

## Population

According to the 2000 United States Census (the Census), 5,824 people reside in the Town of Richland (Table 6), including 2,398 residents in the Village of Pulaski (Table 2). Since 1960, the population in the Town of Richland has consistently remained higher than that of the adjacent towns in Oswego County. The Town of Richland's population increased by almost 1,300 people since 1960; however, between 1990 and 2000 a 1.6% decrease in population occurred.

The population in the Village of Pulaski has increased by 150 total persons or 6% since 1960. From 1960 to 1970, the village's population increased by almost 10%, but then decreased slightly over the next ten years. The most dramatic decrease in population was seen between 1990 and 2000, when the village's population dropped by 5%, according to the Census.

The fluctuation in the population of the Village of Pulaski during the last 30 years reflects social, cultural, and demographic trends experienced by many communities throughout the nation. The trend toward fewer children and smaller family size, a higher portion of older and elderly persons, and people migrating from the community centers out to the rural countryside have all contributed to population decreases in communities such as Pulaski.

Oswego County's population has levelled off since 1960. Onondaga County's population peaked in 1990 and has been slowly decreasing since then (Table 3). Over the last decade, Cayuga and Cortland counties have lost population, while the population in Jefferson, Madison, and Oswego County populations continue to slowly increase. Over all, population numbers in Central New York have been increasing since 1960, despite fluctuations in individual county populations. Much of this change can be attributed to the migration of residents of urban centers to suburban and rural areas of the region that has occurred since 1960.

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**Table 2. Population trends for several municipalities in Oswego County.**

**Source: U.S. Census Bureau, 2000 Census.**

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Town of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1960	4,554	2,256	2,506	697	556	3,435	1,465	1,125	277	663
1970	5,324	2,480	2,644	731	556	4,174	1,555	1,452	488	836
1980	5,594	2,415	3,256	765	582	4,790	1,621	1,730	347	1,031
1990	5,917	2,525	3,451	793	593	5,050	1,555	2,040	345	1,171
2000	5,824	2,398	3,863	789	590	5,181	1,572	2,083	351	1,254

This census data reveals a relatively stable population level in Pulaski, Richland and the Central New York region over a forty-year period in contrast to the major population increases other parts of the country have experienced.

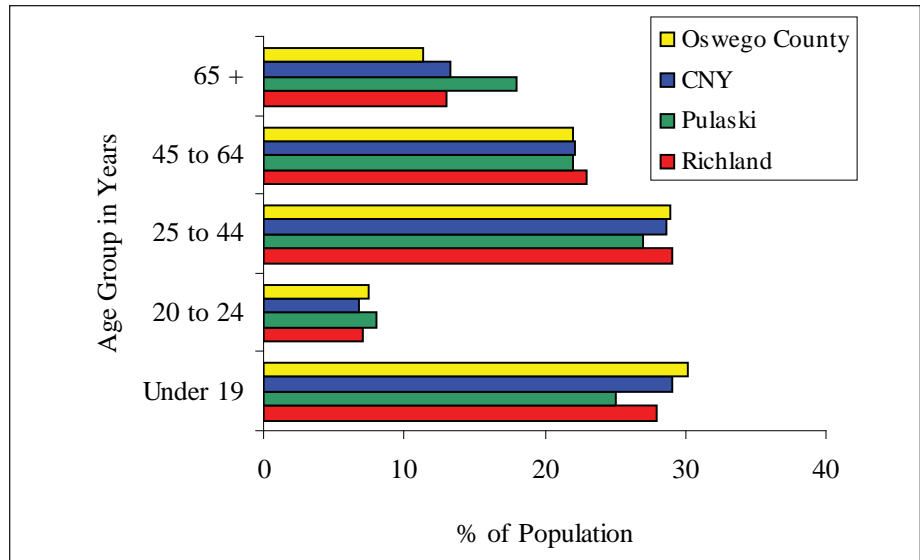
**Table 3. Population trends for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York (CNY) Region from 1960 to 2000. Source: U.S. Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1960	63,942	41,113	87,835	54,635	423,028	86,118	563,781	678,836
1970	77,439	45,894	88,508	62,864	472,746	100,697	636,507	759,640
1980	79,894	48,820	88,151	65,150	463,920	113,901	642,971	771,685
1990	82,313	48,963	110,943	69,120	468,973	121,771	659,864	791,140
2000	81,963	48,599	111,738	69,441	458,336	122,377	732,117	780,716

\* The Central New York Region includes Cayuga, Cortland, Madison, Onondaga and Oswego County

**Population By Age Group**

According to the 2000 Census, the majority of residents in the Town of Richland are between the ages of 25 to 44 (Figure 1). People under the age of 18 comprise the second largest age group in the town. The median age of all the residents in the town was 36 years old. For every 100 females 18 years of age or older, there were 94.8 males in the town. By 2004, the median age of the residents in the Town of Richland increased to 37.6 years. Over half of the population (58.4%) is currently married, according to the 2000 Census.



