilities needed in the major types of schools. The expanding scope of the educational system makes it necessary to provide a number of special purpose rooms and facilities in public school buildings.

should be within a half mile walking distance of most students.
Such aims are so universally accepted as to be virtually unalterable, but changing times and conditions demand new ways of putting them into effect. The expansion of automation in industry, the new national problem existing out of world leadership, the rapid transformations of communication and transportation, the mechanization of farm and home, and increasing human longevity will effect the future school program and the buildings which must house it. The aims of education are firmly established, but to achieve them under changing conditions will always challenge the resources of conscientious community leaders.

The school boards of the county should seek continually to adapt school facilities to community needs. It is less important to equal what other communities have done for a given price than to provide facilities for the physical, intellectual, social, economic, and aesthetic growth of as many as possible of the human beings in the home community. The school building should be planned to improve a community, not to restrict it. It should represent the highest of the community's ideals, and not merely a curtailed portion of them.

The purpose of this phase of the Community Facilities Study is to inventory and analyze the existing physical educational facilities in the seven school districts of Bradford County. It should be used as a basis for the County Planning Commission and other community leaders to study and evaluate present conditions of the educational system. For example, all site plans must be approved by the Planning Commission. This survey can be used as a basis for approving various site plans as presented by the individual boards of Education within Bradford County. It should be kept in mind that the information contained herein must be continuously updated.

Bradford County does not have any colleges or private schools.

ORGANIZATION

The current administration of public schools in Bradford County is based upon the existence of seven (7) school districts -- the Athens, Canton, Northeast, Sayre, Towanda, Troy and Wyalusing School Districts.
Libraries

There are ten (10) public libraries in Bradford County. These facilities are financed through a combination of private and public funding. In addition to the public libraries, each school in the county has some type of library facility, with the High School Libraries being quite substantial. The following are an inventory of the existing libraries, based on January 1980 figures.

<table>
<thead>
<tr>
<th>LIBRARY</th>
<th>NUMBER OF VOLUMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bradford/Wyoming Counties</td>
<td></td>
</tr>
<tr>
<td>Public Library, Burlington</td>
<td>42,000</td>
</tr>
<tr>
<td>Mather Memorial Library, Ulster</td>
<td>10,545</td>
</tr>
<tr>
<td>Monroeton Library</td>
<td>737</td>
</tr>
<tr>
<td>New Albany Public Library</td>
<td>2,997</td>
</tr>
<tr>
<td>Sayre Public Library</td>
<td>18,352</td>
</tr>
<tr>
<td>Canton Public Library</td>
<td>11,660</td>
</tr>
<tr>
<td>Athens Public Library</td>
<td>55,000</td>
</tr>
<tr>
<td>Towanda Public Library</td>
<td>21,618</td>
</tr>
<tr>
<td>Troy, Allen F. Pierce Free Public Library</td>
<td>11,614</td>
</tr>
<tr>
<td>Wyalusing Public Library</td>
<td>10,995</td>
</tr>
</tbody>
</table>

NOTE: These figures released by State Library in Harrisburg, Pennsylvania, 1980.
The Canton School District consists of two schools, both located in Canton. The elementary school, built in 1971, with an addition in 1977, consolidated the district by replacing smaller schools in Leroy, Ogdensburg, Roaring Branch, and Rasdon. These abandoned schools have since been either sold and used as community facilities or demolished. The high school was built in 1954 with renovations and an addition in 1971.

The Canton Area saw no growth in the student body for at least five years and therefore does not need for further building and expansion. The existing space is adequate; the only new construction being contemplated is a small administrative building, yet no definite date for construction has been set.

The Northeast Bradford County school district consists of two buildings, a secondary school, and an elementary school, both located in LeRaysville. The elementary school was completed in the early 1970's and consolidated the district by replacing smaller schools in Warren Center, Rome, LeRaysville, and Nichols, New York (Windham Center). These abandoned schools have since been converted into community facilities.

The secondary school was built in 1957 with renovations in the early 1970's. Both buildings are in no immediate need of further renovations.

There has been a decline in student enrollments over the past decade and therefore the existing facilities are more than adequate.
The Troy school district has seen no major construction or renovations since the early 1970's. The district itself is made up of seven (7) elementary schools, six (6) of which are small six-room schoolhouses, a Junior High School, a high school, and a commons building, which contains a gymnasium and shops. The school district also rents a building as their central administrative office.

The Columbia Cross Roads Elementary School, built in 1925, with an addition in 1959, it is located in Columbia Cross Roads. It has four classrooms, an all-purpose room, kitchen and health suite. The original structure is wood frame in fair condition with brick, steel and concrete in the addition. There is fluorescent lighting, and adequate plumbing facilities. The heat is by gas fired steam boiler with univent heaters in part of the building.

The South Creek Township Elementary School, built in 1911, with an addition in 1961, is located in South Creek Township in the Village of Gillett. It has six (6) classrooms, an all purpose room, kitchen, music room and health suite. The original structure is wood frame in fair condition, with brick, steel and concrete in the addition. There is fluorescent lighting, adequate plumbing facilities, and is heated by oil fired steam boiler with univent heaters.

The Granville Township Elementary School, built in 1960, contains five (5) classrooms, an all purpose room, kitchen, health suite, and an administrative office. The building is of fire-resistant construction with concrete, brick and steel frame; interior painted cinder block, and fluorescent lighting. Plumbing facilities are adequate, heat is a gas-fired hot water boiler with room units furnished forced ventilation with outside air.

East Troy Elementary, built in 1970, contains six (6) classrooms, a library, faculty room, all purpose room, kitchen and health suite. This modern building is air conditioned and has electric heat. The building is of brick and steel construction.
The Wells Township Elementary School consists of seven (7) classrooms, an all-purpose room, kitchen, health suite, faculty room, library, and an administrative office. The building is of fire-resistant construction with concrete, brick, cinder block and steel frame, fluorescent lighting, adequate plumbing facilities, and heating is gas-fired steam boiler with univent room units.

The Springfield Township Elementary School, built in 1954, with addition in 1959, located in the Village of Springfield, consists of seven (7) classrooms, an all-purpose room, kitchen, health suite, and a music practice room. The building is of fire-resistant construction with concrete brick and steel frame, incandescent and fluorescent lighting and adequate plumbing facilities. Heating is by 2 coil fired steam boilers with room units furnishing forced ventilation with outside air.

The W.R. Croman Elementary School, built in 1954 with addition in 1966 is located at Canton Street in Troy Borough. The building consists of twenty (20) classrooms, an all-purpose room, kitchen, library, music practice, health suite, and an administrative office.

Troy Junior High School, built in 1964, is located on High Street in Troy Borough. The building consists of seventeen (17) classrooms, gymnasium, kitchen and cafeteria, health and dental suites, metal and wood working shops, home economics, guidance office, library and administrative offices.

The Troy Senior High School, built in 1923, with additions in 1935, 1939, and 1954, and remodeling work in 1973 and 1974. It is located on High Street in Troy Borough. The building consists of twenty-five (25) classrooms, an auditorium, administrative offices, kitchen, cafeteria, health and dental suites, business education, a language lab and guidance office. The gymnasium was moved into the new commons building, and the library was moved into the larger gymnasium facility.

The Commons Building, built in 1973, the building is located between the Jr. and Sr. High Schools. It houses the Vocational Agricultural Shop, Industrial Arts Shop, Music Room, and expanded gymnasium facilities.

The Troy school district sees no need for new construction in the immediate future due to dropping student enrollment, especially at the lower elementary levels.
The Wyalusing School District is made up of four elementary buildings, one high school, and one activities building. (The Laceyville Elementary School in Wyoming County, serves part of the Wyalusing School District). In the past five years, there have been several renovations, among them was a modular classroom added on at the high school, a maintenance building added on also at the high school and additions on Camptown elementary, New Albany elementary and Wyalusing elementary, to house their libraries.

The Camptown Elementary School, built in 1960, is located in Wyalusing Township near the Village of Camptown. It has six classrooms, a multi-purpose room and cafeteria, health suite, office, faculty lounge, and a library.

New Albany Elementary School, built in 1961, is located in the Township of New Albany, near New Albany Borough. It has six classrooms, a multi-purpose room, cafeteria and kitchen, health suite, office, faculty lounge and a library.

The Wyalusing Elementary School, built in 1961, is located in Wyalusing Borough. It has fourteen classrooms, two special rooms, a multi-purpose room and cafeteria, health suite, office, faculty lounge and library.

Junior-Senior High School Building, built in 1956, with renovations in 1960. This building has been renovated again in the early 1970's. An activities building has been added, along with a maintenance building. The building houses a library, cafeteria, 39 classrooms, a gymnasium, auditorium, dental and health suites, administrative offices, guidance offices, and a faculty lounge. The school is in need of expanded gymnasium and library space.

The Wyalusing School District has seen a slight decline in the overall student body. It does not seem likely that this trend will change. Therefore, no major renovation or new construction is seen in the near future.
The Sayre school district is made up of four schools; three (3) elementary and one (1) secondary.

The Litchfield Elementary School was built in 1967, the Snyder Elementary School in 1973, the South Waverly Elementary School in 1959, and the High School in 1928 with renovations in 1970.

The Sayre District has suffered a very serious decline in student enrollment over the past decade. Sayre has lost approximately 33% of its student body over a ten-year period. This trend shows no sign of change and has led Sayre district officials to contemplate the possibility of consolidating their present four buildings into two. Which buildings would be utilized was not available; neither was when this would take place.

The Sayre school district has had no renovations and/or new construction over the past five years, as could be expected with the decline in population.

In 1971, when the last community facilities plan was written, the Sayre school district was not included because their Long Range Development Plan had not yet been completed. To date, there seems to have been no action on completing this plan.
The Towanda School District has seen several major changes over the last decade. This has been in an attempt to plan out obsolete buildings and upgrade the system. The Third Ward Elementary Building, built in 1895 was torn down and the area converted into a playground. The First Ward Elementary Building built in 1892 was sold to Towanda Borough and is presently used as the Civil Defense office. The Monroe Borough Building, built in the early 1890's was sold to Monroe Borough and is presently utilized for the Alternate Education Program. Finally, the Towanda Township Building built in 1958 is presently being rented as a day care center.

J. Andrew Morrow School was opened in 1966. It contains eleven classrooms, an all purpose room, and a kitchen-cafeteria facility. The building also serves as the location of the administrative offices for the district. The site is small and extremely hilly and does not lend itself to development of adequate play areas. Yet the building is adjacent to the new High School and some of that open space is utilized by J. Andrew Morrow students.

Monroe Franklin Building, built in 1959. This school is seen as a center of one of the growth areas in the district. The building contains eight large classrooms, a multi-purpose room, a kitchen-cafeteria, office space and a health suite.

Wysox Building, built in 1923 and renovated in 1959 and again in 1969. This building is actually three structures built piece-meal and then connected. The entire building contains 10 classrooms, a library, multi-purpose room, health suite, office and faculty space and a cafeteria-kitchen.

Towanda Middle School, built in 1915 with renovation in 1959; this building is the site of the old Towanda High School. The building is in good condition and contains a gymnasium, cafeteria, industrial arts and agricultural shops, art, music, and home economic rooms, thirty-two classrooms, administrative and guidance offices and a health suite. There has also been extensive energy saving renovation work done in the past three years, which included brickling up of several large windows, recaulking and replacing all of the existing windows.
Towanda Senior High School, built in 1970, is in excellent condition, with modern facilities. The structure is actually two buildings connected by an overpass. The complex includes a gymnasium, pool, locker rooms, auditorium, cafeteria, administrative offices, health suites, art room, industrial arts shop, band room, storage room, library, home economics suite, 18 eighteen class rooms, language labs, typing rooms, physics, biology and chemistry labs.

The Towanda Area School District does not see any immediate growth, and has both excellent and adequate facilities. Their student population has declined somewhat, but the problems related to this have thus far been minimal.

**BRADFORD COUNTY VOCATIONAL-TECHNICAL SCHOOL**

Bradford VoTech was completed in August 1976, and is capable of housing 400 students. Vo-Tech offers many courses which until their opening in 1976 were almost non-existent services. There are ten vocational programs which include auto mechanics, building construction, electrical occupations, plumbing, cosmetology, building maintenance, graphic occupations, food preparation and co-op education.

In addition to classes, Vo-Tech runs a small restaurant and adult evening courses. There are ten different courses offered, two times a year.

The Bradford County Vo-Tech School is at its maximum operating capacity with 400 students, yet they see a need for other services. They have tentative plans to investigate the possibility of further expansion, but are hindered by lack of available funds at this time.
ATHENS AREA SCHOOL SYSTEM

The Athens District is comprised of five elementary schools: A Middle School, Jr. High School, and High School. Presently, there is one Elementary School being rented as a day care center and one is being utilized as the District Administration office. These are also a maintenance building.

Audriette Lynch Elementary Building, built in 1967 consists of sixteen (16) classrooms, multi-purpose rooms, health suite, teacher’s room, administrative offices and a library.

Harriet W. Childs Elementary Building, built in 1961 consists of 8 classrooms, a multi-purpose room, food service, health room, faculty workroom, music room, and a learning materials center.

Main Elementary School, built in 1915 and renovated in 1965, consists of 22 classrooms, music room, library, health suite, faculty room, auditorium, gymnasium, and food service.

Ulster-Sheshequin Elementary School, built in 1958, it houses 12 classrooms, 1 multi-purpose room, which also serves as a cafeteria and gymnasium, a library, health suite and faculty room.

Gladys Burnham Elementary School, built in 1953, with additions in 1958 and 1971, contains 14 classrooms, a multi-purpose room, 1 cafeteria, music room, health suite, library, conference room, office space and faculty lounge.

Harland-Rowe Middle School, built in 1972, is in excellent condition. The facility contains 26 classrooms, a gymnasium and locker room, planetarium, auditorium, faculty lounge, tutoring and conference facilities, administrative and business offices, a health suite and cafeteria.

SRU, was built in 1936, with additions in 1953 and 1961. The building is in good condition and presently houses 25 classrooms, a library, gymnasium, health suite, cafeteria, art and music rooms, faculty lounge and administrative offices.
Athens High School, built in 1960 with an addition in 1967 is in good condition. The Building contains a gymnasium and wrestling room, 25 classrooms, a health suite, swimming pool, library, cafeteria, metal, wood and agricultural shops and a faculty lounge.

The Athens Area School District has seen, as has been the pattern in Bradford County, a declining student body. Several of their buildings are presently being rented out as day care centers and as office space. Other than the regular maintenance, the Athens School District sees no need for expansion, and does not foresee that need in the near future. As with all of the school districts in Bradford County and characteristically in the United States, the administration will be faced with new problems. The declining student population is beginning to demand a restructuring of the present system. This will eventually mean the consolidation of several schools, and the reconversion of school buildings into municipal buildings, community centers or some other type of facility. These problems must be faced and plans for future redevelopment and consolidation should be under consideration in the coming decade.
School Districts in Bradford County in 1980 included seven (7) secondary schools and twenty-six (26) elementary schools. The total student enrollment as of March 1980 was 15,122 students; of that number 6,831 were secondary students (9-12) and 8,291 were elementary students (K-8).

<table>
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<tr>
<th>SCHOOL DISTRICT</th>
<th>TOTAL ENROLLMENT</th>
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<td>Vocational-Technical</td>
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<td>400**</td>
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<td>Wyalusing***</td>
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<td><strong>Total Bradford County Student Enrollment</strong></td>
<td>15,122</td>
<td>6,831</td>
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</table>

*Includes two townships in Lycoming County, and one township in Tioga County.

**This figure includes only students in grades 10-12.

***Includes two townships and one borough in Wyoming County.
## INVENTORY OF EXISTING BRADFORD COUNTY SCHOOLS

<table>
<thead>
<tr>
<th>School</th>
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<th>Additions</th>
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<td>1967</td>
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 SECTION III
WATER SUPPLY
BRADFORD COUNTY, PENNSYLVANIA

The availability of adequate utilities is a prime index of how desirable a community may be for living and for investment purposes. Typical utilities often furnished by municipalities include water, sewage disposal, refuse collection, and refuse disposal. Considering Bradford County as a whole, many of these services are not being properly provided. In many cases, it is a problem of economic feasibility. Provision of such services, as needed, will enhance the county's growth potential and meet a part of accepted modern living standards.

Various sections of Bradford County have experienced water problems during recent years. During the drought of 1962-1966, ground water levels dropped, stream flows were severely impeded, and the capacities of municipal water supplies dropped below normal. There is a due need for communities to develop additional water resources to meet present and future needs.

Water Supply and Systems

Assuring an adequate water supply is one of the most vital services performed by a municipality. There are three major aspects which relate land development to water planning: sources, quality, and distribution.

The two primary sources of water supply are underground (wells) and surface water (lake, streams and rivers). Ground water is the main source in rural areas, while surface water is generally utilized in urban areas. With the Northeast water shortage from 1962-1966, attention is being given to tapping the sea for water supplies. Up to now, the costs of desalinization have been prohibitive, but the day is imminent when the sea will provide a large part of our population's water supply.

The determination of the quantities of water needed is based on many factors. Consideration must be given to domestic, industrial and commercial consumption, along with public uses, (fire fighting, etc.) Future municipal demands must be determined by analyzing the present quantity of consumption and future land use projections.
The quality of the water could involve a number of distinct operations, depending upon the quality of the water prior to treatment. When ready for consumption, water should be colorless, odorless, clear, pleasant tasting, bacteria-free, uncontaminated, and low in minerals.

The Pennsylvania Advisory Health Board in 1965 established requirements that all public water supplies must have a minimum treatment of chlorination. In addition to this, the water is sometimes treated to provide some degree of softness, clearness, and taste.

Collection and distribution systems are a necessity for most moderate and large size communities. Most large municipalities have an intricate network of reservoirs, pumping stations, and pipe lines to adequately distribute the water supply. The three major types of collection reservoirs are: closed or open reservoirs that contain many months supply for the municipality; Impounding reservoirs that apportion the water supply into distributing reservoirs (either closed or open structures) and which are available for emergencies in varying daily demands; and, elevated storage reservoirs that are used to maintain sufficient hourly water pressure. Impounding reservoirs are the most competent, and most municipalities rely solely on them for their needs; but large cities maintain a network of the three types of reservoirs.

Regardless of the size of the community, recreational use of reservoir land should be encouraged because of the great demand being placed on water resources. This land is usually accessible to the public and limited recreational activities could be carried on without affecting the water supply. Reservoirs offer an opportunity for boating, fishing, picnicking, camping, ice skating, and even bathing, under suitable regulatory measures. Through the introduction of sanitary facilities and the proper treatment of water, almost any activity can be carried on safely.

The problem of water pollution is becoming a great concern of the public. Drainage from industries and mines, runoff from residential areas and erosion from agricultural and undeveloped lands present a particularly acute problem. Waste product management by industry is being given more attention to cope with these conditions. Pollution control programs are an integral and essential part of planning. Occurrences of pollution affect long stretches of streams and all water uses well beyond municipal boundaries. Comprehensive attacks on pollution are best waged from regional and river basin vantage points.
Water Demands

Total water demand is the product of population and per capita consumption. In designing a new system, a value of 100 gallons per capita per day is often used.

The factors which affect per capita consumption include the economic status of the people, whether or not there are sewers, the degree of metering of the water supply, and the adequacy of the water supply.