**Figure 1. Age groups in the Town of Richland and Village of Pulaski compared to Oswego County and Central New York, according to the 2000 Census.**

According to the 2000 Census, the majority of residents in the Village of Pulaski are between the ages of 25 and 44 (Figure 1). People under the age of 18 comprise the second largest age group in the village. The median age of the residents in the village was 38 years. For every 100 females 18 years of age and older, there were 81.5 males in Pulaski. By 2004, the median age of the residents in the Village of Pulaski decreased to 37.8 years of age. As reported in the 2000 Census, 50.3% of the population is currently married. The data also indicates a concentration of residents over the age of 65 within the Village of Pulaski as compared to the town, the county and the region.

### Household Characteristics

According to the 2000 Census, there were a total of 2,257 households in the Town of Richland in which 34.4% had children under the age of 18 living with them, 53.2% were married couples living together, 10.5% had a female householder with no husband present, and 31.6% were non-families. The average household size was 2.57 persons and the average family size was 3.10 persons.

Within the Village of Pulaski, there were a total of 1,034 households in which 29.5% had children under the age of 18 living with them, 40.1% were married couples living together, 12.3% had a female householder with no husband present, and 43.4% were non-families. The average household size was 2.30 persons and the average family size was 3.05 persons. According to the 2000 Census, the rate of home ownership within the village was 48.1%, a decrease of 3% since 1990. Compared to the Town of Richland, the Village of Pulaski has smaller households and a larger percentage of persons renting homes.

### Per Capita Income

Per capita income, according to the United States Census Bureau is defined as the mean money income received by every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. This measure is rounded to the nearest whole dollar.

Money income includes amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income.

**Table 4. Per capita income for several municipalities in Oswego County. Source: U.S. Census Bureau, 2000 Census.**

	Richland	Pulaski	Sandy Creek	Sandy Creek (V)	Lacona	Mexico	Mexico (V)	Albion	Altmar	Orwell
1990	\$11,937	\$12,578	\$12,015	\$10,903	\$13,554	\$12,828	\$13,316	\$10,628	\$10,604	\$8,423
2000	\$16,780	\$16,458	\$17,228	\$17,297	\$16,418	\$17,498	\$18,228	\$16,022	\$19,333	\$15,256

According to the 2000 Census, the per capita income for residents of Oswego County was \$16,853. This figure represents an increase of over \$7,000 from the 1990 Census, but is still less than the average per capita income for the Central New York Region as a whole. The county with the greatest per capita income, as reported in the table below, is Madison County closely followed by Cayuga County. The Syracuse Metropolitan Statistical Area's per capita income was \$20,002., as reported in the 2000 Census and is greater than any of the counties listed in Table 5.

**Table 5. Per capita income for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York (CNY) Region. Source: U.S. Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1990	\$11,671	\$11,228	\$11,160	\$12,334	\$14,703	\$11,792	\$13,918	\$12,346
2000	\$18,003	\$16,622	\$16,202	\$19,105	\$21,336	\$16,853	\$20,002	\$18,383

\* Average value for the Central New York Region, which includes Cayuga, Cortland, Madison, Onondaga and Oswego County

**Median Family Income**

Over the past thirty years, the median family income in the Town of Richland, Village of Pulaski and surrounding communities has continued to increase. Within the last 10 years, between the 1990 and 2000 Census, the median family income in the Town of Richmond exceeded that of the village. By comparison, the median family income for most nearby communities, listed in the table below, is higher than that of the Village of Pulaski. The exceptions in this comparison are the Towns of Albion and Orwell, and the Village of Altmar.

Although the Pulaski median family income has continued to increase in recent years, it is important to note that according to the U.S. Census of 2000, it remained at a level of approximately 80% of the national average median family income of \$50,046. The Town of Richmond median family income in 2000 was approximately 87% of the national average.

**Table 6. Median family income for several municipalities in Oswego County.**  
Source: U.S. Census Bureau, 2000 Census.

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1980	\$17,955	\$18,800	\$17,444	\$17,404	\$16,591	\$19,436	\$20,500	\$16,058	\$17,727	\$14,943
1990	\$33,101	\$34,044	\$31,290	\$32,159	\$32,604	\$37,939	\$34,844	\$29,735	\$33,229	\$23,571
2000	\$43,564	\$40,089	\$41,089	\$47,188	\$41,111	\$46,852	\$41,696	\$40,000	\$33,750	\$37,500

In Oswego County, the median family income has increased by almost \$10,000 since the 1990 Census (Table 7). Compared to the adjacent counties, families in Oswego County make less money than most with the exception being Jefferson and Cortland County, in addition to the Syracuse Metropolitan Statistical Area. Since 1990, the greatest increase in median family income was reported in Madison County, with an increase of nearly \$14,250.

**Table 7. Median family income for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York (CNY) Region. Source: U.S. Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1990	\$32,736	\$32,517	\$29,535	\$33,644	\$38,816	\$33,888	\$35,449	\$34,320
2000	\$44,973	\$42,204	\$39,296	\$47,889	\$51,876	\$43,821	\$39,750	\$46,153

\* Average value for the Central New York Region, which includes Cayuga, Cortland, Madison, Onondaga and Oswego County

## Housing

In consideration of the following data, some important observations should be noted. One statistical comparison that stands out is that *the housing growth rate in the region is over 11 times the population growth rate*. This statistic reflects a trend in population decline in many Central New York urban and village centers while residential development has increased in the surrounding lands, resulting in many fewer people occupying much more of the available land, especially in former agricultural areas. Vacant housing has increased in many central New York communities as a once strong economic base in manufacturing has declined throughout the region. Vacant housing units unrelated to seasonal or recreational use have increased in the Village of Pulaski 84 percent in the final twenty years of the twentieth century. In Pulaski, falling percentages of owner-occupied housing units as compared to surrounding areas indicates a potential need for additional affordable housing in the village. Yet, in the Town of Richland, demand for rental housing is strong and the median monthly gross rent is considered affordable in comparison to the national median.

According to the data presented in the Census, the total number of housing units in the Town of Richland continues to rise, despite fluctuations in population. The greatest surge in housing units was seen during the 1970's when 460 new homes were constructed in 10 years (Table 8). From 1990 to 2000, nearly 200 new homes have been built, many on large lots consuming rural open space throughout the town, and resulting in a 9.6% gain in the total number of housing units in the community. Rural communities surrounding Richland are experiencing similar trends in housing units.

Since 1970, the total number of housing units in the Village of Pulaski has increased, but at a much slower rate than that of the Town of Richland. From 1970 to 1990, 270 new homes or housing units were constructed in the Village of Pulaski. From 1990 to 2000, only 8 new units were built, and currently there is a shortage of low to middle income housing units in the village. With few vacant land parcels available for infill development, residential development in the Village may continue to increase at a slow rate. Much of the existing residential stock in the village dates to the late nineteenth and early twentieth centuries. These well-constructed, often architecturally significant homes can be opportunities for preservation or rehabilitation efforts.

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**Table 8. Housing unit totals for several municipalities in Oswego County.**  
Source: U.S. Census Bureau, 2000 Census.

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1970	1,973	877	1,422	237	206	1,392	499	409	110	388
1980	2,434	1,040	2,030	283	228	1,777	643	574	104	592
1990	2,636	1,147	2,465	332	265	2,105	692	734	131	650
2000	2,890	1,155	2,607	338	271	2,211	721	797	131	701

**Table 9. Housing unit totals for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York Region (CNY). Source: U.S. Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1970	26,348	14,759	34,698	20,486	153,609	32,857	201,816	248,059
1980	29,092	17,683	42,012	23,918	177,107	42,879	243,904	290,679
1990	33,280	18,681	50,519	26,641	190,878	48,548	266,067	318,028
2000	35,477	20,116	54,070	28,646	198,687	52,831	313,587	335,757

\* The Central New York Region includes Cayuga, Cortland, Madison, Onondaga and Oswego County

Since 1970, the total number of housing units in Central New York has steadily increased with the largest gains for most counties occurring through the 1980s (Table 9). The total number of housing units in the Central New York Region increased by 35%, while the total number of housing units in the Syracuse Metropolitan Statistical Area increased by 55%, and in Oswego County by 61%. In contrast, population growth in these same statistical areas during the same time period was far less (CNY 3%, Syracuse MSA 15%, Oswego County 22%). In Oswego County the housing growth rate outpaces population by 2.8 times. It is a very significant fact that the housing growth rate in Central New York is over 11 times the population growth rate, revealing decline in many urban and village centers as well as an unsustainable trend in residential sprawl throughout the region.

#### **Median Housing Value**

According to findings in the U.S. Census 2000, the median value of a home in the United States was \$119,600. This value represented an increase, nationally of 18 percent over the 1990 value of \$101,100, after adjusting for inflation. According to the 2000 Census, the median household value in the Town of Richland increased by almost \$6,000 between 1990 and 2000 to \$72,200, an increase of about 8 percent over the 1990 value of \$66,800. A 6 percent increase is evident in the 1990 to 2000 data for the Village of Pulaski. Compared with adjacent communities, the median housing value in both the town and the village was higher than most listed in Table 10 indicating a valuable asset to the community. With the exception of the Towns of Sandy Creek and Mexico, most median housing values in the surrounding communities were below \$72,000.