Studies which have been made of the per capita consumption show that there is a general trend in the direction of increased per capita consumption. The rate of increase varies from about ½ percent to two percent per year with an average of about one percent per year. This trend appears to be the result of the rising economic status of the population.

The general accepted per capita rate is 100 gallons per day with the per capita rate increasing at the rate of one percent per year. This assumption is based on a rate which includes domestic use, public and other means, excluding industrial use.

Demands for future industrial uses are difficult to project because of the wide variation in water use among different types of industries.

Several communities in Bradford County, currently lacking public water systems, will face increasing water needs in the foreseeable future. Smaller boroughs and larger villages in the county, not served by public water, will need to seriously review the adequacies of private wells under the prospect of prolonged droughts. Consideration should be given to the advantage of a community water supply system, taking into account location, ground water levels, and projected growth patterns in each community.

The above section contains only a general outline of the water facilities and needs in Bradford County. Its primary purpose is to encourage local thinking about long range needs in water consumption and to furnish a guide for specific improvements and projects. With the recent trend in falling levels of ground water during seasonal droughts, a plan of joint community water supplies for
The larger rural villages and development of areas is becoming increasingly more feasible and necessary. Possibilities for impoundments of surface water should be particularly explored with the possibility of providing multiple uses of new lake reservoir in various sections of the county.

ATHENS - SAYRE-SOUTH WAVERLY BOROUGH

EXISTING WATER SYSTEMS

Water service to approximately 4,300 customers of Sayre, Athens, and South Waverly Boroughs and part of Athens Township is provided by The Pennsylvania Water Company. Their supply is obtained from the Susquehanna River at a plant for pumping, filtration and treatment located on a two acre site in Sayre Borough. Water is treated by a pressure sand filter and gas chlorinator, and is pumped into three reservoirs on the hillside east of the river in Athens Township. These reservoirs, 200 feet above the plant ground elevator, produces ninety-five pounds of pressure at the plant site. Their total water storage capacity of 5.25 is more than adequate for the present average daily consumption to the year 2000. An additional well has been drilled which supplies approximately 1000 gallons of water per minute.

Ten (10), fourteen (14), and eighteen (18) inch mains cross the river into Sayre from the reservoirs, and the water is then distributed into Athens, Sayre Boroughs and South Waverly Boroughs through smaller pipes, in a complete distribution system. Six (6) inch mains are the predominate pipe size in both Boroughs, forty-three percent (43%) of the total in Athens, twenty-five percent (25%) in South Waverly and thirty two percent (32%) in Sayre. Two hundred and five (205) fire hydrants furnishing water flows exceeding 500 gallons per minute in residential areas and 1,000 gallons per minute in commercial districts provide ample protection to all parts of the area within the system.

The Sayre Water Company has purchased the South Waverly Water System and is providing services to this area. In addition, they also provide service across the Chemung into West Athens.
ROME BOROUGH

EXISTING WATER SYSTEM

There are no public water facilities in Rome Borough.

PROPOSED IMPROVEMENTS

It is recommended that the borough prepare a water feasibility study for the establishment of a public water system to serve the present and developing sections of the community. Information obtained from the Bureau of Topographic and Geologic Survey indicates that the gravel deposits are the most favorable aquifer for this community. In addition, since at this time, there is no community sewer system, care should be taken to locate the well sites as far as possible from sources of contamination, preferably upstream from the developed sections of the borough.

WYSOX TOWNSHIP

EXISTING WATER SYSTEM

There are no existing public water facilities in Wysox Township.

PROPOSED IMPROVEMENTS

An engineering study calls for a municipally operated supply and distribution system to serve the Villages of East Towanda and Wysox, as well as the densely settled areas along U.S. Route 6 and the hill area north and west of Wysox. At the moment residents are using private wells as their water supply. These wells are from poor to acceptable in the water quality. There are also a number of malfunctioning septic tanks in the area, and the Township is working on the development of a public sewer system.
SOUTH CREEK TOWNSHIP
"VILLAGE OF GILLETT"

EXISTING WATER SYSTEM

There are no public water facilities in the Village of Gillett.

PROPOSED IMPROVEMENT

It is recommended that the Township and the Village of Gillett prepare a water feasibility study for the establishment of a public water system to serve the present and developing areas of the community. Information obtained from the Bureau of Topographic and Geologic Survey indicates that the gravel deposits are the most favorable aquifer for this community. In addition, since this time, there is no community sewer system, care should be taken to locate the well sites as far as possible from sources of contamination, preferably upstream from the developed sections of the Village. This same recommendation was given in the June 1971 Community Facilities Plan. To date, no action has been taken.

CANTON BOROUGH

EXISTING WATER SYSTEM

Water service is provided by the municipality owned Canton Borough Authority. A surface water supply from Lake Nepahwin behind an artificial dam provides most of the water for the borough. This 30-acre lake, one mile south of the borough is supplemented by a well approximately 1,000 feet from the municipality's eastern border. A 300,000 gallon storage tank for treated water is located between Union Street and the Armenia Mountain Road, in the Northwest portion of the County. Located at the lake is a treatment plant capable of handling 500,000 gallons of water per day. Both the lake and the well supply are equipped with a gas chlorinator.
MONROE BOROUGH

EXISTING WATER SYSTEM

Water in Monroe Borough is supplied by the Towanda Water System from the 10" main between Towanda and the sources at Eilenberger Springs near Laddsburg, Albany Township and Sattlerlee Run Springs, Monroe Township. Distribution of 2", 4" and 6" pipe supply the entire population of the municipality. Recent installation of a new fire hydrant within the borough has resulted in complete coverage for all properties within 600 feet of hydrants.

NORTH TOWANDA TOWNSHIP

EXISTING WATER SYSTEM

At the present time, most of the residential areas of the township from the Towanda Borough line to Sugar Creek is served by the Towanda Municipal Authority. There have been two new wells built in North Towanda Township, each with a 400 gallons per minute capacity; this helps to boost the water capacity for the GTE-Sylvania plant, and surrounding areas.

TOWANDA BOROUGH

EXISTING WATER SYSTEM

The Towanda Borough Water System, under a Municipal Sewage and Water Authority, derives most of its water from the Eilenberger Springs near Laddsburg in Albany Township and springs in Saterlee Run in Monroe Township. A 10" main nearly 20 miles in length parallels U.S. Route 220 carrying the water from these sources to the Borough. A glass chlorination unit located at the Monroeton Rod and Gun Club just south of the borough off Route 220 treats the water to various users along this line, including Monroe Borough. There are also approximately 8 customers south of the chlorination unit on Route 220 at Monroeton and New Albany that also tap off the transmission line from the Eilenberger Springs. This water is not treated in any manner. An equalizing reservoir of treated water located just
south of the Towanda Borough and west of Route 220 with 400,000 gallon capacity is maintained. The Lehigh Reservoir near the Sylvania Plant near the north of the borough on Hawes Street, another 400,000 gallon storage of treated water, is supplied by on-site wells and liquid chemical chlorinators. A third reservoir on Plank Road west of the borough for emergency use only had 4,000,000 gallons of supplied well water. This source is fed by two artesian wells and three springs. A newly construction storage tank on the hill at the end of Wilmot Drive with a 20,000 gallon capacity was placed to furnish that subdivision and adjacent area with sufficient pressure. A pump at the corner of North Fourth Street and Wilmot Drive fills this tank from the distribution system.

In addition there has been a standpipe installed with a capacity of 250,000 gallons to help boost the water pressure to areas at the top of the hill. There are plans to replace the water mains on Main Street, and Second Street. At the present time, this system amply supplies its distribution area, and two wells to augment the system are under investigation.

**TOWANDA TOWNSHIP**

"VILLAGE OF SOUTH TOWANDA"

**EXISTING WATER SYSTEM**

The water is supplied to the populated area along Route 220 south of Towanda Borough through the Towanda Municipal Authority.

A recent improvement is the installation of a standpipe with the capacity of 250,000 gallons, to help boost water pressure in the hilly areas.
LERAYSVILLE BOROUGH

Water for LeRaysville is supplied by a municipally owned Authority. Its 106 customers are served from one well located off Main Street. A pump at the well is capable of pumping 60 gallons per minute. A liquid chemical chlorinator at the well site treats the water and it is then stored in an 18,600 gallon reservoir and an 83,700 gallon reservoir nearby stores water that is added to the system for fire protection. Approximately 7200' of pipe constitutes the distribution system. These are mostly 4" mains, relatively minor footage of 1-1/4" and 2" pipes. This system serves approximately 375 people.

Improvements made since 1963 include increasing the main present residents. Any additional growth in the borough will necessitate new lines but additional service can easily be accommodated under the present system. Rapid or unusual growth would mean the drilling of one or more wells with treatment facilities, and the possibility of building a larger reservoir for treated water.

WYALUSING BOROUGH

EXISTING WATER SYSTEM

Wyalusing Borough is served by a municipal water system which derives its water from two sources, the first is a combination of springs and catch basins approximately 18,000 gallons capacity that will activate a well and a pump when the spring supply is inadequate. These sources are located along Brewer Hollow Creek northeast of the Borough. A second supply, a well with a liquid chemical chlorination on John Street near the curve in the Lehigh Valley Railroad track is also used. Another well, now abandoned, was located at the west end of Second Street.
The system serves approximately 283 customers with an average daily capacity of 50,000 gallons. The maximum daily capacity of the system is estimated to be nearly twice the present daily capacity or 100,000 gallons.

Distribution lines of 3/4 inch and 1 inch galvanized pipe and 2", 4", 6", and 8" iron pipe comprise the system. The major distribution lines are 4". A proposed 200' extension of Gaylord Street is being considered. A permanent water facility across Wyalusing Creek in the township is operated by general wells. A 175' drilled well with a daily pumping capacity of 400 gallons per minute is the major supply. A reservoir with treated water capacity of 50,000 gallons is also used. A liquid chemical chlorinator at the well site meets all State specifications. This private utility service serves the local Jr.-Sr. High School, a motel, a gas station and a few housing units included in the Wells Estate. It is connected to the Wyalusing system by a 6" pipe for emergency supply to either system.

In addition, the Wyalusing Borough is looking at the possibility of drilling a third well which would further support their existing system.

NEW ALBANY BOROUGH

EXISTING WATER SYSTEM

Water is supplied to New Albany Borough by a municipal system that derives its supply from four springs west of the borough and one well within the borough. Of these four springs, one is a composite of 13 small springs with a total capacity of 24,544 gallons daily. Water from these sources flows through a liquid chemical chlorinator and into the main reservoir pipe near the well. It is then either forced into the reservoir by pressure from the system or forced directly into the distribution lines as the main warrants. The well is located 208 feet north of Faucet Avenue and 305 feet west of Front Street just north of the Community Swimming Pool. The well is 265 feet deep and fitted with a 6" casing which supports the chlorinator, another liquid chemical device. Water is pumped from the well...
at a daily rate of 8,550 gallons with a maximum pump capacity of 47.5 gallons per minute into the reservoir. The reservoir within the borough due west of the hill had a total capacity of 400,000 gallons of treated water with excess flow by a runoff line to Ladd Creek or into the Municipal Swimming Pool system. (It should be noted that the well is supplemented in nature, being used no more than three hours a day.) There has been a pump installed for supplemental water and to boost the general water pressure.

ULSTER TOWNSHIP

EXISTING WATER SYSTEM

Water is supplied to the Village of Ulster by the Ulster Municipal Authority from one well located east of the Village on the western side of the Susquehanna River. The well is 37' in depth and has an 8" casing and a liquid chemical chlorinator at the pump house. A concrete reservoir with a capacity of 75,000 gallons of treated water is located 1,000 feet west of U.S. Route 220 in the north end of the village.

The distribution system consists of 7,693' of 6" pipe, 3,325 of 4" A-C pipe and 10 fire hydrants. There are approximately 100 active meter accounts.

At the present time, water facilities are adequate, and the Ulster Municipal Water Authority sees no major increase in demands in the near future.

Possible future expansions may include the area south along Route 220, which may develop both commercially and residentially in the near future.

TROY BOROUGH

EXISTING WATER SYSTEM

The water service for Troy Borough is supplied by a municipally owned facility. Water is supplied from three sources: a well with a pumping capacity of 150 gallons per minute, located behind the fire station at one corner of
Redington Avenue and Canton Street (Route 14), a spring with a capacity of 80,000 gallons per day located near the lake reservoir at Farmers Valley and a drilled well within the borough at the storage and treatment complex. An open dam at Farmers Valley containing 30 million gallons of surface water is for emergency use only. Water from Farmers Valley enters a covered raw storage tank with 190,000 gallon capacity. Well water from Redington Avenue enters the treatment plant directly with no storage in the raw water facility. The auxiliary well is located at the plant site. Chlorination is by a gas unit and the filtration unit is a vacuum diatomaceous earth filter. A booster pump (500 g.p.m.) forces the water to the western districts of the borough and can be used to increase the pressure in the municipalities distribution lines.

A total length of nearly 8 miles of pipe (4", 6" and 12" mains) serves the community and its 650 customers. This is approximately 2000 inhabitants plus school children. The Redington Avenue Well, a filter plant and 1-1/2 miles of 12" pipe have been added to the system, and has boosted its capacity an estimated 250,000 gallons; with a total system capacity of 290,000 g.p.m.

Troy Borough's municipality operated water system is rapidly expanding and possible areas for expansions still exist. The facility could expand service to the south of Route 14 to a possible industrial site or residential development. Expansion west to a residential subdivision and west on Route 6 are also possible. There is also the northeast section of the borough along Route 14 toward Columbia Cross Roads area that may require future connection. This area includes a large park and a public swimming pool.

Minor expansion can easily be handled by the existing system, yet any major growth in population which would put an increased demand on the existing system would mean extensive renovation and major expansion of the system. As the community grows and develops, the system will have to adjust to the changing needs of the community.
SEWER SYSTEMS

There are two basic types of sewer systems: sanitary and storm. They can be combined into one system or used separately. (However, a combined system is generally unsatisfactory since it necessitates water runoff, which requires no treatment, to be mixed with waste effluent, thus demanding a treatment plant capable of servicing both). The sanitary sewer system of the community provides a means of removing domestic, commercial, and industrial waste. This system, based on gravity flow, usually requires a public water system which is dependent on gravity; therefore, topography has a pronounced effect on the size of the area that can be served without costly pumping. Basic considerations for evaluating sewer systems are: number of families and industries to be served; relationship of topography to sewer lines; size of lines in proportion to the present and future population usage; location of combined storm and sanitary systems; size and capacity of treatment plants to serve future population; areas requiring future services; and, type of treatment plant.

There are two types of sewage treatment facilities: central-site and on-site. The on-site facilities are used in rural areas and the central-site facilities are used in more urban areas.

On-Site Sanitary Sewers

The most common form of an on-site sewage treatment plant is the septic tank. It was designed for rural areas or other areas of low density where the residential lots are large enough to adequately take care of the effluent discharged into the area, which are broken down by bacteriological action. It provides primary treatment by settling out solids and then discharges the remaining liquid into absorption beds from which it percolates into the sub-soil.
Central-Site Sanitary Sewers

In the central-site, the sewage is collected from a large area and is then transported to and treated at a central point. At the plant, solids are removed from the waste water, the harmful bacteria are destroyed and the remaining chemicals are neutralized before the liquid effluent is discharged into a natural body of water.

The permanent sewage treatment plant generally falls into two categories: primary treatment plants and secondary treatment plants. In the primary treatment plant, solid sewage flows through screens which remove refuse and other large objects and then into settling tanks. The remaining liquid is treated with chlorine which kills a sizable portion of harmful bacteria and then is discharged into a river or stream. The primary treatment process removes only 30-35 percent of the pollutant materials.

A secondary treatment plant has an additional series of filters and settling tanks, before the chlorine is added and the effluent discharged into the streams. When operating efficiently, the secondary treatment plant removes 85-90 percent of the pollutants.

Tertiary treatment is a more sophisticated process that requires a higher degree of treatment than can be obtained through existing primary and secondary treatment methods. The treatment may become necessary if the receiving body of water does not provide adequate dilution or if it is being used for swimming or as a public water supply. The methods of tertiary treatment include polishing the effluent in oxidation lagoons, filtering through activated carbon or synthetic exchange media and various other methods or advanced treatment. The efficiency factor in the reduction of BOD ranges from 90-100 percent while the removal of the suspended solids is 98 to 100 percent.

STORM SEWERS

By disposing of surface water runoff during times of precipitation, a storm sewer system prevents erosion and flood damage to property and furthers public convenience in the use of the streets. The capability of storm-water sewers is determined by the amount and intensity of water runoff which a system can transport. The evaluation of a stormwater sewer system is difficult to do from the general investigation undertaken by planners. Usually the inadequacies can be determined by studies made
by local municipal engineers or other officials so charged with the responsibility of maintaining this system. Storm water sewer systems analysis is beyond the scope of this plan.

**PRINCIPLE OF SEWAGE TREATMENT**

The disposition of treated sewage by discharge into nearby bodies of water is a public necessity as they are the only possible outlets for such effluent. Such use must be a proper one and the right of use must be exercised in a reasonable manner so as not to infringe upon the collective or individual rights of citizens.

No use of adjacent waters can be considered reasonable or decent if it creates a public nuisance that is involuntarily repugnant or offense to the senses of a normal man or an actual or potential menace to the health of prudent persons residing in the vicinity. This is the minimum which all those effected have a right to demand. Present sewage disposal methods in Bradford County are below this minimum.

That which those affected have a right to expect, may be more than the minimum depending upon the particular circumstances, (i.e., the maintenance of conditions which will not injuriously affect fish life or important recreation facilities or the later use of the waters for water supply purposes.)

Sensory nuisances may be caused in a number of ways:

1. Floating particles of grease and other materials carried by sewage may be deposited along the banks of the stream and thereby cause offense.

2. Suspended matter may be deposited forming banks of sewage mud which putrefy and give rise to offensive odors.

3. The whole body of water into which the sewage is discharged may be rendered foul and have an offensive odor.
The presence of floating particles and the formation of banks of sewage mud may be prevented by reasonable removal of suspended solids by sedimentation. The volume and quality of the diluting waters within which the sewage is dispersed in relation to the strength and volume of the sewage determine the extent of treatment required to eliminate the possibility of rendering the waters foul or fast giving rise to objectionable odors.

Danger to health is not caused directly by the pollution material in sewage, but by pathogenic bacteria in the polluting matter which sewage contains and hence is present in sewage-polluted waters. Application of a sterilizing agent such as chlorine to the sewage minimizes the danger of bacterial infection, but to be effective the sewage first must be clarified as the disinfectant will not reach pathogenic bacteria enclosed in solid particles of organic matter.

The important consideration for Bradford County is what will result in an equitable solution of the problem at reasonable cost. It would not be in accordance with sound public policy to expend large sums for treatment, in an endeavor to achieve an unnecessarily high degree of purification or merely to preserve the natural utility of the water resources for downstream communities and, within reasonable limits, the aesthetics of the water courses.

Sewage disposal deals essentially with the elimination of nuisances associated with household and trade waste removed by water carriage. The principal nuisances due directly to sewage are as follows:

1. The creation of conditions offensive to the senses.

2. The creation of conditions detrimental to health due to the transmission of disease germs contained in the sewage.

The elimination of sensory nuisances is feasible. The elimination of all possibility of infection is difficult, almost impossible, except at prohibitive cost.
Theory Underlying Sewage Treatment Processes:

In general, the determination of the degree of purification required depends on the volume of dilution with clean water which is obtainable.

Sewage from the average community contains from 200 to 800 parts of solid matter in one million parts of sewage. About 65% of this is organic and the remainder in suspension. The decomposition of the organic matter causes the sensory nuisance so often associated with sewage.

The reduction of putrescibe organic matter to harmless and inoffensive forms is due principally to bacteria. It may take place in two ways. By putrefaction, which is accompanied by conditions offensive to the senses of sight and smell, and by oxidation which is not. Putrefaction bacteria thrive only in the absence of oxygen and for that reason are classified as anaerobic. The bacteria through whose agency sewage is oxidized thrive only in the presence of oxygen and are therefore classified as aerobic.

Waters in their natural state carry appreciable volumes of dissolved oxygen absorbed from the air. When sewage is discharged into such waters, the organic matter will be digested through the agency of aerobic bacteria. When the pollution is so great that the oxygen of the diluting waters becomes exhausted, anaerobic conditions are produced and putrefaction begins with the production of foul-smelling gases and conditions offensive to sight.

It is the function of sewage treatment to carry purification to a point such that further and complete reduction to harmless and inoffensive forms may be brought about by natural agencies in the waters into which the effluent is discharged. The power of the diluting waters to effect complete digestion without nuisance will depend primarily upon the volume and strength of the sewage effluent and the volume and oxygen content of the diluting water with which it can be brought into contact.

The volume and strength of the effluent are functions of the population contributing and of the degree of treatment to which the sewage has been subjected. The volume of clean diluting water available at points of discharge is determined by local conditions; its oxygen content by the amount of pollution which it has previously received and other factors.
The effective volume or volumes which can be brought into contact with the sewage to be digested depends to an appreciable content upon the measures adopted to secure thorough dispersion of the effluent throughout the diluting bodies of water.

Reaeration of the receiving waters by absorption of oxygen from the atmosphere is a significant factor in maintaining a residual oxygen content in these waters while the remaining oxygen requirements of the treated sewage are being satisfied. The rate of reaeration varies with the degree of undersaturation of the receiving water, that is, the greater the oxygen deficit, the more rapid is the absorption. Inasmuch as the reaeration takes place at the surface of the water, the extent of water surface and the rate of the mixing of the waters affect the rate of reaeration. Shallow, turbulent streams therefore have much greater reaeration capacity than deep, sluggish streams.

It is not sufficient merely to prevent the exhaustion of the dissolved oxygen in the diluting waters. A residual minimum must be maintained at all times, the amount of which will depend upon the uses made of them. To maintain reasonably decent conditions, that is, to prevent nuisance, sustain aquatic life, and remove avoidable menace to the health of prudent persons residing in the vicinity, the dissolved oxygen content of polluted waters should be maintained above 50% of saturation.
EXISTING SEWERS SYSTEMS IN BRADFORD COUNTY

Sayre-Athens Borough

EXISTING SEWER SYSTEM

Parts of Sayre and Athens Borough are presently served by a treatment plant located along the west side of the Susquehanna River along the Lehigh Valley Railroad, at the intersection of Walnut and River Streets in Athens Borough.

The sewage treatment plant has a main design capacity for 17,800 people, and has a daily average flow of 1,950,000 gallons per day.

In 1972-73, a sewer main was installed from the new Harland and Rowe elementary school, connecting residents of Mohawk and Hopkins Streets with the main system. In 1975 in West Sayre Borough from Lockhart Street South there was a major extension of the sewer lines, and in 1976 a three-block area in the Second Ward District in Sayre was added to the existing municipal system.

The Sayre Athens Sewage Authority has begun designs on an anticipated 800 feet of extension on Oneida Street in Sayre Borough, and is scheduled to begin construction in the summer of 1980. Athens Borough also has plans for sanitary-storm sewer separation.

HERRICK TOWNSHIP

EXISTING SEWER SYSTEM

There are no public sewer facilities in Herrick Township. The majority of the soils in the township have "severe" limitations for the on-lot disposal of sewage.

PROPOSED IMPROVEMENTS

Since the Village of Herrickville is located in a relatively rural area, isolated from any major urban center, serious consideration should be given to the creation of a waste stabilization pond (lagoon). All developed sections of the village should be served by this collection and treatment system.
CANTON BOROUGH

EXISTING SEWER SYSTEM

The existing sewer system in Canton Borough is operated by the municipally owned Canton Borough Authority and consists approximately of 1300' - 300' of 10" pipe and 1,000' of 24" pipe. The sewage treatment plant is located in the southeast corner of the borough near Towanda Creek on Montague Street. It is a high rate activated sludge type, secondary in nature. This plant consists of two prefabricated units each capable of treating 100,000 g.p.m. and designed for the addition of another unit when necessary. A storm water by-pass is located east of Minnequa Street along the creek. This will ease the load on the treatment plant in times of wet weather.

Canton Borough has recently extended its sewer system to service both the school system and the Swayze Folding Box Company; along with this was the construction of a pumping station.

Funding has been approved for the construction of a grit removal system that is scheduled to start construction in the summer of 1980.

Presently, there are plans to extend sewage service from 250 homes to approximately 1000. This will require extensive renovation and expansion of the existing treatment plant. This project is scheduled to begin sometime early in 1981.

LERAYSVILLE BOROUGH

EXISTING SEWER SYSTEM

There are no public sewer facilities in the Borough of LeRaysville.

PROPOSED IMPROVEMENTS

Soil conditions within the Borough generally have "severe" limitations and are generally unsuitable for the on lot disposal of sewage. In addition, there are numerous cases of septic systems discharging to road ditches.
Since the Borough is in a rural area removed from any urban center, serious consideration should be given to the creation of a waste stabilization pond (lagoon). The tentative location of this facility would be south of the borough in Pike Township.

NEW ALBANY BOROUGH

EXISTING SEWER SYSTEM

There are no public sewer facilities in the Borough of New Albany. The majority of the soils within the borough have "severe" and "hazardous" limitations and are generally unsuitable for the on-lot disposal of sewage.

PROPOSED IMPROVEMENTS

Since New Albany is located in a relatively rural area, isolated from any major urban center, serious consideration should be given to the creation of a waste stabilization pond (lagoon). All developed sections of the borough should be served by this collection and treatment system.

ROME BOROUGH

EXISTING SEWER SYSTEM

There are no public sewer facilities in Rome Borough.

PROPOSED IMPROVEMENTS

Since the borough is located in a rural area isolated from any major urban area, serious consideration should be given to the creation of a waste stabilization pond (lagoon). This collection and treatment system should be to serve the developed sections of the borough.

SMITHFIELD TOWNSHIP

"VILLAGE OF EAST SMITHFIELD"

EXISTING SEWER SYSTEM

The only public sewer facilities available in the township are those which supply the school and the dairy.
PROPOSED IMPROVEMENTS

It is recommended that the developed sections of the village be served by a collection system and an interceptor sewer facility. If it is possible, every effort should be made to connect sections of the village with the dairy and/or the school.

If this were not feasible, the village would need its own independent system. Since the area is located in a rural area removed from any major urban area, primary consideration should be given to the creation of a waste stabilization pond (lagoon).

WARREN TOWNSHIP

"Lake O' Meadows & Highland Lake"

EXISTING SEWER SYSTEM

There are no public sewer systems in Warren Township.

PROPOSED IMPROVEMENTS

As these two areas continue to grow and since the soils are not suited for on-lot disposal, pollutants will continue to enter the lake. This can cause aesthetic and health problems not uncommon to lakes which are heavily developed. For this reason, planning should start immediately for the construction of a sewage collection system and an interceptor sewer. All residences within the drainage basin of the lakes should be serviced. Since the development is located in a rural area, removed from any major urban area, primary consideration should be first given to the creation of a waste stabilization pond to serve each of the lakes.

WEST BURLINGTON TOWNSHIP

EXISTING SEWER SYSTEM

There are no public sewer facilities in West Burlington Township. The majority of the soils in the township have "severe" and "hazardous" limitations for the on-lot disposal of sewage.

PROPOSED IMPROVEMENTS

It is recommended that a sewage treatment plant be constructed to serve the County Home, located adjacent to Route 6 west of Burlington Borough. This treatment facility would be located south of Route 6 and the effluent could be discharged into Sugar Creek.
SPRINGFIELD TOWNSHIP

"Lake Ondawa and the "Village of Big Pond"

EXISTING SEWER SYSTEM

There are no public sewer systems in the township.

PROPOSED IMPROVEMENTS

As the Lake Ondawa area continues to grow and since the soils are not suited for on-lot disposal pollutants will continue to enter the lake. This may cause aesthetic and health problems not uncommon to Lakes which are heavily developed. For this reason planning should start immediately for the construction of a sewage collection system and a treatment facility. All residences within the drainage basin of the lake and the Village of Big Pond should be serviced.

Since the area is located in a rural area removed from any major urban area, primary consideration should be given to the creation of a waste stabilization pond.

WYALUSING TOWNSHIP

"Village of Camptown"

EXISTING SEWER SYSTEM

There are no public sewer facilities in the village.

PROPOSED IMPROVEMENTS

Since the community is located in a rural area isolated from any major urban center, serious consideration should be given to the creation of a waste stabilization pond, (lagoon). This collection and treatment system should serve the developed sections of the community.

TROY BOROUGH

EXISTING SEWER SYSTEM

Sewage disposal for Troy Borough is conducted by a municipally owned facility. A Halmer Sewage Treatment Plant located east of the borough on U.S. Route 6 provides secondary treatment with the effluent being discharged into Sugar Creek east of the borough. Design capacity of the plant is 190,000 gallons daily when school is in session, leaving a 40,000 reserve. Engineering reports from Gilbert
Associates, Inc., who make periodic inspections for the borough, state the size of the operation is sufficient and provides efficient treatment. However, Community Facilities Plan for Bradford County done by Candeub, Cabot Associates of Newark, New Jersey, states that the usage of the present plant is near a saturation point requiring an extension be planned to accommodate increasing per capita usage of water and an eventual residential growth in the area. Since 1963, a new effluent pipe has been installed four meters have been added to the system.

PROPOSED IMPROVEMENTS

At the present time, all the Borough of Troy and a small portion east of the borough are included in the system. Any residents within 50 feet of the borough line will be sewered by the borough. Therefore, as subdivisions are annexed they are automatically sewered. Troy Borough is presently in the process of applying for "201" funding.

ULSTER TOWNSHIP

EXISTING SEWER SYSTEM

Presently there are no public sewer facilities in Ulster Township. A feasibility study is in its final stages, and the proposed system should begin construction by 1982.

WYALUSING BOROUGH

EXISTING SEWER SYSTEM

The existing sanitary sewer system consists of approximately 7600' of 4", 6", and 8" pipe with discharges of raw sewage into Wyalusing Creek. These existing sewers were constructed over a long period of time by individuals and associations. The major difficulty due to age, size of the pipes, lack of manholes, etc. has led the borough to take over the system.
The discharge of raw sewage into any tributary is a serious health hazard and a water pollution problem and must be corrected. An engineer retained by the borough to prepare an engineering and financial feasibility study recommended that a completely new sanitary sewer system and treatment plant be constructed with the effluent being discharged into the Susquehanna River about 1,000' above the mouth of the Wyalusing Creek. The existing system would be either abandoned or used for storm water runoff only.

At present, a new sewer system is under consideration. Yet, lack of funds has seriously impeded the progress of this project.

**WYSOX TOWNSHIP**

**EXISTING SEWER SYSTEM**

There are no public sewer facilities in Wysox Township.

**LAKE WESAULKING**

**EXISTING SEWER SYSTEM**

There are no public sewer facilities at Lake Wesaulking.

**MONROETON BOROUGH**

**EXISTING SEWER SYSTEM**

There are no public sewer facilities in the borough.

**NORTH TOWANDA TOWNSHIP**

**EXISTING SEWAGE SYSTEM**

The only area served by public sewers in North Towanda Township is the Rice Development located east of Route 6.

This area is serviced by the Towanda Borough Municipal Sewer Authority.

The balance of the residents of the township depend upon on-site disposal systems for the disposal of their sewage.
TOWANDA TOWNSHIP

"South Towanda"

EXISTING SEWER FACILITIES

There are no public sewer facilities in the community.

TOWANDA BOROUGH

EXISTING SEWER SYSTEM

Towanda Borough, under a municipally operated sewer and water authority, is served entirely by public sewers and a primary treatment plant with discharge into the Susquehanna River in the extreme southwest portion of the borough parallel to the west of Main Street (U.S. Route 220). The design capacity of this facility is 450,000 g.p.m. with an average daily treatment of 165,000 gallons. Of the three pumps at the plant, only one is in constant operation. Action by the Borough Council prohibits storm water runoff from entering the system and all property owners have the right to correct the situation if it exists on their property. The result of this action has been reduced considerably the amount of flow through the treatment plant during periods of wet weather.

Gravity flow collection lines of 4, 6, and 8 inch lines feed interceptor pipes at 8, 12, 15 and 18 inch pipe and out-fall pipe from the river leads from the plant.

The Towanda Borough Sewer Authority services 1,444 residences in Towanda Borough and the Rice Development in North Towanda located along Route 6.

In 1974, the sewage treatment plant was fully remodeled to include a secondary treatment facility.

SOUTH CREEK TOWNSHIP

"Village of Gillett"

EXISTING SEWER SYSTEM

There are no public sewer systems in the village.

PROPOSED IMPROVEMENTS

Since the borough is located in a rural area isolated from any major urban area, serious consideration should be given to the creation of a waste stabilization pond (lagoon). This collection and treatment system should serve the developed sections of the area.
At present, the townships of Wysox (Lake Wesaulking), North Towanda, Towanda (South Towanda) and the Borough of Towanda and Monroeton are participating in a combined area study of possible sewer facilities. This study will assess the feasibility of the area and determine whether it would be more beneficial to tie all of these townships and boroughs into the existing systems in Towanda Borough which would then be expanded or to create individual services for each participating member.

The outcome of this study, now in its "First Step" phase, will be to consolidate and improve the sewer services in an area with a high concentration of population. This is intended to help curb the number of problems which arise with the rapid growth of an urban area.
SECTION V
COUNTY-OWNED FACILITIES
BRADFORD COUNTY, PENNSYLVANIA

An important phase of the County 701 Planning Program involves County-owned and Operated Facilities. County services and public facilities must be programmed closely with the growth characteristics as the county continues to grow.

What is the nature of the County's responsibility for services? What services must or should it provide? What are the areas of deficiency in present county services and how shall these deficiencies be remedied for present and future residents? These and other similar questions pose serious problems for responsible county and local officials.

In an attempt to present an inventory of present facilities, it is necessary to approach these problems on several levels. The first level is an examination of basic required services for which the county is responsible and to present some conclusions and recommendations for maintenance of these services. The second level is to review the status of certain other services which at present are so-called amenities and to suggest how these can be improved or expanded to keep and attract new county residents within the financial capabilities of the county.

Under the County Code, the county performs many functions in its capacity as an agent of State Government. For example, the county administers election laws, conducts courts of justice, cares for the indigent sick, administers the tax collection system, maintains certain highways and bridges, etc.

Most of the county's capital expenditures for services revolve around these duties and are in the nature of building and equipment for county offices, for nursing home care for the indigent sick, and for detention of prisoners.

A basic assumption in this Facilities inventory is that the trend toward a stronger and more service-oriented county government will continue into the foreseeable future. If this assumption is correct, the county government will become increasingly involved not only in maintaining and expanding present State-mandated services, but also additional services -- i.e. in areas of comprehensive plan implementation, county recreation areas, etc.
THE COURT HOUSE

The Court House is located in Towanda and was originally constructed in 1897. This structure consists of 16 administrative offices. In addition, there are also record rooms, 2 court rooms and a legal library. Presently, there is a waste of space within the Court House. Existing walls do not permit easy remodeling to afford more office space and less unused areas. There is a great deal of office space above the second floor, but due to Labor and Industry Law the Court House cannot utilize this needed space.

The County Commissioners have hired an architect to plan a more efficient plan for the existing structure. Along with this, an annex is proposed to be built behind the Court House to be utilized as further office space. Funds for this were to be obtained through the Public Works Act, yet to date no funds have become available for this project.

There is an immediate need for energy saving improvements to the Court House. Presently, the Court Commissioners are proposing storm windows on the north side of the existing structure, and when further funds become available, the remaining windows will be replaced. The feasibility of thermostat controls for each individual office, along with heat reflectors are being investigated and could save a great deal of energy dollars.

SAGE HOUSE

This home for underprivileged youth is located on South Main Street in Towanda.

The building is in good condition and an adequate structure for its present purpose. There is a need for sewer and water improvements which will be started and completed in 1980.
COUNTY JAIL

The structure built in 1871 is located on Pine Street in Towanda. It contains approximately 14,600 square feet on 3 floors and consists of 24 cells, 3 utility cells, two offices and living quarters for the county sheriff.

Maximum capacity is 25 prisoners; this was obtained by converting a bathroom, utility area into a three to four prison cells. Any additional overload is handled by placing additional bunks in each cell. The jail has been operating at maximum capacity level and over, for the past few years. There has been an increased need for better prison facilities within the county.

The five counties of the Northern Tier are presently participating in a feasibility study for a regional, multi-county jail. The construction of a regional jail is contingent upon this study, and could help to solve the growing problems of the overall inadequacy of the legal detention services in the county, and throughout the Northern Tier.

COUNTY HOME

The County Manor, located near Burlington presently accommodates approximately 220 patients, and 200 employees. The Manor is situated on a farm of 268 acres which supplies a portion of its own food.

Due to increased demand for facilities, the County Commissioners have engaged an architect to prepare a feasibility study and plans for the possibility of a nursing home addition to be constructed at the County Home Site. The NY-Penn health agency is presently reviewing this proposal for funding. The addition would add another 144 beds and would be slated for completion in 1982.

The condition of the Manor in general is good, however, the water system is inadequate and should be dealt with in the near future.

Since 1971 there have been two 50-bed additions which have helped ease the problem of overcrowding. Kitchen and laundry facilities are inadequate and out-of-date; the Board of Commissioners is presently attempting to up-date this equipment.

An application to NY-Penn is under consideration for a 144 bed expansion to the Manor, which will expand and provide needed Intermediate Care Beds.
THE DIBLE BUILDING

Located in Wysox is an old structure in need of extensive remodeling and repair. At present, the District Magistrate is the only occupant of the building, yet there are plans for further utilization of the building once it is renovated with repairs to the sewers and heating.

FIRST WARD BUILDING

Located on Fourth Street in Towanda. This building was the site of the First Ward Elementary School which has been taken over for County office space. The building houses Civil Defense and the Bradford County Community Development Program. At present, not all space is being utilized; yet, remodeling of the building will permit further utilization.

SECTION VI

MUNICIPAL BUILDINGS

Municipal buildings or garages for the storage of equipment and repairs are provided by the five largest boroughs in the county. Municipal garages are also located in Athens, Ridgebury, and Granville Townships. The remaining townships usually store the equipment in community fire halls or small sheds.

The feasibility of providing garage facilities and equipment relates to the size of the community and the majority of the rural townships find the ownership of equipment uneconomical.

As of this date, few cooperative agreements exist among communities for the joint use of garages and equipment in the county. This means that inefficient usage is often made of equipment and potentials for improved service are lost in some areas especially the Athens-Sayre Area.

In the years to come, the majority of the communities in the Valley Area will be considering new buildings and/or new locations. It would be appropriate now to consider the efficiency and economy of unified physical establishments such as fire companies, municipal buildings, and police centralization.