**Table 10. Median housing values for several municipalities in Oswego County. Source: US Census Bureau, 2000 Census.**

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1990	\$66,800	\$68,300	\$57,900	\$57,500	\$55,600	\$63,600	\$63,300	\$57,100	\$45,000	\$46,700
2000	\$72,200	\$72,400	\$73,200	\$67,300	\$68,500	\$74,200	\$68,400	\$62,500	\$60,300	\$61,400

Oswego County fared better over-all between 1990 and 2000, with a 14 percent increase in the median housing value, up by almost \$10,000. Despite this increase, the median housing value in Oswego County is less than most of the adjacent counties, with the exception of Jefferson County. Onondaga County reported the highest median housing value (\$85,400) in 2000 and was closely followed by Madison County (\$81,500). Cayuga County had the greatest increase in median housing values at 27 percent. Throughout the Central New York Region, median housing values increased about 15 percent between 1990 and 2000, at an average of \$78,200, which is approximately \$4,000 higher than the values reported for Oswego County.

**Table 11. Median housing values for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York (CNY) Region. Source: US Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1990	\$59,500	\$66,000	\$59,600	\$68,900	\$80,600	\$64,900	\$76,900	\$67,980
2000	\$75,300	\$74,700	\$68,200	\$81,500	\$85,400	\$74,200	\$82,500	\$78,220

\* Average value for the Central New York Region, which includes Cayuga, Cortland, Madison, Onondaga and Oswego County

**Owner Occupied Housing**

According to the 2005-2006 Profile for New York State, owner-occupied housing surpassed 67% on average state-wide by 2004. Owner-occupied housing units increased by 65 units in the Town of Richland between 1990 and 2000. According to the census, in 1990, 65.7% of the housing stock was owner-occupied, and by the year 2000 almost 67% of the housing units were owner occupied. In all of the nearby communities, owner occupied housing increased between 1990 and 2000, however, in the Village of Pulaski, the number of owner-occupied units fell by 75 in that same period; a decrease of nearly 16 percent (Table 12). This decrease in owner occupancy is significant, especially in consideration of the increase of 35% in vacant housing units in Pulaski during that same period.

*between 1990 and 2000... in the Village of Pulaski, the number of owner-occupied units fell by 75*

**Table 12. Number of owner-occupied housing units and percent of total housing units for communities in Oswego County. Source: US Census Bureau, 2000 Census.**

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1970	1,222	-	684	187	-	970	-	316	84	190
1980	1,320	527	863	186	148	1,169	388	426	80	239
1990 (% of Total)	1,442 (49%)	557 (49%)	988 (64%)	185 (64%)	167 (67%)	1,382 (62%)	380 (62%)	532 (60%)	78 (74%)	302
2000 (% of Total)	1,507 (52%)	482 (41%)	1,176 (45%)	195 (58%)	154 (57%)	1,496 (68%)	401 (56%)	603 (76%)	86 (66%)	347 (50%)

Owner occupied housing increased between 1990 and 2000 across the Central New York Region including a seven percent increase with 2,143 units added in Oswego County (Table 13). This means that just three percent of the growth in owner occupied housing in Oswego County occurred in the Town of Richland.

**Table 13. Owner-occupied housing figures for several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York Region (CNY). Source: US Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1970	16,518	9,184	-	13,226	90,976	22,219	-	152,123
1980	19,133	10,491	-	15,428	102,415	27,201	-	174,668
1990 (% of Total)	20,604 (71%)	11,103 (64%)	22,440 (59%)	17,515 (74%)	112,946 (64%)	30,978 (73%)	161,439 (41%)	193,146 (69%)
2000 (% of Total)	22,005 (62%)	11,718 (58%)	23,950 (44%)	19,012 (66%)	116,815 (59%)	33,121 (63%)	190,953 (61%)	202,671 (61%)

\* The Central New York Region includes Cayuga, Cortland, Madison, Onondaga and Oswego County

**Median Monthly Gross Rent**

The median monthly gross rent for the United States as a whole in 2000 was \$602, a 5.4 percent increase over the \$571 median for 1990. By contrast, the median monthly gross rent in the Town of Richland rose 28 percent in that same period while remaining at only 84 percent of the national median for 2000. This data reveals a both a growth in demand, and comparatively affordable housing in the Town of Richland. The average median monthly gross rent for the ten statistical areas in shown Table 14 rose 26 percent between 1990 and 2000. The Town of Orwell showed the most dramatic increase at 51 percent in that period.

**Table 14. The median monthly gross rent collected for rental units in several municipalities throughout Oswego County. Source: US Census Bureau, 2000 Census.**

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1990	\$369	\$371	\$388	\$393	\$392	\$398	\$392	\$381	\$413	\$375
2000	\$468	\$431	\$488	\$503	\$450	\$502	\$472	\$492	\$505	\$566

Across the central New York region, the median monthly gross rent increased an average of approximately 25 percent between 1990 and 2000. At \$504 in 2000, central New York remained at approximately 88 percent of the national average median monthly gross rent of \$571. These comparisons reveal an element of potential economic opportunity for the region, Oswego County, the Town of Richland, and the Village of Pulaski through growing yet competitive rental markets (Table 17).