Joint public buildings would provide the greatest efficiency and economy of construction and maintenance. Many services and facilities would not be duplicated (parking, detention centers, heating plant, air conditioning, conference rooms, etc.) In addition, there would be more efficient utilization of the facility; it would be used to greater capacity, without long periods when not in use, and savings would result from one building, rather than four, five, or six structures.
The following inventory does not include Fire or Recreational Buildings.

Asylum Township

The Grange Hall is a very old wood structure used for grange and township meetings. Repairs are in the process of being made. Asylum Township has recently purchased a site for a new township building.

Athens Township

The Municipal Hall, located in East Athens is in good condition and is used for grange, as well as all other types of meetings. The Municipal Garage, used now for storage and equipment, is old and in need of repair. The IOOF Hall, used for voting is in fair condition. The Community Building, used for meetings and all types of events is in good condition.

Burlington Township

The Grange Hall, which is very old but in good condition is used for meetings and events.

Columbia Township

The Municipal Building, the IOOF Hall and the Grange Hall are all used for meetings and events and all are in poor condition and in need of improvement.

Franklin Township

The IOOF Hall is used for meetings and events. It is very old but in good condition.

Granville Township

The IOOF Hall is used for meetings. It is a small, one room facility, but is generally in good condition. The Municipal Garage is in good condition and serves as a storage area for equipment.

Monroe Township

The Community Hall, located in Powell is used for meetings and events. There is adequate space and the building is in good condition.
North Towanda Township

The Municipal Building is used for meetings and elections. It is a small building but in good condition.

Orwell Township

The North Orwell Grange Hall is a new building used for grange meetings. The Potterville Hall and the North Orwell Community Hall are both used for public assembly and events, both are old, small and generally in poor condition. The Potterville Hall has no plumbing.

Pike Township

The old School House is used for elections; it is an old building in fair condition.

South Creek Township

Grange Hall located in Gillett is used for grange meetings and is an old wood facility in need of improvements. The Gillett Town Hall is in poor condition; it is used generally for supervisors and public meetings. The Fassett Grange Hall is a single floor assembly room used for Grange meetings and is in fair condition.

Standing Stone Township

The Municipal Building used as a combination assembly point, Town Hall, and for both Grange and Public meetings are in poor condition.

Ulster Township

The Municipal Building and Fire Hall is a new structure used for community meetings. The Ulster-Sheshequin Community Center is a recreation and community meeting center. It is an old structure in need of improvements.

West Burlington Township

The Grange Hall used for grange meetings and community events is in good condition.
Wilmot Township

The Grange Hall, which burned in 1962 is still under consideration for rebuilding.

Windham Township

The Municipal Hall is an old wood frame building, with no plumbing. It is used for township and public meetings, and is generally in fair condition.

Wyalusing Township

The Lime Hill Community building is used once a year for community events. The Camptown Community Hall is used for general meetings and is in good condition.

Wysox Township

The Fire Hall and the Community Hall are used for meetings and events are in good condition. The Grange Hall used for grange meetings is a privately owned structure which is very old and in fair condition.

NOTE: The remaining fifteen townships either had no specific meeting place, or utilized a voting area or private home for meetings.
SECTION VII

HEALTH FACILITIES & SERVICES

The following are a listing of major health care facilities within Bradford County.

1. The Robert Packer Hospital, Sayre
2. The Guthrie Clinic, Sayre
3. Troy Community Hospital, Troy
4. Troy Family Planning Clinic, Troy
5. Memorial Hospital, Towanda
6. Guthrie Clinic, Troy
7. Canton Medical Center, Canton

There are many social service agencies within Bradford County which administers health services, or contract these out. They include services for the aging, for child welfare and for the disadvantaged. These agencies provide services as well as health planning and technical assistance.
SECTION VIII

FIRE STATIONS

Fire stations in the county are generally located in the major boroughs and larger villages. All are operated on a volunteer basis and obtain their funds from a variety of sources.

There are a total of 22 companies within the County. Thirteen (13) of the companies are located within the boroughs with the remaining nine located in East Smithfield, Wysox, Ulster, Warren Center, Sugar Run, South Creek, Athens Township and Franklindale. There are no fire fighting facilities in Alba, Burlington, and Sylvania Boroughs.

There are reciprocal agreements among communities by which equipment and personnel are often on standby coverage for fire in adjacent communities. Presently, the pattern of fire protection is more available in more populated areas. There is a need for both improved services to the less populated areas of the county, and also more modern equipment.

New construction includes stations in Athens and Franklindale Townships, with a station in Canton under construction. Expansions include the Troy, Athens Township and South Creek Stations, all of which have expanded their existing facilities.

The overall condition of the stations and equipment is poor, and there is a need for general improvements to all phases of fire fighting in the county.
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Area Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athens Borough Fire Company</td>
<td>Athens Borough and Litchfield Township.</td>
</tr>
<tr>
<td>Canton Fire Department*</td>
<td>Canton, Alba Borough, Canton and LeRoy Townships.</td>
</tr>
<tr>
<td>LeRaysville Fire Department</td>
<td>LeRaysville Borough, Pike and Stevens Township.</td>
</tr>
<tr>
<td>Monroe Hose Fire Department</td>
<td>Monroe Borough, Monroe Township and a third of Burlington Township.</td>
</tr>
<tr>
<td>New Albany Fire Department</td>
<td>New Albany Borough, Albany and Overton Township.</td>
</tr>
<tr>
<td>Rome Fire Company</td>
<td>Rome Borough and Orwell Township.</td>
</tr>
<tr>
<td>Sayre Fire Company*</td>
<td>Sayre Borough.</td>
</tr>
<tr>
<td>South Waverly Fire Department*</td>
<td>South Waverly Borough.</td>
</tr>
<tr>
<td>Towanda Fire Department</td>
<td>Towanda Borough, Towanda &amp; N. Towanda Townships.</td>
</tr>
<tr>
<td>Troy Fire Department*</td>
<td>Burlington, Sylvania, Armenia, &amp; Troy Boroughs. One third of Burlington Township, W. Burlington, Columbia, Granville, Springfield Townships.</td>
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<tr>
<td>Wyalusing Fire Department*</td>
<td>Wyalusing Borough, Standing Stone, Terry &amp; One third of Tuscarora Township.</td>
</tr>
<tr>
<td>Athens Township Fire Department**</td>
<td>Athens Township.</td>
</tr>
<tr>
<td>Herrick Township Fire Department</td>
<td>Herrick Township</td>
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<tr>
<td>Ridgebury Township Fire Department*</td>
<td>Ridgebury Township</td>
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</tbody>
</table>
Smithfield Township Fire Department
South Creek Fire Department
Ulster Township Fire Department
Warren Township Fire Department*
Windham Township Fire Department
Wysox Township Fire Department

Smithfield and one third of Burlington Township.
South Creek and one third of Wells Township.
Ulster and Sheshequin Townships.
Warren Township.
Windham Township
Wysox and Asylum Townships.

NOTE:  *Denotes self dispatched fire services.
**Denotes stations dispatched out of Waverly, N.Y.

All other stations are dispatched through the Bradford County Communication Center.
<table>
<thead>
<tr>
<th>COMPANY NAME</th>
<th>VEHICLE TYPE</th>
<th>PUMPING CAPACITY</th>
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<td>Canton Fire Company</td>
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<td>engine (1957)</td>
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</table>
AMBULANCE COVERAGE

Bradford County is presently served by eleven (11) Ambulance Associations. An inventory of the coverage of these services follow.

AMBULANCE ASSOCIATION COVERAGE

Canton Ambulance Association
Alba and Canton Boroughs, Canton and LeRoy Townships; also, Franklin Township part-time.

Dushore Ambulance Association
New Albany Borough, Albany, Overton and Wilmot Townships part-time. (they are self dispatched).

H.O.P.S. Ambulance Association
LeRaysville Borough, Herrick, Orwell, Pike, & Stevens Townships and Warren Township part-time.

South Creek Ambulance Association
South Creek and Wells Township.

Towanda Ambulance Association
Monroe and Towanda Borough, Monroe, Towanda, North Towanda Townships. Part-time services include Albany, Burlington, Franklin, & Overton Township

Tri-Township Ambulance Association
Ridgebury, Sheshequin, Smithfield, & Ulster Townships.

Troy Ambulance Association
The Valley Ambulance Corporation

Athens, Sayre, South Waverly Boroughs, Athens and Litchfield Townships. This service is dispatched out of Waverly, New York.

Windham Township Ambulance Ass.

Windham Township and part-time to Rome and Warren Townships.

Wyalusing Valley Ambulance Ass.

Wyalusing Borough, Tuscarora, Terry & Wyalusing Townships. Part-time to Wilmot Township.

Wysox Township Ambulance Ass.

Rome Borough, Asylum, Standing Stone, Wysox Townships and part-time services to Rome Township.
SECTION IX

POLICE FACILITIES

The provision of adequate police services is an extremely important responsibility of local government. The quality and level of police protection strongly influences growth patterns, in terms of industrial, commercial, and residential areas when adequate coverage seems available.

The present police service is managed through a network of full and part-time police and the Pennsylvania State Police. The County Sheriff is housed at the jail, located on Pine Street in Towanda. There are presently seven full time, eight part-time police departments.

There has been recent interest in the development of a regional police force. The Towanda Council of Governments is presently beginning a feasibility study for either the consolidation of part or all of the Bradford County police forces.

The outcome of the present feasibility study underway by the five counties in the Northern Tier to construct a multi-county jail will further consolidate and improve existing police enforcement throughout the county.

There has been a steady increase in burglaries within the county, and steps should be taken, both by police force and by residents and shop keepers to help prevent this growing problem. Money should be allocated to reduce the number of burglaries and pinpoint those areas most in need of better protection.

Overall the crime rate has remained constant over the past five years, even though the population has increased, based on this static crime rate.

There is no immediate need for police expansion. Instead, efforts should be concentrated on improving the effectiveness of the existing departments. The recent trends toward consolidation of forces and cooperation between county and state police have helped to improve the overall police protection in Bradford County.
UNIFORM CRIME REPORT
TOTAL OFFENSES REPORTED

1976 1977 1978 1979*

- - - - State Police Statistics

County Police Statistics

*1979 Figures are not available
UNIFORM CRIME REPORTS

The uniform crime reports maintained by the Pennsylvania State Police indicate a fluctuating crime rate, yet overall the rate seems fairly static.

MAJOR CRIMINAL CASES
1977 - 1979

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<tr>
<th>CHARGE</th>
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<tr>
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<td>114</td>
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<tr>
<td>Vandalism</td>
<td>18</td>
</tr>
<tr>
<td>Assault</td>
<td>50</td>
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NOTE: The above figures were compiled from records obtained by the District Attorney's Office, Towanda, Pennsylvania.
RECREATION AND OPEN SPACE PLAN
BRADFORD COUNTY, PENNSYLVANIA

PREPARED BY
NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION
PATRICIA LUCAS
TERRY LUTZ
APRIL, 1980

"The preparation of this report was financed in part through a grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954; as amended, and as administered by the Bureau of Planning, Pennsylvania Department of Community Affairs."
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PAGE</th>
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</thead>
<tbody>
<tr>
<td>I. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>II. OUTDOOR RECREATION RESOURCES OF BRADFORD COUNTY</td>
<td>2</td>
</tr>
<tr>
<td>III. THE RECREATION ROLE OF GOVERNMENT</td>
<td>14</td>
</tr>
<tr>
<td>IV. PUBLIC RECREATION INVENTORY</td>
<td>26</td>
</tr>
<tr>
<td>V. GOALS AND OBJECTIVES FOR RECREATION AND OPEN SPACE</td>
<td>39</td>
</tr>
<tr>
<td>VI. RECREATION NEEDS AND POTENTIAL FOR BRADFORD COUNTY</td>
<td>44</td>
</tr>
<tr>
<td>VII. PROPOSED RECREATION SITES FOR BRADFORD COUNTY</td>
<td>48</td>
</tr>
<tr>
<td>VIII. EFFECTUATION PLAN</td>
<td>58</td>
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SECTION I
INTRODUCTION

A. Scope

The major emphasis of this plan will be on the recreational potential of Bradford County. It is essential to consider the spin-off effects which Bradford County experiences from recreational policies and actions effectuated by not only neighboring counties but by State and Federal entities as well. To be an effective and viable plan, specific recommendations must be correlated with recreational recommendations for the other Northern Tier counties in order to achieve an inter-related, orderly, regional recreational concept.

The most important overall aspect of this plan is to insure the optimum utilization of the recreational potential of the area while maintaining, through conservation, the County's existing natural resources and open space.

However, recommendations are hollow in planning, unless there is a method presented showing how the recreational potential of the county can be realized. The plan will make recommendations for the various levels of governmental jurisdictions which maintain recreational land, as well as suggestions on how this land might be used for additional recreational uses.

This plan will inventory the existing recreational facilities located within Bradford County. Recommendations will be made where an obvious need can be shown.

B. Purpose of the Study

The purpose of this study is to evaluate the past and existing recreational facilities of the County and determine the quality and level of service, in order to formulate a Recreation and Open Space Plan.
The five counties of Bradford, Sullivan, Susquehanna, Tioga, and Wyoming, which make up the Northern Tier Region, are located in Northeastern Pennsylvania. The area of some 4,007 square miles contains some of the most ruggedly beautiful unspoiled country in Eastern United States. It contains huge state forest and game lands, hundreds of miles of streams and numerous lakes. It has been described as some of the most rugged and relatively primitive country east of the Rockies. It is physically ideal for recreation purposes and outdoor sports. The area contains many outstanding scenic attractions, including the Pennsylvania Grand Canyon. The eastern area is known as the "Endless Mountains" Region, while Tioga County is known as "Canyon Country".

Location

Bradford County is located a short distance from five major metropolitan centers. It is 64 miles from Williamsport, 42 from Elmira, 64 from Scranton, 68 from Wilks-Barre and 79 from Binghamton, New York. (NOTE: All distances are taken from the County seat, Towanda, Pa.) This location affords easy access to major shopping, cultural and business areas. The rural setting of the county itself, has the added advantage of larger size cities within reasonable distance.

Principal Resources

Census projection for Bradford County in 1980 show as estimated 185,500 people, within a thirty mile radius of the county seat. (NOTE: This figure was taken from the NTRPDC Community Data Sheets). Bradford County is the principal urban area for the region with a population of approximately 20,000 people. The remaining urban areas consist of small communities ranging in size from villages of less than 800 to the county seat with a population of 4,200. The overall density of the area is slightly more than 36 people per square mile.
A large percentage of the land is devoted to dairy farming. The numerous lakes and rivers afford an excellent opportunity for recreation. The eastern part of the region, adjacent to the Pocono Mountain Resort Area is beginning to feel the impact of summer and winter resort developments.

The Susquehanna River traverses the County from north to south with tributaries thereof making up practically the entire County's watershed. The extensive woodland areas, both public and private, have resulted in the recent growth of wood products industry. The most recent of which is Drevco Manufacturing in Canton, Pennsylvania. Economic benefits are derived from the natural beauty and resources of the county as well as the recreational benefits experienced by the residents and visitors. Other economic benefits are derived from the tourism element; hunting, fishing and the beauty of our state and county parks bring in many sportsmen and tourists and help to boost the revenues of the retail trade, as well as the revenue obtained from fishing and hunting licenses, as well as fees from state and county parks.

Development Pattern Determinants

Two of the basic resources of the region are its people and its natural environment. The manner in which its people adapt to or interact with the natural environment has and will produce the development pattern of the Region.

Natural features have definite and recognizable planning implications in the location of highways and other land uses such as housing, commercial activities, agricultural and particularly recreational land use. This portion of the plan will examine the various features of the natural environment and will point out positive and negative implications on recreation development activities.

The following sections contain evaluations of the geology, soils, topography, water resources in Bradford County, as they impose limitations on potentials for new recreation development. It is only upon a firm base of understanding of the County's physical resource elements that an intelligent approach to formulating a comprehensive recreation plan can be realized.
Bradford County lies within the Appalachian Plateaus Province. The rock formations in this region are all of sedimentary origin, and the strata are horizontal, except for a few minor folds.

Glaciation greatly influenced the topography of the region by creating smooth, steeply rolling hills, glacial lakes and stream valley deposits. Bradford County is characterized by its high plateaus which have been deeply cut into steep and narrow valleys by its rivers and streams.

Some of the most significant physical features of the area are the Susquehanna River, which bisects the county, the high rugged plateaus along the river, and the rolling hills and meadows which characterize the pasture and dairy land of the county.

Climate

Climatic conditions vary within the area depending upon the elevation which ranges from 450 to 2,500 feet above sea level. The average annual temperature of Bradford County is 47.3°F., with monthly averages in January and July being 22.1°F. and 69.3°F. respectively.

Freezing temperatures occur approximately 115 days annually. The average date of the last killing frost in the spring is May 15 and that of the first in the fall is October 1. This provides an average growing season of 138 days.

There is an average annual rainfall of 36 inches, and an average annual snowfall of 50 inches. Westerly winds prevail.

Soils

The soils in the region owe their origin primarily to glacial action. As the ice sheets advanced from the northeast, they ground down the hilltops, filling some valleys and deepening others. When the ice melted, the glacier then dropped the debris, and rich soil it had picked up along the way.
Since soils have many properties by which they are identified, a working knowledge of these characteristics is helpful in planning for suitable land use patterns - even specifically for recreational development. Some soils are deep and well drained and hence suited to most, if not all, types of development - particularly those types of recreational activities involving the presence of a significant number of people for a sustained period of time. Vacation homes would be one instance. In contrast, shallow and poorly drained soils have definite use limitations - perhaps wildfowl refuges in the instance of marshy ground and other game habitat in the case of rocky steeply-sloped areas.

Generally, within Bradford County, the soils are deep in the lower valley areas and shallow on the slopes. Approximately 68 percent of the soils have drainage problems and 27 percent are moderately well drained and deep. Only 5 percent are deep and well drained with no limitations on development forms of any type. This limitation imposes some restrictions on the amount of conventional development in certain areas.

For this reason, recreation development which is inherently directed to the region's natural and scenic attributes represents a logical alternative use of the land. An estimated 50,000 acres of marginal farm land in the Northern Tier region has passed out of the agricultural inventory between 1950 and the present. A recreational use is the most feasible alternative use for such land, since most is at the higher elevations and somewhat remote from existing development.
WATER RESOURCES

The predominate domestic water supply for both rural areas and communities in Bradford County comes from springs or wells, as opposed to reservoirs or other surface waters.

This is attributable to the region's terrain and heavy glaciation which make the sources more feasible in terms of the limited amounts which are desired.

In the past, springs and dug wells were the prevailing water source. Yet, there is an increasing demand, especially for farm use, of drilled wells.

Modern health standards and drought years have augmented this trend and relatively few dug wells are in use today. Major springs, particularly in conjunction with municipal water systems, continue to be extensively used.

SURFACE WATERS

Almost 6,000 acres, 8 percent of the surface of the county, is covered by water during peak flow periods. The ratio of ponds and lakes to streams is approximately one to three.

The major problem with the surface waters in the county is its current high level of pollution, despite its low level of development. Further growth in the population and development with no change in direction will soon create intolerable conditions. Acid mine drainage, sedimentation, and effluent flow from municipalities, and industry are the major sources of water pollution. The construction of municipal sewer systems, treatment plants and more stringent dumping regulations would help curb this growing problem.
Surface water, in both an aesthetic and practical sense, enhances an area's desirability as a place to live. In Bradford County, the overall beauty and enjoyment of surface waters as a source of recreation has been severely altered due to an increase in pollution. The pollution present is not only industrial and domestic waste, but also mine acid drainage and sedimentation.

Approximately 20 percent of 200 miles of the streams are polluted to the point where use of the water for water supply or recreation is impractical and/or undesirable.

The main source of water for domestic and industrial use, as previously stated, is ground water. Therefore, the construction of reservoirs in the county has not been stressed. This leaves an unfilled gap in the surface water recreational needs.

The existing conditions; lack of reservoirs and polluted surface waters, give a good indication of the poor quantity and quality of water-oriented recreation in the county.

With proper management, including pollution control or elimination, along with the construction of reservoirs, the region will have more than ample water for all uses.

**LAND USE**

The area land use in Bradford County in 1978 follows:

<table>
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<tr>
<th>ACREAGE</th>
<th>PERCENTAGE</th>
<th>USE</th>
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<td>348,738</td>
<td>47.5%</td>
<td>Forest</td>
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<tr>
<td>304,590</td>
<td>41.5%</td>
<td>Agricultural</td>
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<td>53,920</td>
<td>7.3%</td>
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<td>13,588</td>
<td>1.85%</td>
<td>Transportation</td>
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<td>6,160</td>
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<td>Residential</td>
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<td>5,860</td>
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<td>Water</td>
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<td>320</td>
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<td>Industrial</td>
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<td>240</td>
<td>.03%</td>
<td>Mining</td>
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</tbody>
</table>

| 734,050   | 100.00%    | TOTAL          |
The existing land use description and analysis for Bradford County was derived from previously completed land use inventories and data from 1950 to 1975.

In tabulating the various land uses in Bradford County, the following categories were used:

- **Residential** - includes concentrated areas of dwellings: single-family, duplex, multi-family and mobile home.

- **Commercial and Services** - includes retail and wholesale business, service establishments and offices.

- **Industrial** - includes manufacturing plants.

- **Agricultural** - includes cropland and pasture.

- **Forest** - includes area of deciduous and coniferous trees.

- **Public/Quasi-Public** - includes State Game Lands, State Forests, State Fish Commission Lands and County and State Parks.

- **Water** - includes streams, lakes, and reservoirs.

- **Transportation, Communications, and Utilities** - includes major highway rights-of-way, railroad rights-of-way and land used for public utilities emplacements.

This breakdown should give a clearer picture of the overall use of the land, and is necessary in the development of existing and into possible recreational facilities.

**RECREATION, FISH & WILDLIFE**

Most of the land and water resources of the county have either a primary or secondary use for recreation and tourism purposes. Recreation should be viewed as an important area business which will play a significant role in resource development in the future.
In 1978, the County had approximately 54,000 acres of public recreation lands. Their lands include national, state, county and community-owned land used for recreation in the form of parks, forests, game, water access, roadside rest areas, fishing lakes and historical parks.

A detailed inventory of Outdoor Recreation Facilities in Bradford County was completed in 1976. This inventory included a brief description of recreational facilities in, and included ownership, location, acreage, season of use, facilities available and other pertinent information.

Fish and wildlife resources are important assets to the recreational environment. Presently, both hunting and fishing are popular area-wide forms of outdoor recreation. Annually, the sale of equipment, supplies, lodging, and related services to sportsmen add a great deal of revenue to the local economy.

The County has many natural water areas that are presently stocked with fish. Fish resources found here include such species as trout, large and small mouth bass, channel catfish, muskellunge, suckers, walleyes, bullhead, fallfish, northern pike, pickerel, yellow perch, various panfish, and carp.

Major problems affecting fish resources in the area are erosion, sedimentation, pollution, low flow and heavy fishing pressure for certain species which are not overly abundant.

The following table, Inventory of Game Species, indicates that the County has a variety of wildlife resources. Principal game species include deer, turkey, bear, ruffed grouse, ring-necked pheasant, squirrel, snowshoe hare, woodchuck, cottontail rabbit, mourning dove, woodcock, and migratory waterfowl.

Major problems affecting game resources include an excessive deer population, changes in land use patterns, changes in farming practices, and increased hunting pressure.

There are approximately 54,000 acres of public lands within the areas open to hunting. These lands include 11 State Game Lands and 1 State Forest. In addition to this public-owned land, privately-owned land is kept open for hunting through the Cooperative Farm Game Projects administered by the Pennsylvania Game Commission.
<table>
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<th>NAME OF FACILITIES</th>
<th>Backpacking</th>
<th>Bicycling</th>
<th>Boating, Lake</th>
<th>Boating, Stream</th>
<th>Camping</th>
<th>Fishing</th>
<th>Hiking</th>
<th>Horseback Riding</th>
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<th>Scenic Drives</th>
<th>Skiing, Cross Country</th>
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<td>Boating, Stream</td>
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SECTION III

THE RECREATION ROLE OF GOVERNMENT

Outdoor recreation in the United States has progressed in status from a privilege of a few to a requirement of the many. Rising levels of the standard of living have been accompanied by a rapid rise in the need and desire for both private and public outdoor recreation.

Public recreation areas in Bradford County range in size from small community playgrounds through municipal, county, state, or regional holdings to large national forests and parks including "wilderness areas". Similarly, private recreation facilities range widely in size and intensity of development.

As an adjunct to this study, a classification of various types of Outdoor Recreation and Open Space Facilities has been developed. The Criteria developed for this classification utilizes the breakdown of various types of recreational facilities for which the levels of government have assumed responsibility. In developing the classification, the usual four levels of government are noted: (1) Federal, (2) State, (3) County, (4) Municipal (Township and Boroughs), in addition, private recreational facilities should be included.

The Federal Role

The United States government has adopted a policy of acquiring and protecting scenic, recreation and historic areas of national significance. Shorelines, wilderness areas, wild rivers, wetlands, and areas of natural phenomenon fall within the federal role of outdoor and open space. The federal government is acting to acquire and preserve beach and shoreline areas, especially where such areas are threatened by incompatible development. Congress has established outstanding primitive areas as "wilderness areas", to be managed for the sole purpose of maintaining their primitive characteristics. Certain rivers with high scientific, aesthetic and recreational values have been designated as "Wild Rivers" so that they might be preserved in their free flowing state and natural setting.
The Federal-State Program of acquiring marshes and other wet lands to provide habitat for ducks and other migratory water fowl is being continued.

Congress has instituted a program of matching grants-in-aid to encourage and assist state and local governments to plan, acquire, and develop outdoor recreation areas and facilities. The federal program of cost-sharing grants to help local governments acquire recreation and open space land should be continued.

The Outdoor Recreation Resources Review Commission (ORRRC) recommended the establishment of a Bureau of Outdoor Recreation in the Department of Interior and also of a Cabinet level interdepartmental Recreation Advisory Council to provide police guidance. In response, the Bureau of Outdoor Recreation (BOR) and the Recreation Advisory Council were established in 1962 by President John Kennedy. The Secretary of the Interior, through BOR, was authorized to promote the coordination of the outdoor recreation plans and activities of all Federal agencies, to prepare and keep current nationwide outdoor recreation plan and to provide technical assistance to state and local governments and private groups.

A number of Federal agencies and their regional local offices can help with outdoor recreation projects by providing technical assistance, cost sharing, credit, educational services or research. They include: The Department of Interior, Department of Agriculture: Soil Conservation Service, Farmers Home Administration, Agricultural Stabilization and Conservation Service, and the U.S. Forest Service, the Department of Housing and Urban Development: Open Space Program, Urban Beautification Program, and Historical Preservation Program, the National Park Service of the Department of the Interior, the U.S. Army Corps of Engineers, the U.S. Public Health Service, and the Bureau of Land Management of the Department of the Interior.
The State Role

Vigorous comprehensive State Programs to acquire and develop additional parks and outdoor recreation areas have been initiated and recognized today as a necessary function of State government.

The expansion of the State Parks System came in the 1930's; prior to this only nine states had provided significant annual appropriations for State Parks and related facilities. The establishment of the Civilian Conservation Corps (CCC) in 1933 provided an impetus to the development of State and local parks. It was during this period that Pennsylvania greatly expanded its State Park and outdoor Recreation holdings.
A Statewide Outdoor Recreation Plan was prepared by the Pennsylvania State Planning Board in 1965. The plan was prepared with the full cooperation of the Department of Environmental Resources and the Fish, Game, and Historical and Museum Commissions.

Pennsylvania has benefited from the earlier involvement of these agencies in the conception, planning and execution of PROJECT 70, the Commonwealth's $70 million bond issue to purchase land for recreation and conservation. A second major bond issue to enhance recreation opportunities, the PROJECT 500 land and water conservation reclamation act was enacted in 1967 with monies totaling $500 million. This program provides grants up to 50 percent to develop community and county recreational facilities. Grants are also available for the acquisition of additional urban park and open space lands. These funds will make possible such major projects as swimming pools, recreation centers, or ski areas. Also included could be smaller developments such as tennis courts, landscaping, roads, and public facilities.

In 1971, the Pennsylvania State Planning Board issued a second statement on recreation for the Commonwealth. The major focus of that plan was the identification of needs for developing facilities on the sites that had been acquired using project to monies. A large part of the funding for subsequent capital improvement was provided by the Project 500 monies. In order to define the preparation of the third plan and to guide and monitor Pennsylvania recreation planning process, an Interagency Recreation Planning Committee was established in 1973. The committee has been instrumental in achieving coordination with the many concurrent planning efforts, undertaken by the State government agencies.

According to the ORRRC report, States play a 'Pivotal Role' in recreation planning:

"The States should play a pivotal role in providing outdoor recreation opportunities for their citizens."

Since other responsibilities that affect outdoor recreation opportunities, such as highway construction, and the management of forest, wildlife and water resources, are also focused at this level, the State governments can make sure that these programs are in harmony with recreation objectives. They can be particularly effective in stimulating counties and municipalities to take separate
and joint action. Finally, they are the most effective avenue through which Federal Aid can be channeled to meet varying needs."

The Commonwealth of Pennsylvania has various agencies responsible for natural resource conservation, parks, fish, wildlife, water development, water pollution control, etc. Among these are:

The Department of Environmental Resources

The Department of Community Affairs, Recreation and Conservation Division

The Pennsylvania Fish Commission

The Pennsylvania Game Commission

The Department of Transportation, Roadside Development Division

The Department of Environmental Resources, Sanitary Water Board

The Pennsylvania State Soil Conservation Commission

The Department of Commerce, Bureau of Vacation and Travel Development and Bureau of State and Federal Economic Aid*

Source: The ORRRC Report
The County Role

Counties should step up efforts to secure open space and recreation areas. For the rural county, there is still a need to identify and protect lands and waters of highest value for outdoor recreation, while costs are within reach and the natural qualities of the county remain unspoiled.

ORRRC's findings suggest two prime opportunities for counties:

1. To protect the scenic and outdoor recreation values of the total environment;

2. To acquire and develop for public use portions of the landscape of highest value for outdoor recreation.

These responsibilities have been accepted officially by the National Association of Counties (NACO). This voluntary association made up of county officials, adopted "The National Policy for County Parks and Recreation" in 1964. The Policy recognized the importance of outdoor recreation in American life and recommends a sensible sharing of responsibility with private enterprise and municipal, State, and Federal governments.

The policy states (in part):

"The special role of the County is to acquire, develop, and maintain parks and to administer public recreation programs that will serve the needs of communities broader than the local neighborhood or municipality, but less than statewide or national in scope.

Parks and recreation should be integral elements of all county land use planning and zoning. Maximum use should be made of zoning and other regulatory powers to preserve open space, protect scenic values, and otherwise enhance recreational opportunities."

Financial aid and technical assistance is available from the federal government, and from some States to help counties plan for sound growth. Federal grants are available for recreation land acquisition and development projects that are consistent with comprehensive planning programs.
These grant programs are practical incentives to long-range planning. But progressive counties have long recognized planning as a sensible and orderly way to encourage best use of land and water resources and to prevent the loss of critically needed open space.

Any study of county outdoor recreation needs will reveal that people want a great variety of outdoor activities in types of areas ranging from the neighborhood playground to wilderness preserves. It is helpful in the early stages of the planning process, what portion of the total need the county is able to meet. The NACO policy on parks and recreation suggests, counties will recognize a special responsibility for acquiring and managing public outdoor recreation areas for regional day use.

The regional day-use guideline describes the representative county or regional park as a large area, usually in the hundreds of acres, providing a variety of activities in a relatively natural environment for people from all or a sizable portion of the county. Typically, most use will be on-day visits although overnight use may be important in some areas. This guideline also covers county responsibility for regional activity areas developed to provide for a sizable portion of the county population, opportunities for such special activities as swimming, skiing, golf.

The county should also concentrate on the following ten items in order to meet the changing needs for recreation and open space opportunities.

1. Preserve open space through zoning and easements;
2. Acquire or protect natural stream courses, watersheds, and wetlands;
3. Preserve locally important natural and historic areas;
4. Protect scenic values by controlling billboards, signs, auto junkyards and other potentially unsightly land uses and practices;
5. Provide access to streams and lakes and to public recreation areas;
6. Provide or help provide neighborhood and community parks where other local governmental units can't do the job;
7. Improve habitat for fish and wildlife;
8. Construct water pollution treatment plants;
9. Connect public open space areas with trails for walking, horseback riding and cycling;
10. Meet outdoor recreation needs and protect outdoor recreation and scenic resources in a variety of other ways.

Zoning is an important tool in the preservation of open space and natural resources. It is recommended that the following types of zoning be implemented in the future:

**Cluster Zoning** is a device for building recreation opportunities into the everyday environment of residential subdivisions.

Instead of forcing a developer to cover all of his tract with equalized lots, the county alters its standard lot size regulations so he can group the houses in tighter patterns. This can save money for the developer; he gets the same number of houses up but he doesn't have to bulldoze as much nor lay as much asphalt and service-connection facilities. In exchange, the developer leaves from 40 to 60 percent of the land open and deeds it for the common use of the residents.

The most exciting promise of cluster development lies in linking open space of adjoining "Clusters" with parks and schools and stream courses to build a unified network of open space.

Counties and towns in every section of the country have interpreted or altered zoning restrictions to permit clustering, and most are pleased with the results.

Flood-plain zoning can help preserve attractive reaches of rivers and streams in natural condition and prevent high flood control and flood damage costs by restricting development in areas subject to flooding.

Agricultural zoning and estate zoning (minimum lot sizes of two acres or more) may help protect farmlands and other low-density uses when coupled in use with a Transferrable Development Rights Program (TDR).
Conservation zoning may restrain development of steep slopes with fragile soils, areas of scenic beauty and other natural values.

Publication and wide distribution of official zoning maps is an important aid to effective use of zoning powers.

THE MUNICIPAL ROLE - Local governments (townships, boroughs, school districts, etc.) should step up efforts to secure open space and recreation areas, particularly in and around population centers. Municipal governments should plan for outdoor recreation as systematically as they plan for schools, roads, and water supply. Future needs should be estimated, potential recreation resources identified and acquisition and development to meet future needs planned. Priorities for action should be established, costs determined, and ways found to finance the necessary investments.

The need for municipal recreation facilities has long been recognized, but it has only been within comparatively recent years that many of our towns and communities have recognized that it is not only desirable for economic development and tourism, but essential for the physical, mental, emotional, and moral well being of the individuals of which they are composed. Its importance and necessity no longer must be argued and its benefits have become increasingly apparent. Some of the more important ways in which recreation serves the community are as follows:

1. It provides a source of occupation for the increasing amounts of new hours resulting from longer vacations, shorter working hours, mechanization in the home and child labor laws.

2. It provides an environment conducive to the establishment of new industries.

3. It provides additional income and industry in the county.

4. It aids in keeping children off the streets, and thereby decreases juvenile crime and accidents.
5. It helps to reduce causes of social maladjustment and antisocial actions before they occur.

6. Youthful energies can be released.

7. It can improve the attractiveness of residential neighborhoods.

8. It stimulates the economy through added tourism and tourist trade.

For the last two decades, professional recreation planners have proposed the recreational use of public school facilities. This is commonly called the "park-school concept", and usually takes the form of mutual agreements between the school district and the borough or township governing body. Such an approach does much to eliminate duplication of recreational facilities, while at the same time making better use of an existing recreational facilities by a much larger segment of the population.

As in the case with counties, local municipal officials have a stake in pressing for action at higher levels of government to see that appropriate local recreational projects are incorporated in County and State Plans. In Bradford County, various agencies can be called upon by local government officials to assist with recreation planning and implementation. Among these are:

- The Northern Tier Regional Planning and Development Commission
- Bradford County Board of Commissioners
- The County Planning Commission
- The Endless Mountains Resource Conservation and Development
- The Bradford County Action Office (CETA)
- County and District Rural Development Committees
- The Endless Mountains Association
- District and Regional Offices of various State Departments
BRIDGING JURISDICTIONAL BARRIERS

One of the state purposes of this plan is to point out a relationship between various governmental levels in order to maximize the effectiveness of existing and future Recreation and Open Space Facilities within Bradford County.

Natural recreation assets, such as rivers, lakes and streams do not respect political boundaries. As with the people that use these natural resources, they will go where the best recreation opportunities are. In the Northern Tier region, recreation facilities are used by the region residents as well as the residents of a county who help support services for a specific recreational facility. Voluntary multi-county, county-township, county-state, and county-federal planning can help to:

(1) identify ways to share responsibility for meeting the total outdoor recreational need;

(2) avoid duplications and gaps in the total program;

(3) save on administrative and operating costs.

A Multi-County Recreation Authority could be initiated to pursue this approach.

The Northern Tier Regional Planning and Development Commission could be the vehicle to provide for multi-county or regional cooperation in the field of recreation and open space. Of course, the final responsibility for the administration of such an undertaking should rest with the counties' elected officials.
It is important that state and county recreation planning be coordinated as closely as possible. A number of state responsibilities have important effects on outdoor recreation. These include highway planning and construction, water pollution control, management of fish and game, forest and water resources. Only the state government can insure that these closely related programs contribute what they should to outdoor recreation.

For these reasons the Outdoor Recreation Resources Review Commission urged the states to work with local governments toward a balanced state and local outdoor recreation program, and to take the lead in extending financial as well as technical assistance to local governments. ORRRC also recommended that each state establish a focal point for coordination of outdoor recreation and prepare a long-range, comprehensive state-wide outdoor recreation plan.
Bradford County is presently served by a wide variety of both private and public recreational facilities ranging from small tot lots to large game and forest preserves. The inventory was developed from many sources including direct contacts with official agencies, inspection of reports and maps and directories. Data from the 1976 Comprehensive Plan was updated. It should be noted that because of the rapid changes from season to season, it is often difficult to keep an up-to-date inventory, especially of the private facilities.

**Commonwealth of Pennsylvania**

**State Game Lands** - There are approximately 40,190 acres of land located mostly in the south western section of the county. There are also some 340 acres for refuge and propagation. The lands are open for hunting of game in season and other hunting on which no season is established. At the present time, there is no camping, hiking, or picnicking allowed on these lands other than by hunters in season.

**State Forest Lands** - There are 3,838 acres of forest lands in the county including one recreation area of 4 acres known as "Lambs Lookout" in Armenia Township. This site has picnic facilities with shelters, fireplaces, water, toilets, parking, foot-trails, and a scenic vista overlook.