**Table 15. The median monthly gross rent collected for rental units in several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York Region (CNY). Source: US Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1990	\$391	\$396	\$400	\$398	\$440	\$392	\$431	\$403
2000	\$482	\$471	\$486	\$509	\$550	\$507	\$535	\$504

\* Average value for the Central New York Region, which includes Cayuga, Cortland, Madison, Onondaga and Oswego County

**Vacant Housing**

United States Census data indicates that in general, the number of vacant housing units in municipalities across the Central New York Region has continued to decline with the exception of the Town of Richland, and the Villages of Pulaski and Lacona. The Town of Richland showed an increase by over three times in vacant housing statistics between the 1980s and 2000 shown in (Table 14). However, this increase in vacant housing units may be an indication of growth in numbers of seasonal or recreational housing units. In contrast, of the 95 percent increase in vacant housing units in the Village of Pulaski between 1980 and 2000, only 16 percent were related to seasonal or recreational use. The other 84 percent of vacant units represented unsold, unrented, or other unoccupied housing units.



**Table 16. The total number of vacant housing units in several municipalities throughout Oswego County.**

**Source: US Census Bureau, 2000 Census.**

	Town of Richland	Village of Pulaski	Town of Sandy Creek	Village of Sandy Creek	Village of Lacona	Town of Mexico	Village of Mexico	Town of Albion	Town of Altmar	Town of Orwell
1970	345	53	596	7	8	212	-	50	10	164
1980	173	62	95	25	15	117	54	53	8	43
1990	444	89	1,204	34	26	352	81	106	19	301
2000	633	121	1,064	27	28	277	69	93	12	282

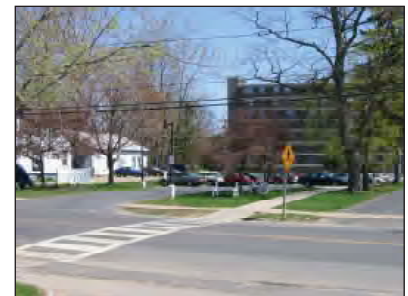
Across central the New York region, including several counties and the Syracuse Metropolitan Statistical Area (MSA), the data reflects an over-all increase in the number of vacant housing units (averaging at approximately 20%) between the years 1990 and 2000. The Syracuse MSA and Cortland County showed the steepest increases in vacant housing units at 40 and 33 percent respectively. The more rural Madison County had the smallest increase in housing vacancies at six percent. These contrasting statistics in vacant housing units are reflective, at least partially, of the gradual loss of manufacturing jobs in the industrial sector across central New York.

**Table 17. The total number of vacant housing units within several counties, the Syracuse Metropolitan Statistical Area (MSA), and the Central New York Region (CNY). Source: US Census Bureau, 2000 Census.**

	Cayuga County	Cortland County	Jefferson County	Madison County	Onondaga County	Oswego County	Syracuse MSA	CNY*
1970	2,123	986	-	2,745	6,658	3,265	-	15,777
1980	4,911	916	-	1,383	9,834	2,378	13,595	19,422
1990	4,205	1,434	12,668	3,074	12,950	6,114	22,168	27,777
2000	4,919	1,906	14,002	3,278	15,480	7,309	30,986	32,892

\* The Central New York Region includes Cayuga, Cortland, Madison, Onondaga and Oswego County

Springbrook Apartments, a senior citizen housing complex located on North Jefferson Street adjacent to the Evergreens Home, has 119 apartments available for rental. Springbrook Apartments, Inc. constructed the high-rise apartment complex in 1972 and continues to serve as the owner and operator. There are 63 efficiency apartments and 56 one bedroom (~650 square feet) apartments in the complex. Currently, there are no vacancies. It generally takes 6 months to a year, after being placed on the waiting list, for an apartment to become available for a new tenant. Approximately 40% of the tenants receive rental subsidies while 10% of the apartments at Springbrook are rented at fair market value (income does not exceed \$48,132). The remaining apartments are rented without income restrictions or rental subsidies.



**Springbrook Apartments.**

The Evergreens Home is an assisted living complex owned by James E. Kane, since 1983. It is located within the Village of Pulaski on North Jefferson Street, approximately 4 miles from the Maple Manor Adult Home and adjacent to the Springbrook Apartment Complex. The Evergreens Home is a 24-bed facility that provides 24-hour supervision. Currently, there are no vacancies at the Evergreens Home and there is a waiting list with people who wish to move in.