**State Forest Lands** are administered by the Department of Environmental Resources to provide a continuous supply of timber, lumber, wood, and other forest products to protect the water sheds, conceal the waters, regulate the flow of rivers and streams and to furnish opportunities for healthful recreation to the public. Such lands may be set aside for parks or other similar uses.
Pennsylvania Fish Commission - The Commission owns and operates three Susquehanna River sites which have boat accesses and parking areas. They are located in Litchfield (17 acres), Wysox (3 acres) and Terry Township (7 acres). The commission also stocks numerous lakes and streams throughout the county.

Pennsylvania Department of Transportation

Roadside rest areas and lookouts located on Route 6 are presently maintained by the Department of Transportation. These include the Marie Antoinette Lookout and Wyalusing Rocks, which were improved with retaining walls, walks and two small stone shelters, and the Armenia Mountain Roadside Rest which has picnic facilities, toilets, and parking.

Pennsylvania Museum and Historical Commission

The French Asylum, located in Asylum Township was the site of a French Royalist Refuge Colony, built in 1784 with the aid of Robert Morris. This was to be a new residence for Queen Marie Antoinette. The 20-acre site, located on the Susquehanna River, has been partially restored and a museum built. Recently, craft and cultural programs have been developed, and are open to the public.
Pisgah State Park - Phase One Development of the 1,050 acre site, with the 40 acre Stephen Foster Lake on Mill Creek in West Burlington Township has been completed. Facilities presently include fishing access area, concession stand, picnic facilities, cross country skiing, boat rental, swimming pool accessible to the handicapped, a solar heated office, bathhouse, and some hiking trails.

The site adjoins the Bradford County Mount Pisgah Park, and is centrally located to serve the populated areas of the County, being some 20 minutes travel time for more than 2/3 of the residents.

COUNTY OF BRADFORD

Mt. Pisgah County Park - This 615 acre park is owned and maintained by the County Commissioners. Camping facilities, hiking trails, picnic facilities, playground equipment, scenic overlocks, and pavillions, are among the facilities available. Additional camping facilities are being planned. Located in Springfield and West Burlington Township, the park adjoins the Pisgah State Park.

Sun Fish Pond County Park - Located on Barclay Mountain between Canton and Towanda. This park contains 100 acres with a 35 acre lake for boating and fishing. Camping, hiking, picnicking, and pavillion facilities are available, as well as a ball field.

Hornbrook County Park - Located in Sheshequin Township, this 30 acre park lies along the banks of the Susquehanna River and includes access to a 12.5 acre island. Fishing, boating, camping, picnicking, and hiking facilities are available, as well as a ball field.

MUNICIPAL PARKS

Athens Borough

1. A proposed 7-acre park site, including two tot lots, two tennis courts, and open space. A softball field, a tennis back board, and paved off-street parking are presently planned for.
Rome Borough

This 6-acre site has playground equipment, a tot lot, picnic tables, and a ball field.

Sayre Borough

1. Three playgrounds consisting of approximately 2,000 square feet each, have basketball courts, slides, and tot lot playground equipment.

2. The Guthrie Square has a gazebo and benches on 1/2 acre of open space utilized for passive recreation and occasional outdoor concerts.

3. Sayre Sportsmens Pistol Range is approximately 6 acres in size and is used for shooting practice.

4. A borough-owned pond on a 1/2 acre site provides fishing and ice skating opportunities to children.

5. Two ballfields include one little league field and one baseball field at the high school.

6. Additional facilities available at the high school include a football field, a practice field, a track and an indoor swimming pool and four tennis courts.

South Waverly Borough

This 2-acre park has a ballfield, a tot lot, playground equipment and open space for passive recreation including benches.

Towanda Borough

1. The Borough employs a part-time summer recreation director. The summer recreation program utilizes the 5-acre Memorial Park facilities consisting of playing fields for softball, baseball, football, bleachers, lights, a field house, and a picnic area with shelter and cooking facilities. The Third Ward Playground with playground equipment, basketball courts, and a tennis backboard is all utilized. Both sites are owned by the school district.
2. The SCI Building is located on a 2-acre site. Its facilities include a gym, locker rooms, shower, basketball courts, 2 tennis courts, and bleachers to seat approximately 250. A 65' x 105' swimming pool is also available.

3. There are two separate little league fields.

Troy Borough

Alparon Park - situated on a 85.63 acres site, it has football and baseball fields with lights. Swimming pool (35' x 75'), summer recreation program, baseball, softball, little league, and an additional little league field at the high school, basketball court, small picnic area, and roller skating rink.

Ulster Township

Totem Park in the village of Ulster, is owned and operated by the Chamber of Commerce. It is located on a 3 3/4 acre site, 3 acres of which are on the River. It's facilities include picnic tables, fireplaces, toilets, lights and overnight camping. It's also the site of an annual canoe race on the Susquehanna River.

Warren Township

Situated on the old elementary school grounds, this 10-acre site has a tot lot, playground equipment, picnic facilities, booths for the annual firemen's fair, and the old school building.

Wells Township

1. Coryland Park is a predominately open space site of approximately 5 acres with a ballfield.

2. A township-owned ballfield, picnic facilities, and playground equipment is located near Mosherville on a 2-acre site.

Wysox Township

Fireman's Park has a baseball field with lights, and stands, concession stands, volleyball courts, horse shoe pits, 2 tennis courts, a modern building with kitchen and large dining hall in conjunction with fire station and ambulance garage.
A. Monroe


2. A Borough-owned 2-acre site has a tot lot, ballfield, pavilion and picnic facilities and is located at the old elementary school on College Avenue.

B. WValausung

The Wells Memorial Park has a softball field on private land donated for public use, and limited picnic facilities. A tot lot, pavilion, and additional picnic facilities are planned under the Emergency Employment Park Development Program.

PRIVATE RECREATIONAL FACILITIES IN BRADFORD COUNTY

Most of the facilities listed have limited use by the general public.

Archery

Algonquin Archery Club - Towanda Township

Boating

Bradford County Outboard Club - Asylum Township at Standing Stone Bridge.

Golf

Towanda Country Coub - (Visitor - Green Fees) 18 hole golf course in Wysox Township which is limited to public use by residents of the area who are non-members.

Par 3 course, in Ridgebury Township and Canton Borough.
Horse Clubs

Traildusters Saddle Club - Troy Township
Oak Hill Corral - Ulster Township
Silver Spurs - 4-H - Sheshequin Township
Western Bradford Horse and Pony Club - 4-H - Troy Township
East Canton Chargers - 4-H Club - Canton Township
Dug Hill Horse and Pony Club - 4-H - Towanda Township
Albany Valley Horse and Pony Club - Albany Township

Hunting Clubs

Eastern Bradford Rod and Gun Club - Pike Township
Tim Leonard Rod & Gun - Springfield Township
Bridge Street Hill Rod and Gun Club - Towanda Township
Towanda Gun Club - Asylum Township
Monroeton Rod & Gun Club - Monroe Township
Rob Wood Gun - Asylum Township
Canton Rod and Gun Club - Canton Township
Smithfield Rod and Gun Club - Smithfield Township
Towanda Rifle and Pistol - Towanda
Sayre Sportsmen - Litchfield Township
South Creek Sportsmen's Club - South Creek Township
Armenia Debating Society - Armenia Township

Swimming Pools

Sayre Motel
Towanda Motel
Towanda Country Club

Commercial Recreation

Boat Rentals

Tom Eln Lodge - Susquehanna River - Hornbrook - 12 boats
5 motors, 3-5 tent sites, 1 cabin, picnic tables.
Tutelow Creek Ski Hill - 40 acres, 11 camp sites, hiking, horse and bike trails.
Echo Beach - 1-1/2 miles of beach along Susquehanna River,
30 acres of land, 3 boats, 20 campsites, tent sites, picnicking, swimming, fishing, electricity.
Leisure Lake - Camping, boating, etc.
Lake Toccojo - Tuscarora Township - Fishing.
Mountain Lake - 20 boats.
Spring Lake - 20 boats.
William Burgess - 8-9 boats.
Richard Pettit - 4 boats - fee fishing and camping.
Harry Sill - 3 cottages and camping sites.
Beckers Lake - 35 acres, 9 boats, 40 campsites, playground, tables, grills.
Brenchley's Lake - 10 acres, showers.
Lake Nadine - 100 acres - Orwell Township, 5.5 acre lake, camping facilities.

Bowling Alleys

Starlight Lanes - North Towanda - Route 6
Terrace Lanes - Troy
Mountainside Lanes - Wyalusing
Canton Bowling - Canton
Shamrock Lanes - Ulster

Camping Areas

Armenia Camping Area - 62 campsites, water, flush toilets, Located in Armenia Township.
Brenchly Lake - 40 tent and trailer sites, and facilities for boating, fishing, and hiking. Located in Litchfield Township.

Deer Run Campground - 20 tent and trailer sites. Includes a recreation hall and play area, central water, dumping station, electrical hookups at 10 sites, bath house. Located in Albany Township. Contains 200 acres including 50 acres of lake.

Echo Beach - Asylum Township - Riverside camping area.

Endless Mt. Campground - Located in Asylum Township. 40 tent and trailer sites with electrical hookups, flush toilets and showers. Group play area; concessions; first aid. Contains 30 acres.

Haughts Pond - Contains 50 acres and 33 acres of lake. 32 tent and trailer sites with water and dumping station. Activities include lake boating, fishing, hiking, and picnicking. Located in Pike Township.

Hidden Valley Lake Resort - This 400-acre site contains a 35-acre lake with 100 tent and trailer sites, water, electrical hookups, flush toilets, and showers, and dumping station. This site is located south of Wellsburg, New York, in Ridgebury Township.
Jones' Campground - Located in Ulster Township on 5 acres. Contains 24 tent and trailer sites with electrical hookups, and dumping station.

JRC Campsites - Contains 10 acres with a 1-acre lake, located in Columbia Township. Facilities include 15 tent and trailer sites with water and dumping station, flush toilets, electrical hookups, and showers.

LaBuer's Campsites - 10 acres located in Asylum Township. 13 tent and 26 trailer sites.

Lake Bonin - Located in Orwell Township. Contains 50 acres of lake with 18 tent and trailer sites with electrical hookups, water, dumping station, flush toilets, and showers. Lake boating, picnicking, and fishing include some of the activities offered.

Lake Lorraine - Located in Rome Township. Includes 90 acres with 12 acres of lake. Facilities available include 20 tent sites, 107 trailer sites with water, electrical hookups, and sewer hookups. Recreation hall, bicycling, boating, fishing, and hiking include some of the activities available.

Lake Taccojo - Located 3 miles northwest of Silvara in Tuscarora Township. Contains 33 acres with 23 acres of lake. Facilities available include 20 tent and trailer sites, and 4 cabins.

Leisure Lakes Farm Campground - 204 acres, 2 lakes, 10-20 acres each, 14 boats, 50 acre camping, 93 tent and trailer sites, 3 cabins, picnicking, winter ice, stock car racing, and skating. Local attraction of the Wyalusing Rocks. Located in Herrick Township.

Merryall Campground - Located in Wyalusing Township south of Camptown. Facilities available include 50 tent and trailer sites, water, electrical hookups, dumping station, flush toilets, and showers. Activities include fishing, hiking, picnicking, and swimming.

Mighty Oak Campground - Located in Sheshequin Township. Facilities available include 35 tent and trailer sites, 2 cabins. Activities include lake boating, fishing, hiking, picnicking, and snowmobiling. This campground contains 100 acres with a 10-acre lake area.
Mountain Lake - This 150 acre site contains 50 acres of lake area. Located 1 mile south of Burlington in Burlington Township. Facilities available include 8 tent and trailer sites, 10 cabins. Activities include lake boating, fishing, picnicking, and swimming.

Pine Cradle Lake Family Camping - Located in Rome Township on 465 acres with a 1-acre lake, its facilities include 100 tent and trailer sites with water, electrical hookups, flush toilets, and showers. Activities include bicycling, lake boating, fishing, and hiking.

Spring Lake - Located south of Wysox in Asylum and Terry Townships. 400 acres with a 90-acre lake. Facilities available include unlimited primitive camping for tents/trailers; ten cabins, central water; 6 electrical hookups. Activities include lake boating, fishing, hiking, ice skating, picnicking, and swimming.

Walley's Campground - Located 4 miles north of Troy in Columbia Township on 2 acres, its facilities include 22 tent and trailer sites with central water and dumping station, electrical hookups, flush toilets, and showers.

Miniature Golf

Erle's Miniature Golf - Sayre

Riding Stables

Wells Riding Academy - Asylum Township, 7-8 riding horses, ring, trails, instruction.

Flagstone Ridge Farm - (David Roe) - RD#2 Laceyville - 534 acres, 5 acres water trail rides outside ring, 9 horses, instruction.

Outdoor Theaters

Wysox Drive-In
Valley Drive-In

Roller Skating

Skateland - Troy
Beers' Roller Rink - Wysox
Keystone Roller Rink - Sayre
Vacation Farms

Herrick Hills Farm - Rummerfield, 350 acres, campsites.
Esmere Farm - Monroeton, RD - 160 acres.
Hilltop Farm - LeRaysville
Maple View Farm - Monroeton
Shumhurst Farm - Wyalusing - 465 acres.
Loujean Acres - Wyalusing - RD#1, 125 acres, 10 campsites, ½ acre
Hillcrest Farm - Laceyville, RD - 260 acres.
Valley View Farm - LeRaysville - 80 acres.
Woodleigh Farm - Asylum Township (Stevens Echo Beach).
Seldon Inn - 7 miles from Wyalusing and Dushore - 142 acres.
Duffield Farms - Wyalusing, RD#1 - 305 acres.

Youth Camps

Camp Ballibay - This private camp for both boys and girls, has a capacity of 100. Most children are between the ages of 6 and 16. Facilities include horseback riding (10 horses) and instruction, a lake and all related facilities.
## INVENTORY OF GAME SPECIES

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SECTION V

GOALS & OBJECTIVES FOR RECREATION & OPEN SPACE

BRADFORD COUNTY PARK & RECREATION LONG-RANGE GOALS

1. To provide for acquisition, development, operation, and maintenance of county recreational and park areas and facilities suitable to the natural environment.

2. To provide the opportunity for residents of the county to engage in worthwhile pursuits in their leisure time in easily accessible areas throughout the county.

3. To encourage participation in our activities by local persons engaged in recreational programs.

4. To attempt to educate the citizenry in their responsibility in the use of public facilities.

5. To keep before the Board and County Commissioners, the Federal, State, and private programs supplementary to our goals and objectives.

6. To study the feasibility of developing different sections of the Susquehanna River as improved open space, including a tourist promotion campaign, concentrated on recreational potential of the river.

7. To establish a land use policy compatible with all faces of land use including agriculture, recreation and residential.

8. To begin to clean up the Susquehanna River, through more stringent regulations concerning sewage and dumping.

SHORT TERM OBJECTIVES

1. To increase cooperation with the Endless Mountains Association, county industrial groups, industrial management groups and any other related interest group which may have bearing upon the development of the county.
2. To promote and develop water access sites for public use.

3. To study Route 6 for its scenic and recreation possibilities and develop a tourist promotion brochure.

4. To ready existing park sites for public use with facilities compatible with the long-term development plan.

5. To develop budget request figures for the county budget.

POLICY RECOMMENDATIONS

A. Outdoor Recreation - Recreation facilities should provide for an adequate and equitable distribution of recreational opportunities throughout the County. These facilities should serve the general health and welfare of area residents and, where possible, should also conserve necessary open space and natural resources. General policies for recreation are as follows:

1. Health and Welfare Policies for Outdoor Recreation

   a. The provision of a variety of parks, recreation areas, and other open spaces sufficient to meet the outdoor recreation needs of all age groups.

   b. The distribution of these facilities throughout the County so that all citizens can benefit from their use.

   c. The preservation of open space for recreation facilities through early land acquisition and development of sufficient acreage.

   d. The encouragement of the use of watershed preserves and water supply reservoirs for recreational purposes consistent with a safe water supply.

2. Function and Economy Policies for Outdoor Recreation

   a. The provision of convenient access and off-street parking for all recreational facilities.

   b. The provision of large scale recreational facilities to attract tourists and visitors.
c. The development of facilities for year-round use through the provision of winter sports areas.

d. The placement of local recreation sites, in urban areas, adjacent to public schools, thereby avoiding the duplication of facilities.

e. The preservation of natural drainage areas through their incorporation into an open space plan.
RECREATION POLICY
of the
NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION

In full recognition of the plenitude of natural recreation resources of the Northern Tier and the insufficient degree to which they have been utilized, the Northern Tier Regional Planning and Development Commission considers that the adequate development of these resources is a matter of great concern for the following reasons:

1. Re-shaping of the region's land usage economy and the commensurate displacement of manpower indicate the need for compensating forms of employment opportunity.

2. Progressive disutilization of marginal agricultural lands tend to erode the region's tax base. Development of this land into privately owned recreational facilities can return these lands back to the tax roles, and thus make a significant economic contribution to the county.

3. Conservation measures, primarily directed to augmenting the Region's timber resources, are a logical adjunct to such recreational reuse of land.

4. A higher level of recreation development, particularly of the tourist industry, will spur the creation of a more efficient Regional highway network and tend to provide other such improvements that will enhance the Region's ability to attract new industry.

In the practical achievement of these ends, the members of the Planning and Development Commission believe that the following measures would not only alleviate existing impediments to a more satisfactory scale of recreational development but might create fresh impetus.

1. In their variegated programs of recreational development aids and programs, State and Federal Agencies take fuller cognizance of the problems of rural areas and their governments. Unpaid for the most part, local officials lack both the expertise and other resources and capabilities to contend with the complexities and demands of existing programs. By default, a great number of funds
have been rechanneled to urban areas. A more simple and direct approach is called for and one which would permit a more equitable distribution of funds. The feasibility of a Multi-County Recreational Authority to advise local authorities should be fully investigated.

2. When the land holdings of public agencies become a disproportionately large percentage of a local jurisdiction, then adequate compensation should be rendered for the lessened tax base. Substantial interspersings of public land creates a significant handicap to municipalities for the economical provision of public services. Further, public agencies should be encouraged to make substantial investments to develop the recreational potentials of their land holdings.

3. Recognizing the fact that local entrepreneurs are more capable for the most part than public agencies to create, maintain, and manage recreation developments due to their high degree of personal involvement and local knowledge, financial assistance should be made available at low cost to qualified applicants. Priority would be given to those projects which complement existing or planned facilities. A State Recreation Authority such as the one implemented in Maine should be seriously considered. Due to both the limited quantity of available capital resources and extreme wariness of the Region's financial institutions, loans for recreational development promise to be extremely limited given no alternative.

In terms of both satisfying local recreational needs, as well as augmenting the Region's attractiveness to non-residents, the Northern Tier Regional Planning and Development Commission attaches first priority to the creation of multi-purpose parks. Creation of swimming facilities therein should be a paramount concern. To a great extent, this should prove feasible by the "opening-up" of existing single-purpose State lands.

Secondly, either by public, private or by a mutual participative effort, facilities for year-round recreational activities should be encouraged.
SECTION VI

RECREATION NEEDS & POTENTIAL FOR BRADFORD COUNTY

Pattern of Needs. For the purpose of this report, the analysis of public needs will be on the basis of local, county, or areawide, and regional or state facilities.

Local needs include tot lots, neighborhood parks, playgrounds, playfields, and pools. These are facilities that are immediate, usually provided by the town fathers, are related to schools, and are within a 2-3 mile radius of a town or borough.

Bradford County provided 7 such local parks for municipalities throughout the County. Improvements were funded through the Pennsylvania Department of Community Affairs and Emergency Employment Park Development Program. Three more such parks are planned for 1980. Typical improvements to existing municipality owned parks include tot lots, playground equipment, picnic facilities, including tables, barbeques, shelters, ballfields, and landscaping with benches.

County-wide needs relate to all day activities involving larger scale facilities and space requirements. Such facilities should be able to accommodate hiking, cross-country skiing, boating and picnicking activity, and should be within 20 minutes travel time from the majority of the County's population.

Regional or State-wide needs involve extended and continuous time activities involving large land sites and bodies of waters to include special site features such as skiing and water skiing, hunting, camping and riding. A willingness to travel to such facilities is greater and consequently so is the service radius.

Needs

Within the Valley Area including Sayre, Athens, Athens Township, and South Waverly Borough, there does not appear to be adequate neighborhood parks. This type of facility provides a restful breathing spot, passive recreation with some activity areas, and does much to improve the livability and appearance of a community.
Within the communities of Canton and Troy, the present and proposed facilities, including recent additions to Alparon Park, appear adequate except for neighborhood parks. In these communities, because of the small population and low densities such parks may seem a luxury but would do much to improve a community's livability.

In the Towanda, North Towanda, Wysox, Ulster, and Monroe-ton areas, the same conditions exist as in the Troy and Canton areas. In all these areas the present program of the county will provide camping facilities, picnicking and hiking to establish only a minimum standard. In the Valley and Towanda areas, the river offers a unique opportunity to establish sites to fill many of the local needs and serve as a tourist attraction.

For the remainder of the county, the picture is for very facilities or none at all. In the New Albany-Wyalusing area, there are limited neighborhood facilities; however, the state park in Sullivan County is easily accessible, yet is a very over-used facility.

Improvements have been completed in Warren Center and Rome Borough to serve the North and East portions of the County. Planned improvement for Wyalusing and the New Albany area are scheduled for 1980 to serve the southeast portion of the County.

In so far as the regional facilities are concerned, the present program for the Pisgah State Park will do much to fill the gap in terms of acres. As to facilities, the fulfillment of the needs of the county residents will depend on the ultimate program developed by the state and county at Mt. Pisgah, Sun Fish Pond, and Hornbrook Parks.

Functional Deficiencies

The total number of recreational and open space acreage in Bradford County is 220 acres. This includes all tot lots, community parks, lakes (water surface) and does include Tioga State Park which is located in both Tioga and Bradford Counties. While progress has been made toward the elimination of deficiencies in terms of total acres of land available, there still is a real deficiency in terms of facilities. The condition exists in both the public and private sector and warrants full discussion.
In 1971, there were two major functional deficiencies present among existing recreational facilities. First, although some public facilities were found in larger boroughs, they were oriented primarily for children. Few opportunities exist for family and group recreation which offer swimming, picnicking, boating and hiking facilities. Regional parks would provide a combination of these facilities, which are needed to serve the growing local populace, especially in the north-central and southeastern sections of Bradford County.

Secondly, Bradford County's excellent natural setting for a new tourist economy was seriously handicapped by a lack of public and commercial recreation opportunities for visitors. To close this gap, at least one state park and various private, commercial, and historical sites were needed. Plans for new recreation facilities in this category are closely related to economic development in Bradford County and should be approached with foresight and imagination.

A detailed review of addressing the functional deficiencies in terms of 1971 are outlined below:

1. The development of a 1,050-acre state park with a 40-acre lake, the opening of Sun Fish Pond 100 acres with 30-acre lake to the public, the 615 acres of Mt. Pisgah helped to close the gap for state and regional parks.

2. Water recreation may still be deficient. Swimming being available at the state park has helped.

With the exception of Sunfish Pond, there are no public lakes available. A few natural lakes have been developed for private residential use; therefore, additional public sites are warranted to support local and tourist needs. Present commercial facilities are small and under developed. Less than 250 boats appear to be available for rental and there is no site large enough to provide for extensive power boating needs.

3. Some 800 camping sites are needed based upon recommended standards to serve the local residents. Approximately 200 commercial sites are available with a considerable variety of amenities. Phase II development at the Pisgah State Park and the County's Mt. Pisgah Park will address a substantial portion of this deficiency.
4. No facilities for winter sports were available in 1971. Not only skiing, but tobogganing and skating facilities are needed. Within the Pisgah State Park, cross-country skiing may be feasible in later development phases.

5. Golf is provided in Towanda at an 18-hole course with visitor green fees. 1971 standards call for 36 holes to meet public needs. A 9-hole course established in the Bentley Creek area has partially met this deficiency.

6. Public river access points for fishing and boating have not been added to, and the development is still inadequate. Development of this available resource should be a key element in the County Recreation Program coupled with tourist promotion efforts based on the Susquehanna River's recreational potential.

7. The economic development and growth of the county is of concern to the residents and the state. The lack of public and commercial recreational opportunities as stated many times has seriously handicapped the establishment of a new tourist economy. The two state facilities have been achieved, a state park and historic site (French Azilum). The private sector has not moved ahead and may need completion of the public sector first. However, the public sector lacks any organized or programmed approach to the problem, i.e. planning. The Highway Department works with no local agency, abandons roadside rests and programs inadequate replacements. Each and every state agency operates independently as a single-purpose operation. These activities must be brought together in cooperation with local efforts under one directing agency and coordinated with the private sector. The Endless Mountains Association should also be extensively involved with this effort.
SECTION VII

PROPOSED RECREATIONAL SITES FOR BRADFORD COUNTY

The need for outdoor recreation has increased steadily throughout the years: Increased leisure time, higher incomes, and greater mobility are factors that have contributed to this need, and the development of additional recreational facilities is essential. With the recent rise in gasoline prices, local recreational facilities may receive a longer than ever demand for use as the average person becomes financially less capable of traveling for recreation.

Driving for sightseeing is, by far, the most popular form of recreation in America, followed by walking for pleasure, playing outdoor games or sports, swimming, with picnicking, and camping.*

Bradford County, with its picturesque natural setting, has many unique sites suitable for roadside rests, vistas and river access sites. Such facilities developed by both public and commercial interests will aid the economy of the county by providing attractions to the touring public.

The Outdoor Recreation Resources Review Commission recommended that the following system of classifying recreation resources should be adopted and applied to aid in the management of recreation resources, to enhance the quality of recreation opportunities and to facilitate the orderly development of recreation resources.

This system has been selected because it will provide a balanced total recreation approach in the long run. The potential recreation sites for Bradford County are presented in terms of these six classes. The list is not definitive but is intended as a starting point.

*Statistics compiled by the ORRRC.
1. High Density Areas

The built-up population centers of the county require community recreation facilities. These include neighborhood parks, playgrounds and playfields located within easy access of the population. In Bradford County these areas include the Valley area, Towanda and environs, Canton, Troy, and most boroughs.

Potential Site Location for Recreational Development

Old Pond, near the Robert Packer Hospital in Sayre.
Tioga Point Area, Athens.
The East Side of Chemung River in Athens, Athens
Township, and South Waverly.
Totem Park, Ulster
Alparon Park, Troy Township
Welles Park, Across the Susquehanna River from Wyalusing in Terry Township.
Susquehanna River Bank in Towanda Borough (west side)

2. General Areas

Located generally outside the built-up sections, but readily accessible, easily developed and close to population centers. In Bradford County, these areas are generally near primary and secondary highways serving population centers.

Minnequa Springs near Canton.
Round Top Park, Athens. Additions to the park to improve facilities, especially for winter sports.
Ulster Mountain Area, just north of the village near Route 220, as a possible development for winter sports.

3. Water Bodies

Water Bodies - as was identified in the deficiencies, large water bodies are needed. There are ten impoundment sites located throughout the county that would form bodies of water ranging in size from 65 acres that merit consideration as, Natural Environment Recreation Areas.

The pertinent information for the sites, covering watershed area, height of fill, water surface of the impoundments, were furnished by the U.S. Soil Conservation Service.
Site #1 - (41-10 in Susquehanna River Basin Study)
Brace Creek - 2 miles east of Columbia Cross Roads
Watershed - 2.6 square miles
Height of fill - 56'
Water Surface - 182 acres

Site #2 - Balsam Swamp - 3 miles southwest of Milan
Watershed - 1.7 square miles
Height of fill - 32 feet
Water Surface - 80 acres

Site #3 - (#2 in Bradford County S.W.C.D. - Beckwith Lake Long Range Program) - 2½ miles north of Mosherville.
Watershed - 3.8 square miles
Height of fill - 40 feet
Water Surface - 100 acres

Site #4 - (#51 in Bradford County S.W.C.D. - Burlington Lake - Long Range Program) - 4 miles south of Burlington.
Watershed - 1.4 square miles
Height of fill - 35 feet
Water Surface - 150 acres

Site #5 - (#56 in Bradford County S.W.C.D. - Long Range Program)¼ mile west of Liberty Corners.
Watershed - 2.3 square miles
Height of fill - 40 feet
Water Surface - 100 acres

Site #6 - (#13 in Bradford County S.W.C.D. - Long Range Program) at Checkerville.
Watershed - 5.3 square miles
Height of fill - 50 feet
Water Surface - 100 acres

Site #7 - (#58 in Bradford County S.W.C.D. - Towanda Lake - Long Range Program) 2 miles southwest from New Albany
Watershed - 9.1 square miles
Height of fill - 45 feet
Water Surface - 140 acres
Site #8 - (#61 in Bradford County S.W.C.D. - Long Range Program) 3 miles southwest of Sugar Run

Watershed - 4.8 square miles
Height of fill - 90 acres

Site #10 - (#68 in Bradford County S.W.C.D. - Long Range Program) - 2 miles north of Laceyville on Fargo Creek

Watershed - 2.1 square miles
Height of fill - 45 feet
Water Surface - 65 acres
## Potential Water Impoundment Sites

### Bradford County

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<tr>
<th>Site Location</th>
<th>Township</th>
<th>Approx. Height Fill FT.</th>
<th>Storage Surface Acres</th>
<th>Acre Feet</th>
<th>Watershed Area Sq. Mi.</th>
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<td>7. Three Falls Glen</td>
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*Possible Wildlife Sites

Source: Bradford-County Soil and Water Conservation District
4. **Unique Natural Recreation Areas**

Areas that possess some outstanding feature such as waterfalls, glen, rock or land formation of scenic or scientific interest. Within Bradford County there are many such sites. Improvements in such areas should be a minimum and should harmonize with the environment of the site.

**Susquehanna River** - Many reaches of the river afford unique and scenic views. The Wyalusing - Lime Hill Area with its panoramic views over the Susquehanna River along Route 6, the Sun Fish Pond Area on Barclay Mountain, Lamb's Lookout in Armenia Township, Towanda Glen in Towanda Township, the east side of the Susquehanna in Athens Township, Route 220 in Ulster Township along the Susquehanna River.

5. **Primitive Recreation Areas**

These areas provide opportunities to enjoy a "wilderness experience". Such areas are generally remote and inaccessible and should be established for the purpose of maintaining their primitive quality. Within the County, there are several such areas which should be maintained in their present natural state.

Lamoka Area in Franklin Township along the Schrader Creek. Laquin, also along the Schrader Creek, which is the location of an old abandoned Mill Town.

6. **Historical Cultural Sites**

Sites of value which should be preserved for use and enjoyment by future generations. Such sites may be historical in connection with an event or sites and structure of some historical, architectural or cultural importance.

Covered Bridge at Luthers Mills
Underground Railroad Station, Athens
Wysox Presbyterian Church, Wysox
Camptown, Camptown, Pennsylvania
David Wilmot House, Towanda
Spanish Hill, Athens Area
Sullivan Trail
Tioga Academy, Athens
Tioga Point, Athens
Laquin, Overton Township
Recommendations were made and reviewed by the Planning Commission and the coordinating Advisory Committee. Following recommendations by local citizenry and elected officials, the Recreation and Open Space Plan reflects the thinking of the area residents.

The "Suggested Recreational Patterns" for Bradford County for the next twenty years (1970-1990) have been described and graphically depicted on the following pages. They have been prepared to meet the Goals and Policies in accordance with the objectives listed previously in Section V of this report. To do this, the Recreation and Open Space Plan propose the following:

STATE RECREATIONAL PROPOSALS

Mt. Pisgah State Park

It is recommended that Mt. Pisgah State Park be developed so that it will add to the total recreation within the County. The creation of a 40 acre lake for boating and fishing would help to fill the gap for water oriented recreation in the county, as well as the development of camping and winter sports facilities.

New State Park Proposal

It is recommended that a new state park be developed in conjunction with the proposed state park in the Upper Tioga Region of Tioga County. It has been recommended that a 190-acre lake be impounded at the site of Tioga County. Such a facility would be utilized by the residents of southeastern Tioga County and southwestern Bradford County. The area in Bradford County recommended for development as a State Park consists of approximately 2,322 acres of land in Armenia Township. It is suggested that the existing facilities at Lambs Hill Picnic Area be improved to include picnic tables, pavillions, fire places, and campsites.

Roadside Rests

It is recommended that the following areas be developed and maintained by the Pennsylvania Department of Transportation as roadside rests.
1. On Route 6 - the area of Wyalusing Rocks, the French Azylum Overlook, and at the Towanda By-Pass in North Towanda Township.

2. On Route 220 - Spanish Hill and an area south of New Albany Borough near the Bradford-Sullivan County line.

River Access Areas

It is recommended that the Pennsylvania Fish Commission develop and maintain additional river access points along the Susquehanna River. Public river access points for fishing and boating have not been added to and development is still inadequate. The development of this available resources should be a key element in the County Recreation Program. Two (2) additional sites should prove adequate, and should be located in Sheshequin and Standing Stone Townships.

Hiking Trails

It is recommended that the State, in conjunction with local units of government, and the hiking and camping Associations, develop a trail system throughout Bradford County which would connect the various recreation sites in the area.

It is proposed that the following trails be developed:

The Old Berwick Turnpike Trail which follows an old toll road in Ridgebury Township, through the boroughs of Burlington, Monroeton, and New Albany.

The Genesee Trail which was a pioneer road opened in 1798 from Muncy to Towanda. The Great Warrior Trail parallels existing Route 220 following the Susquehanna River up into Athens Township. General Sullivan's Route parallels Route 6 and 220 and was used by General Sullivan and his troops in 1798. The Old French Azilum Road starts at the Colony of French Azilum and runs southwest through Asylum, Terry, and Albany Townships.

It is further recommended that trails be developed connecting the proposed Upper Tioga State Park with Mt. Pisgah State and County Parks and Sunfish Pond.

It is suggested that these trails could be utilized for hiking, camping, horseback riding, snowmobiling, and cross country skiing.
RECREATION PROPOSALS FOR BRADFORD COUNTY

County Park and Recreation Board

It is suggested that this board could be revitalized to supervise and coordinate the development of county and local recreational facilities. It is recommended that members to this board be appointed by the Bradford County Board of Commissioners and coordinate activities with the Bradford County Planning Commission.

Mt. Pisgah County Park

Mt. Pisgah should have road improvements, playground equipment, parking areas, picnic areas, and hiking trails. It is suggested that additional parking areas, toilet facilities, picnic and camp areas be developed which would compliment the existing facilities.

It is recommended that an observation tower be constructed connecting it to a nature center. This would be in keeping with the area and would be similar to the structure that was formerly used on the historic site. Adirondack Shelters are recommended to be constructed along the nature trails for the use of hunters and hikers. It is suggested that a winter sports area be developed at the park clearing; this would include ski trails and the construction of a rope tow.

Hornbrook Park River Site

This site has, since 1971 experienced the following improvements: road relocation, development of parking areas, water supply system, picnic area, camping area, trails, dam reconstruction, and the development of two access areas. Further development should include an additional pavilion.

NEW RECREATION PROPOSALS FOR BRADFORD COUNTY

It is suggested that the county assume responsibility for developing two (2) additional county recreational areas, one serving the north-central region of the county and the second serving the south-eastern section of the county.
1. **North Central Bradford County**

   It is recommended that the Bradford County Board of Commissioners acquire and develop outdoor recreation areas serving the north-central region. It is suggested that the following sites could be considered as alternatives.

   (a) The existing area known as Round Top Park

   (b) A 414-acre site in the southwest corner of Athens Township along Wolcott Creek

   The Wolcott Creek Site was suggested as alternative site because of potential lake development which could also help fill the need for water recreation in the county.

2. **Southeast Bradford County**

   It is suggested that a county recreational facility be acquired and developed for the residents of the south-eastern part of the county. A possible site which could be considered is the area known as Quick's Bend in Wilmot Township. This particular site may offer the opportunity for multi-county cooperation between Wyoming and Susquehanna Counties.

   The state and county recommendations are shown on the following map:
SECTION VIII

EFFECTUATION PLAN

Recreational growth and development must be planned and directed so that it is conducive to traffic flow and circulation, and is the most realistically convenient development for the area it serves. Planning in the present for the needs of the future insures the maximum beneficial use of the recreational facilities in Bradford County.

Open Space and Recreation Plan

With the substantial increase in population that is expected within the Northern Tier area, one of the most important elements of a community comprehensive planning program is the development of a recreation and open space plan. The increasing amount of leisure time available to the average worker will necessitate the initiation of recreation programs and the provision of recreational facilities closely associated with open space.

POPULATION ESTIMATES AND PROJECTIONS

BRADFORD COUNTY*

<table>
<thead>
<tr>
<th>Date</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 1976</td>
<td>60,634</td>
</tr>
<tr>
<td>April 1, 1970 (Census)</td>
<td>57,962</td>
</tr>
</tbody>
</table>

Number change, 1970 to 1976: 2,672

Percent change, 1970 to 1976: 4.6

Chapter VII of the Comprehensive Water Quality Management Plan shows population estimates for Bradford County up to the year 2000 as:

1980 - 61,032
1985 - 54,833
1990 - 68,634
2000 - 72,541

The basic approach in developing the area open space and recreation plan is to examine existing recreation facilities in the area, analyze existing and future needs for open space, and make recommendations as to the amount and type of open space facilities which will be ultimately needed. This has been done in the report "Outdoor Recreation Needs, Goals and Policies, for the Northern Tier Region - 1969". This report should be updated as a follow-up to this plan.

The desirability for preserving land in the area for some type of open space use is evidenced in the response from people moving into the area. They chose the area as their place of residence because of its country like atmosphere. Attractive surroundings was another reason why many chose the area as their home. Thus, if open space amenities of the countryside are not preserved, two of the major reasons for the growth of the area are reduced.

**Effectuation - Financial**

With the projected additional population, there will be an increasing need for additional recreation and open space facilities in future years. If municipalities do not take immediate action to preserve open space amenities, many of them will be lost forever in the face of suburban development and ever increasing land values. Since the region's communities have the ability to preserve open space areas, they must recognize their responsibility to both present and future residents by embarking on the necessary programs.

The importance of preserving open space is indicated by the number of programs available to communities to facilitate the financing of open space acquisition and recreation programs.
The area municipalities must be informed of the existing programs so that they can take advantage of them. Since most of the programs have limited funds and expiration dates, the municipalities must keep up-to-date on the available programs.

Programs that are presently available to implement the proposals outlined in Section VII include:

**State Grants for Open Space**

The "Project 70" program was established several years ago to enable the state and its municipalities to acquire open space with financial assistance available under a $70 million bond issue. Many municipalities have taken advantage of Project 70 funds, including several of Northern Tier Counties.