The Maple Manor Adult Home, on Canning Factory Road in the Town of Richland, provides independent and assisted living for the elderly and disabled. The facility was purchased in 1983 by James E. Kane and has undergone significant renovations



**Maple Manor Adult Home.**



**Rose May Manor.**

since then. This facility, located in a country setting, has the potential to expand and accommodate additional patients. Maple Manor currently has 24 beds and provides 24-hour supervision to all patients. There is a long waiting list of those wishing to reside at Maple Manor. There are also two group homes for the disabled in the Village of Pulaski, one on North Street and one on Salmon Meadow Lane.

There are several other privately owned apartments and apartment complexes throughout the Village of Pulaski and Town of Richland. Within the past few years, 38 rental units within the Village of Pulaski were renovated and made available to residents of the community. The project, Rose May Manor located on Scotch Grove Road off of Route 11, is in close proximity to the Pulaski Health Center. Financing for this over \$1.1 million dollar project was provided by the USDA Rural Development Fund and the Community Preservation Corporation.

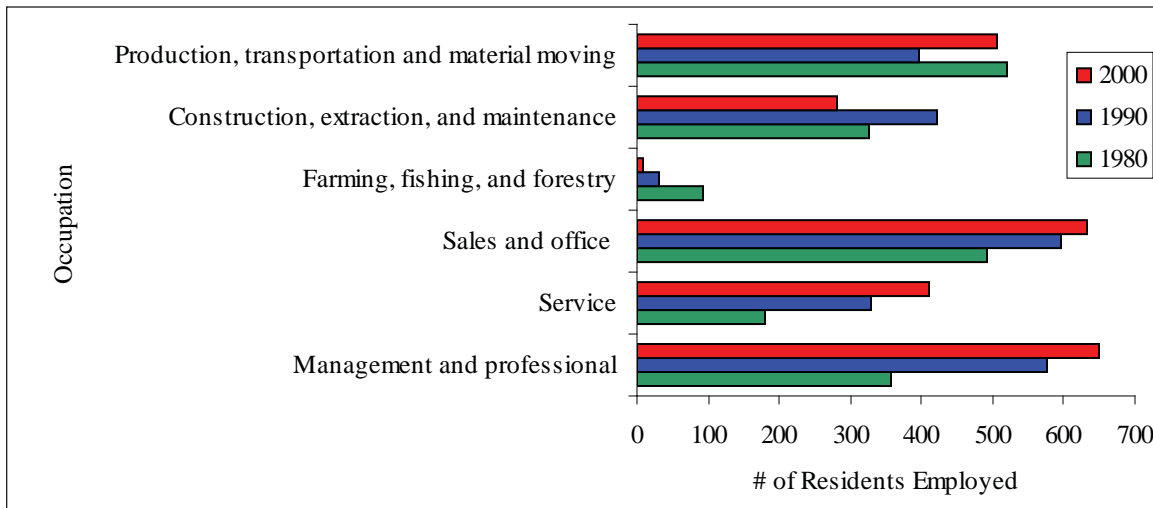
The median age of housing units in the Village of Pulaski is 44 years. This is compared to 29, the median age of housing in the United States, and reflects the existence of many of older homes in the historic settlement of the Village of Pulaski. The growth in vacant housing in Pulaski combined with the falling owner-occupancy rates in the Village suggest a need for housing rehabilitation. In addition, there is a need for additional senior citizen housing units, with few available units currently in the Village.

## Economic Base

The focus of the economy in the Town of Richland changed over the last century from forestry and lumber industries to other types of agricultural production, but during the last half of the 20<sup>th</sup> Century, the economies of both Richland and Pulaski have become more diverse with the growth of a service sector, manufacturing, tourism, and recreation, especially fishing.

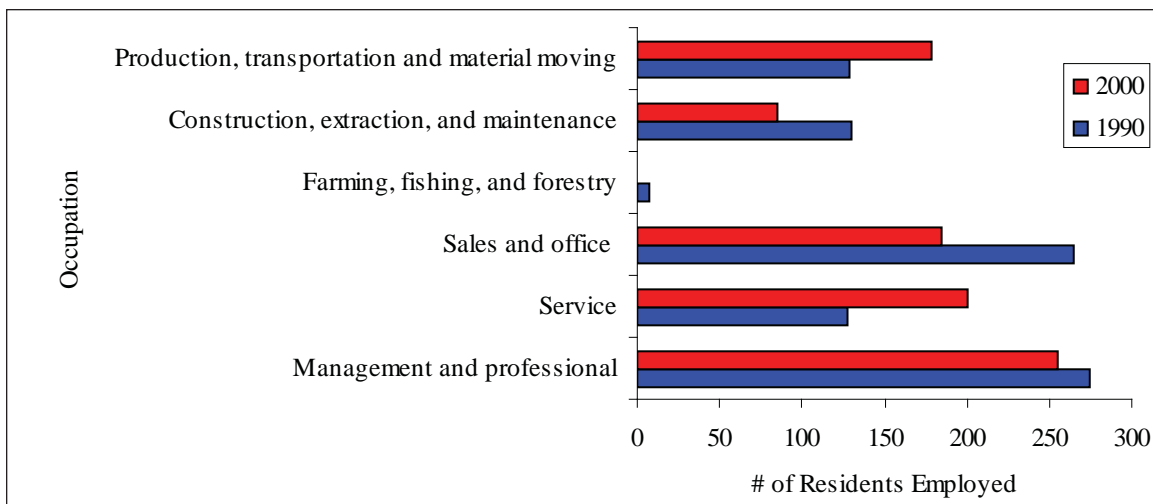
According to the 2000 Census, Town of Richland residents were employed in a number of categories including: 25.4% sales, 20.4% production, 18.6% professional, 16.5% services, 11.3% construction, 7.5% management; and 0.4% farming (Figure 2). From 1980 to 2000, the total number of residents employed in the service industry increased by 129%; while the total number of residents employed in the farming, fishing, and forestry occupations declined by over 90%. There were 2,488 residents, ages 16 and over, in the workforce in 2000. Figures 2 and 3 indicate resident occupations, but do not indicate where those jobs are located or the composition of the jobs within the Town of Richland and the Village of Pulaski.

*Pulaski is known  
by many for its sport  
fishing with world-class  
Coho salmon runs up  
the Salmon River.*



**Figure 2. Resident occupation for the Town of Richland from 1980 to 2000.**

Source: US Census Bureau, 2000 Census.



**Figure 3. Resident occupation, for the Village of Pulaski in 1990 and 2000.**

Source: US Census Bureau, 2000 Census.



Fat Nancy's Tackle Shop in Pulaski.  
www.fatnancys.net

### Recreation and Tourism

Summer tourism is strong in the Pulaski-Richland area because of its proximity to Lake Ontario and its numerous seasonal activities, public parks, and resorts. The Village of Pulaski is known by many for its sport fishing with world-class Coho salmon runs up the Salmon River. The village's close proximity to Lake Ontario also provides tourists and residents with an opportunity to fish for trophy trout and salmon in one of the Great Lakes. Due to its location on the Interstate 81 corridor, the Pulaski-Richland area benefits by providing a primary access point to Lake Ontario and Tug Hill recreational opportunities for tourists along this corridor. The Town of Richland and Village of Pulaski are also located on an extensive snowmobile trail system, which connects to other trail systems throughout central and northern New York. This system of trails has resulted in a growing economic base in winter tourism as the reputation of the trail system has grown.

### Major Employers

Within the Village of Pulaski there are several manufacturing firms specializing in electronic equipment, paper, and other products. In 2000, employment was categorized in the following manner: 22.2% services; 21.2% professional; 20.5% sales; 19.7% production; 9.4% construction; and 7.0% management (Figure 3). From 1990 to 2000, the total number of residents employed in the service industry increased by 58%; while the number of residents employed in farming, fishing, and forestry occupations declined to 0 persons. The only other field that experienced an increase in the number of employees from the Village of Pulaski was the production, transportation, and material moving industry, which experienced a 38% increase. The total number of residents, ages 16 and over, in the Pulaski workforce decreased by 28 persons from 1990 to 2000. The average commute from Pulaski to work is 25 minutes.

The major employers within the Village of Pulaski include Fulton Boilerworks, Schoeller Technical Papers, and the Pulaski Academy and Central School District. Other important employers of residents in the Village of Pulaski include P&C supermarkets, Northern Oswego County Health Services and numerous lodges, restaurants, and retail stores throughout the community (Tables 18 and 19).

**Table 18. Number of Establishments by Employer Size in the Village of Pulaski.**

Number of Establishments by Employment-size							
	Total	'1-4'	'5-9'	'10-19'	'20-49'	'50-99'	'100-249'
Total	169	99	38	14	13	4	1
Forestry, fishing, hunting, and agriculture	1	1	0	0	0	0	0
Utilities	1	0	0	1	0	0	0
Construction	19	16	2	0	1	0	0
Manufacturing	3	1	1	0	0	0	1
Wholesale trade	4	3	0	0	0	1	0
Retail trade	33	8	17	4	3	1	0
Transportation & warehousing	3	2	1	0	0	0	0
Information	3	1	1	1	0	0	0
Finance & insurance	6	3	2	1	0	0	0
Real estate & rental & leasing	6	3	3	0	0	0	0
Professional, scientific & technical services	6	4	1	0	1	0	0
Admin, support, waste mgt, remediation	6	5	0	0	1	0	0
Educational services	1	1	0	0	0	0	0
Health care and social assistance	15	6	5	1	2	1	0
Arts, entertainment & recreation	7	5	0	1	1	0	0
Accommodation & food services	35	23	3	4	4	1	0
Other services (except public administration)	20	17	2	1	0	0	0

Source: U.S. Census Bureau



Ontario Iron Works Building on Maple Ave. the new home of Healthway Products Company.