In addition to the Project 70 program, a $500 million bond issue was authorized by the electorate, and in 1967 the Pennsylvania General Assembly enacted enabling legislation to provide funds for development of parks and open space, in addition to acquisition. All municipalities in the Northern Tier Area are eligible for these funds, provided certain criteria are met. Information concerning this program is summarized below.

**$500 Million Conservation and Reclamation Bond Program**

Introduction - Authorized by the Commonwealth's voters in May, 1967, and implemented by the General Assembly through Act 443 of 1968, the $500 Million Conservation and Reclamation Bond Program provides financing for board actions by state and local government in the parks, recreation, conservation, and reclamation fields.

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>BIENNIAL APPROPRIATION</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEPARTMENT OF COMMUNITY AFFAIRS</td>
<td>$15M</td>
<td>$75M</td>
</tr>
<tr>
<td>DEPARTMENT OF FORESTS &amp; WATERS, GAME, FISH &amp; HISTORICAL COMMISSIONS</td>
<td>$25M</td>
<td>$125M</td>
</tr>
<tr>
<td>DEPARTMENT OF HEALTH</td>
<td>$20M</td>
<td>$100M</td>
</tr>
<tr>
<td>DEPARTMENT OF MINES &amp; MINERAL INDUSTRIES</td>
<td>$40M</td>
<td>$200M</td>
</tr>
</tbody>
</table>
Purposes for Department of Community Affairs Authorization

The $75M directed to the Department of Community Affairs is for State grants-in-aid to "municipalities" to pay up to fifty percent of the cost of: (1) acquisition of municipal park, recreation, and open space lands; (2) development of municipal park and recreation lands for outdoor recreation purposes; and (3) studies conducted to determine park and recreation needs.

Eligible Applicants - Any county, city, borough, or township (hereinafter referred to as "municipality") or any official agency created by the foregoing units of government, may singly or jointly apply for $500 Million Conservation and Reclamation program aid. Inter-municipal cooperation is encouraged and strongly recommended in the cases of communities with small populations or low economic bases.

School districts, community service organizations and Community Action Agencies cannot directly qualify to receive grants but may undertake recreation projects of mutual interest through the local government unit.

Grant Allocations and Limitations - Up to fifty percent (50%) grants are available to municipalities. No grant may exceed fifty percent of the total project cost. Grants are made after successful completion of construction and/or acquisition. Advance payments will normally be made after construction contracts are awarded for development projects.

Eligible Development Projects - Eligible development projects may include, but are not limited to ballfields, tennis and basketball courts, playgrounds, picnic facilities, shelters, park shelters, landscaping, park roadways, parking areas, sewer and water facilities and restrooms. More intensive recreation facilities like swimming pools and artificial ice skating rinks are also eligible.

Land to be developed must be owned by the municipality. Land which is leased by the municipality is also eligible for development grants; however, the terms of the lease must be approved by the Department and the life of the lease must be commensurate with the life expectancy of the facilities to be developed.
Eligible Acquisition Projects - Aid is available for the acquisition of municipal park, recreation and open space lands. Acquisition may be in fee simple, or other rights, easements and interests relating to and connected with real property so as to preserve "open space benefits". The preservation of open space benefits may include the restriction of the use of selected open space lands, such as to protect and conserve existing and planned parks, recreation and conservation lands, and open spaces between communities. Acquisition of land in fee simple or by conservation easement may be for the protection and conservation of natural or scenic resources, such as streams, flood plains, steep slopes, marshes, soils, and beaches, farm land, forests, water resources, water sheds, and botanical sites.

Eligible Park and Recreation Studies - Grants will be made for the development of comprehensive park and recreation studies. The Department may require that a study be completed as a prerequisite for grant assistance for land acquisition or facility development. The regional office will advise the municipalities as to the need for a study.

Eligible Project Design, Administrative and Site Preparation Costs - These costs may include the cost of site planning, landscape architect, architect and engineering services, appraisal, legal, auditing and other administrative expenses connected with project administration. Site preparation costs such as demolition of buildings and engineering tests and rehabilitation of recreation facilities may be eligible costs. Reimbursement for these costs only become eligible on completion of an approved project.

Twenty Percent Local Share Required - If Federal funds are allocated to a project, the Department will limit state aid so that the maximum State-Federal assistance will not exceed 80 percent aid.

Department's Program Priorities - In developing a priority statement based on need, the Department acknowledges that the need for improved living amenities, conservation of natural features, and the availability of recreation facilities is something which involves every municipality in the Commonwealth. Our cities, suburbs, and rural communities all have need for preservation of open space and development of improved recreation facilities and services. The challenge which the Department must accept, is to relate the needs of one municipality to the other,
and utilizing the limited financial resources which are available, assist those areas with the greatest relative need which request assistance.

The primary emphasis for commonwealth investment in municipal park and recreation programs will be directed toward our urban and urbanizing areas. In addition, the needs identified in the local government section of the Statewide Outdoor Recreation Plan will influence project evaluation.

While the above will provide primary direction for the Department, the crises in open space conservation dictates that the Department must also direct its thinking to the urbanizing fringe which usually means the townships. Sound planning dictates that State assistance be directed to stimulating acquisition programs in this zone, before opportunities are lost forever, and our suburbs become the slums of tomorrow.

There are certain measurable social characteristics which provide one of the best measures of comparative need for recreation facilities. Highest priority in State assisted recreation development and acquisition will be assigned to those municipalities and/or neighborhoods experiencing maximum social pressures.

The Department has recognized that it is impossible to evaluate independently the project and community for grant approval. The merits of both must be evaluated together to avoid funding of excellent projects in communities ill-deserving of assistance and vice-versa. Neighborhood and community level projects will have priority over regional level projects.
Federal Grants for Open Space

Department of Housing and Urban Development

Open Space Grant Program

Title VII of the Housing Act of 1961 authorizes a program of $50 million in federal grants to states and local public bodies to assist in the acquisition of permanent open space land. A grant may be made to a state, regional, metropolitan, county, municipal or other public body which is authorized to acquire open space land. According to the 1965 Housing Act, the amount in the case of a public body exercising open space responsibilities for an urban area as a whole. Funds are limited, however, since demand exceeds supply.

Land and Water Conservation Fund Act of 1965

The Land and Water Conservation Fund Act provides for grants to States and, through States (Pa. Department of Community Affairs) to their political subdivisions for planning, acquisition, and development of outdoor recreation areas and facilities.

To establish eligibility for acquisition and development projects, the State has submitted a comprehensive statewide outdoor recreation plan to the Bureau of Outdoor Recreation. Acquisition and development projects that are in accord with the State's outdoor recreation plan to the Bureau of Outdoor Recreation. Acquisition and development projects that are in accord with the State's outdoor recreation plan and meet Bureau criteria are eligible for matching grants through the Land and Water Conservation Fund.

Political subdivisions, including local and county governments, school and recreation districts of a State are eligible for Fund Assistance.

The amount of the grant is up to 50 percent; however, applicants receiving Project 500 funds cannot receive a total of more than 80 percent funding from both sources.
Federal Participation in Flood Control Programs

Under Public Law 566, Federal assistance is available for flood prevention and multiple watershed projects. This program is designed to control flooding through the construction of small flood retention structures.

The recent legislation, Pennsylvania Flood Plain Management Act 166, will help maintain flood plain open space if the law is implemented.

Direct Municipal Financial Considerations

Municipal funds for the purchase of recreation or open space lands may come from: a bond issue, a special 2 mill tax for recreation purposes, or from the operating budget. Appropriations from the operating budget are the most common means of financing acquisitions for these purposes. User fees may also be used to finance bond programs.

Acquisition of tax-delinquent land is another method which has been utilized as a means of acquiring park land. If land acquired in this manner is not deemed suitable for this type of use, it may be held in reserve by the local government to be exchanged for more suitable land when it is available.

Existing methods of taxation in many respects encourage land development. Real estate taxes make many open space uses costly, and encourage the development of land should be left for open space. Land use policy should be considered when evaluating the effects of various taxation methods.

Professor Charles Eliot of Harvard has proposed that land used for open spaces be given partial tax rebates. He suggests that 90 percent of the real estate taxes be rebated for 3 years, 70 percent for 7 years, and 50 percent thereafter for as long as the land was held for open space use. All rebated taxes would fall due when the land is developed for other than open space uses.

In Bradford County, generally low assessed values placed upon undeveloped land irrespective of its development potential, make the implementation of this device less useful than if assessed value reflected actual market values.
In any case, real estate assessments should reflect open space uses as desirable elements of the structure of the community. As development increases, the increasing market value of undeveloped land provokes sharp increases in assessments as well as higher tax levels necessary to maintain the level of services demanded by a suburban community. Proprietors of open space uses such as farms and golf courses usually receive little benefit from the new services for which they are assessed and the higher taxes which are generated frequently provides a strong incentive for developers to sell.

Tax policies may play an important role in a community's open space program, but it provides only an incentive to land owners. Because of this, they must be used in conjunction with other methods if a successful program of open space preservation is to be assured.

Effectuation - Types of Acquisition

There are several various forms of acquiring rights to property. These will be considered briefly in the following paragraphs.

Acquisition in Fee Simple - Fee simple is the acquisition of the absolute estate or ownership in property. Fee simple title can be acquired through gift, voluntary purchase of by use of condemnation procedures. Generally, the granting of county, state and/or federal open space grants encourages the acquisition of fee simple title to the land and furthermore, represents the type of land rights most commonly acquired by Pennsylvania communities when undertaking land acquisition programs. Fee simple ownership gives a municipality the control it needs to maintain open space.

Acquisition and Leaseback - In order to preserve desirable open space characteristics within the area's communities, in certain instances it is practical for the community to acquire land and then lease it for purposes which are compatible for open space preservation or recreational uses. Revenues from leaseback agreements can be used to recover the acquisition costs for other land acquisitions, to finance development, and/or maintenance of open space and recreational lands, and/or for general governmental purposes. While comparatively little use has been made of this technique in Bradford County, it has great potential and should be more widely utilized.
Acquisition of Development Rights - It is frequently unnecessary for land to be publicly owned for it to serve public purposes. An easement, purchased by the government, may be used to preserve open space amenities or to allow the public use of land for public purposes. An easement, sometimes referred to as a development right, is a right in a piece of land which is purchased from the owner of the property in order to insure that the land will be used for a specific purpose, or to permit specified public uses of the land.

Easements must be paid for at the time when they are acquired at a cost which will usually be the difference of the market value of the tract prior to and after the easement has been acquired. For this reason it is essential to explicitly define what rights have been conveyed so that an equitable payment may be determined. Frequently, depending upon what rights are conveyed, easement costs approximate purchase costs and in this case it may be realistic to purchase the land outright.

Condemnation

While the condemnation of development rights require specific legislation in Pennsylvania, acquisition by gift or negotiated purchase is possible under existing statutes. The use of development rights and/or scenic easements is particularly appropriate in preserving recreational facilities such as golf courses.

Effectuation - Administration and Land Use Controls

In addition to land acquisition, there are numerous other techniques and controls to assist in the preservation of open space.

A park and recreation board is very important to the administration of the recreation programs in any community. It should be the responsibility of this board to acquire playground sites. It should also be the board's responsibility to establish and maintain a cooperative agreement with school officials for the joint use of school land for playground sites.

Another form of open space implementation is the preservation of stream valleys. One method used in many counties and perhaps applicable to some areas in Bradford County is conservation by private and deed restriction. Property
owners contract with each other and with the community to submit to certain restrictions on the further use or development of their land. If disputes arise, the municipal planning commission acts as arbiter. The community provides police protection for the area, controls traffic to a minimum and provides other similar services. Of course, voluntary cooperation is essential.

A strict land use policy may be of great assistance in establishment of adequate open space and recreation land. Zoning and subdivision ordinances are the common forms of implementing such a policy.

**Historic Districts**

Under an act approved the 13th of January, 1961, by Governor Lawrence, municipalities are permitted to create historic districts within their geographic boundaries. The act states that historic districts may be formed where the area is of "distinctive character recalling the rich architectural and historical heritage of Pennsylvania". Their districts are also designed "to promote the general welfare, education and culture of the communities." The act, in addition, states that no historic district ordinance shall take effect until the Pennsylvania Historical Museum Commission has been notified in writing of the ordinance establishing said district and has certified by resolution to the historical significance of the district or districts within the limits defined in the ordinance. The establishment of historic districts and a board of historical architectural review to administer the districts within the area's communities would promote open space within the area.

A federal program provides assistance in the acquisition of open space, which may be of historical value. Title VII of the 1961 Housing Act authorized $50 million in grants to states or local municipalities to provide up to 30 percent of the cost of acquiring title to the open space. Municipal officials should consider the establishment of appropriate historical districts within their communities since the county itself did not play one singular historical role.
In addition to Title VII of the Housing Act, a new funding program, "Historical Preservation", was established in 1966 by Federal government. While funds are extremely limited under the program, each municipality interested in preservation should be knowledgeable of the possibilities of such funds.

**Open Space Zoning**

Several states have experimented with legislation permitting local governments to set up exclusive recreation or open space districts. These states include California, Wisconsin, and New Jersey. In addition, the concept of large lot zoning, in this case perhaps two or more acres per lot has been used. The same states have gone as far as using 5 to 20 acres as a basis for regulating growth and development.

Growth and development can be limited in specified areas by use of large lot zoning. In areas of poor soil, quality large to zoning may be used to provide for the adequate drainage of sewage. For whatever reason it is used, large lot zoning promotes and preserves the open space character of the land.

**Recreation Districts**

The area communities should consider the establishment of zoning districts that restrict land use of certain areas to outdoor recreation facilities. This district could help to perpetuate golf courses, day camps, and swim clubs as a permanent feature of the landscape.
Municipal Authorities Act

Under the provision of the "Municipal Authorities Act", an authority can be established for the purpose of developing and maintaining parks, recreation grounds, and facilities. The authority would be given powers similar to any other authority. An advantage of course is that the authority is capable of issuing bonds outside the general governmental structure. Revenues from operating the recreational areas are used to pay off the bonds.

Official Map

Under the municipal enabling legislation, communities can establish official maps. The legislation states that the official map may be established "with respect to the location and extent of public parks and playgrounds. Establishment shall be by ordinance". The official map is then a firm statement of public intent with respect to recreation and conservation; in some respects it is a public counterpart to a zoning ordinance which controls private property. It is important to recognize that the official map in Pennsylvania, with respect to recreation may be in question. This is a result of a court decision in 1951. The Supreme Court decision abrogated the official map provision pertaining to recreation under the Third Class City Code legislation.

Wide Rights - Of - Way

One by-product of establishing ultimate rights-of-way on roads is the conservation of open space along parkway type highways. The method should be considered along roads which lend themselves to this form of effectuating an open space plan.
Density Zoning

The intent of density zoning is to specify an overall net density for an area by allowing a variety of lot sizes. This allows residences to be concentrated in one area of development thus freeing the remaining lands for open space or recreation uses which are normally provided for the residents of the development.

Private Programs for Open Space

It is important to remember that there are private as well as public means for establishing open space reserves. Facilities such as golf courses, large educational institutions, Boy Scout and Girl Scout camps, are examples of private open space reserves. There are, several golf courses in the Northern Tier, most of which are privately owned. A coordinated public and private open space program should be encouraged to develop appropriate land uses in accordance with this goal.

The preservation of the area's natural assets will be accomplished so as to provide a healthy environment for persons of all ages and occupations. The importance of these natural qualities should be stressed in recognition of their vital role in stabilizing and enhancing land values and in the preservation of a desirable areawide environment. Although Bradford County will experience substantial growth and development in the future, its present attractive surroundings and country-like atmosphere can be incorporated into future development if immediate action is taken.

Summary

Inasmuch as only a small percentage of Bradford County is in a developed state, growth can be anticipated as the Northern Tier accommodates some of the pressures of the nearby urban areas.
The Northern Tier Area contains many of the amenities desirable for ensuring the orderly growth of the area. The thrust of the Northern Tier comprehensive plan is to take advantage of these amenities and to provide a framework through the implementation of the land use, transportation and community facilities plan so that the area can grow in a logical manner.

This volume and those preceding it contain the basis by which decisions can be reached concerning recreational development of Bradford County. The Area is at a stage where opportunities exist to create the type of growth which can be beneficial to the five-county area. The comprehensive plan should be a significant device by which municipal officials and the Northern Tier Planning Commission can meet the needs of the coming decades.

The big problem is a matter of financing. To improve open space in a rural area like Bradford County, the State and Federal Government must realize that if this area is to be used for recreation, then federal and state funds must be appropriated. The rural population cannot afford to develop these areas for use by urban population.

This continuing struggle has impeded the development of the Northern Tier Region for decades. Any adequate funding or other forms of service trickle into the Region in exceptionally small quantities. This is not idle conjecture. In terms of road construction, over 62 percent of the Region's roads are unimproved versus 36 percent for equivalent counties within the State. Merely to be brought on a par with the equivalent non-urban counties alone would be a monumental task. In this respect, there is complete unanimity amongst all local government units and other local policy-determining bodies that rural interests run a very poor second to urban areas.

Furthermore, the practical aspects of both Project 70 and the $500 million bond issue bring about the realization that again rural areas such as the Northern Tier are destined to reap few benefits. First, small units of local government with inherently small resources have periodically had an opportunity to acquire a few acres of land for park and recreation purposes under very favorable terms. Viewing the general apathy and non-recognition of the value of such projects by some units of local government, each instance of such positive steps is a major victory despite its apparent small impact. Yet in the administrative process,
formidable and frequently insurmountable obstacles are presented. First of all, local officials, if knowledgeable about these fund sources (which presumes a great deal), generally have great difficulty in determining and accomplishing the mechanics of applying for such funds. Secondly, when they discover that plans certified by a licensed professional engineer are required for even the simplest and smallest picnic area, they begin to realize that the cost of such plans, particularly the engineer's stamp, exceeds the value of the funds for which they are eligible. If the resultant unattainability of financial assistance proves to be prohibitive in light of their limited resources, the project is then dropped. In some instances if the land is to be donated or made available at a nominal cost, the net effect is that the site is lost forever when the project is dropped.

It is definitely urged that a ceiling be established (perhaps $5,000) beneath which such plan requirements are waived. Failure to establish such a ceiling inevitably disqualifies most small rural municipalities from such fund programs. It is exceptionally difficult as matters stand to encourage such developments considering that many of the rural centers of the county are becoming the nucleus for new urban growth, the existing policy could, by handicapping recreational acquisition, eventually contribute to the development of a less desirable community.

The Bradford County Emergency Employment Park Development Program (EEPDP) grant of $35,000 to be matched by $35,000.00 of CETA labor has improved small municipal parks in Warren Township, Wells Township, Canton Township, South Waverly Borough, Rome Borough, Canton Borough, and Monroe Borough. This program has strengthened the small community's recreation facilities. It is anticipated that Wyalusing Borough, Wysox Township, Albany Township and Wyalusing Borough will also receive assistance from this County-secured funding source which addresses the recreation and open space needs of the community. Without these funds, the needs of the small communities would be ignored.

There are many areas in Bradford County of historical, scientific and natural significance that could be coordinated into a tourist attraction for the area. Restoration of old communities for the part they have played in the pioneer development of the county, presents interesting potential for tourist development. There is a need for specific grants to aid and develop programs of this nature without the high cost of consultants and engineers; and a new set of standards are needed that are geared more to the needs of the rural community.