Within the town and village, there are also a number of fishing related businesses including lodging facilities such as: Drift Boat Inn and Restaurant, Deer Creek Motel, Fish On Motel, Hidden Acres, Lighthouse Marina, Lodges at Douglaston Manor, Paradise Restaurant and Lodge, Port Lodge Motel, Sandy Pond Resorts, Red Carpet Inn, Super 8 Motel, Woodlawn and 1880 House, Streamside Campground and the Steelhead Lodge. In addition to lodging, there are also a number of bait and tackle stores including Fat Nancy's, Whitaker's Sport Shop, Woody's Tackle and Gifts, and the Yankee Fly and Tackle Shop.

In Oswego County the largest employment growth sector has been the health service industry with an increase of over 200% since 1970. Employment in agriculture, fishing and forestry industries have decreased the most since 1970 to only 1.3% of the workforce in Oswego County in 2000 (Figure 4). Oswego County agriculture produced cash receipts of only 45,082 in 2007 for all products including crops and livestock.



Fulton Boiler Works, Inc. in Pulaski.

The number of manufacturing firms in Oswego County has increased over 27% since 1970, although the total number of persons employed in manufacturing has decreased. Similar trends occurred in Jefferson and Onondaga Counties except that they also experienced significant increases in the educational services industry, most likely attributed to growth in institutions of higher learning in those counties. Some of the major employers in Oswego County include:

**Table 19. Some of the business establishments in the Town of Richland and Village of Pulaski.**

Retail	Service	Industrial/Manufacturing
Arby's	Evergreen Home	A&M Bait, Inc.
Burger King	Maple Manor for Adults	Felix Schoeller Technical Papers, Inc.
Dunkin Donuts	Elderberry Homestead	The Fulton Companies, Fulton Thermal
Family Dollar	Barb's Hair Studio	Lakeshore Hardwoods
F. X. Caprara	Small Business Service	M N R Racing Fuels, Inc.
Nice N Easy Grocery Shoppes, Inc.	Kessler Accounting & Tax Service	North Country Concrete and Blocks, Inc.
P&C Food Markets, Inc.	Sherry A. Ferguson CPA PC	Payes Logging and Firewood
Verizon Wireless	Healthworks Fitness for Women	Salmon River Custom Canvas
Eddy's Place	Beachside Tanning	Bailey's Power Equipment
Green Side Restaurant	Century 21 Harvey Real Estate	White' Lumber
Healthway Home Products	Carriage House Realty Inc.	Healthway Home Corporation
Trust Nursery & Florist	Buyers Broker Real Estate	Frontier Communications
Paulanjo's Pizza	Key Bank	
River House Restaurant	Community Bank	
	Northern Oswego County Health Services	
	Tuscarora Construction	
	Walker's Cleaners LLC	



Birds Eye Foods	Black Clawson	Niagara Mohawk Power Corp.
Biospherix, Ltd.		Novelis Corporation
Empire Fresh-Cuts		Omega Wire, Inc.
Entergy Nuclear Northeast		Oswego Health Services
Felix Schoeller Technical Papers, Inc.		Oswego Industries
Fulton Boiler Works, Inc.		Oswego Wire, Inc.
Fulton Machinery		Sealright Co., Inc
Huhtamaki Packaging		Surelock Industries, LLC
McIntosh Box and Pallet Co, Inc.		SUNY Oswego
		Walmart

In the Town of Richland and the Village of Pulaski, growth in employment in several service sectors is related to recreational fishing tourism, considered a major industry in the county, especially along the Salmon River Greenway Corridor. Oswego County leads New York State in the number of anglers it attracts, with 114,130 per year and an estimated \$45.6 million a year spent on fishing in the county<sup>3</sup>. More than 1.2 million visitors are believed to vacation in the county generating more than \$166 million in revenue for the municipal governments and the county.

<sup>3</sup> Oswego County Department of Promotion and Tourism. 2002.

Industry	1970	1980	1990	2000
	Oswego	Oswego	Oswego	Oswego
Retail - Wholesale	16.8	18.3	21.3	16.2
Finance, Insurance, & Real Estate	2.7	3.5	4	4.1
Health Services	3.4	5.7	6.6	10.7
Education Services	12.7	13.4	11.8	11.6
Public Administration	3.6	4.3	3	3.8
Other Services	26.2	23.8	30.5	35.4
Manufacturing	31.8	28.7	21.1	17
Agriculture, Fishing, etc.	2.8	2.2	1.8	1.3

**Figure 4. Oswego County percentage of workforce composition. Source: "Socioeconomic Trends and Well Being Indicators in NYS 1950 – 2000. Published by the NYS Legislative Commission on Rural Resources, Spring 2004.**