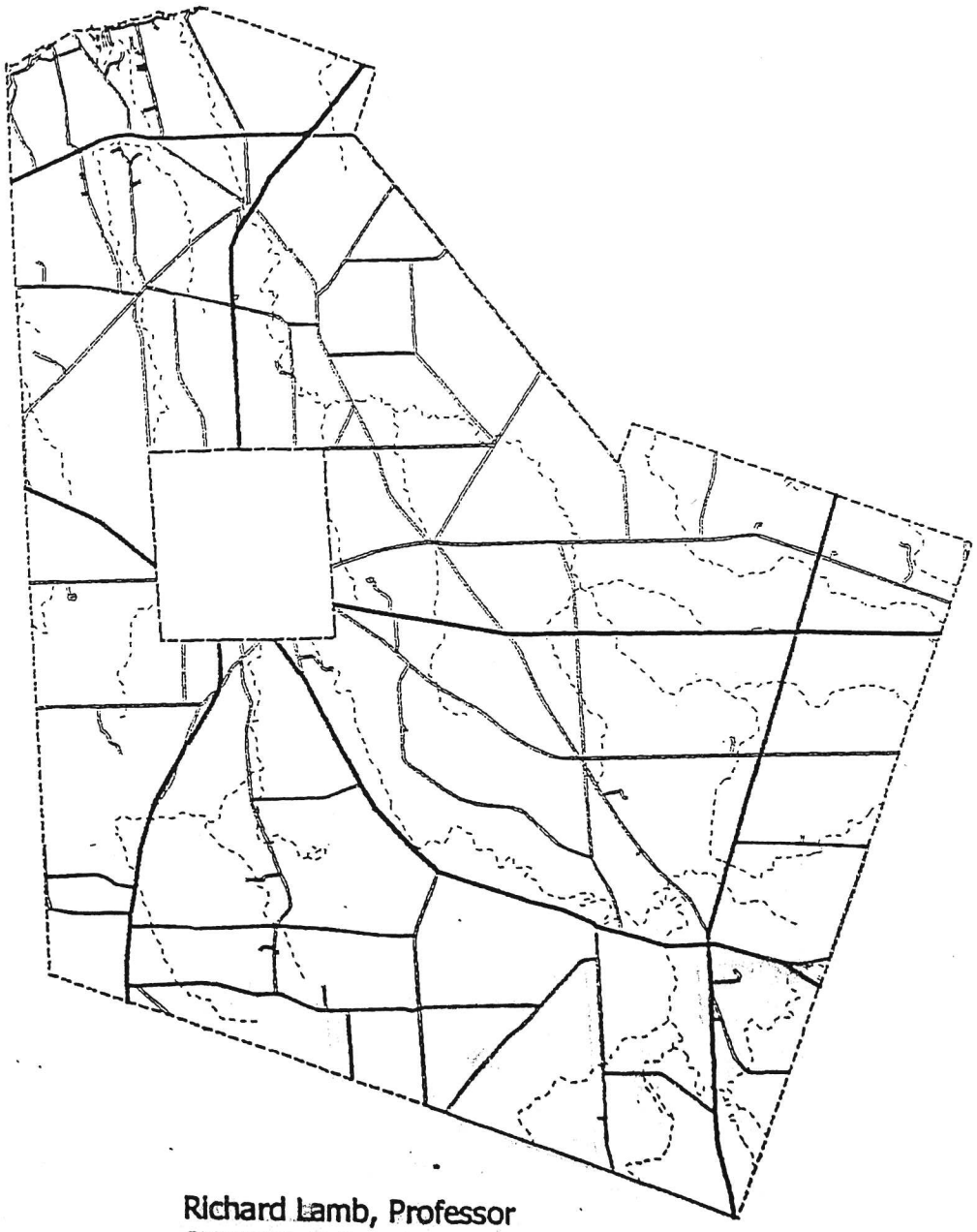
Town of Mexico Comprehensive Plan



Richard Lamb, Professor
SUNY Plattsburgh
January 2003

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Large Format Maps

The following large format maps, at a scale of 1 inch = 2000 feet, were prepared for this plan, but are not included herein due to their size.

Town of Mexico (base map from NYS Dept. of Transportation planimetric quadrangles)
Lot Lines
Topography
Wetlands and Wetland Soils
Soil Limitations for Septic Leach Fields
Surficial Geology
Land Cover
Percent Slope
Aquifers
Agricultural Districts
Existing Land Use
Existing Zoning
Proposed Zoning

Acknowledgments

Much data and information contained in this plan was obtained, directly or indirectly, from the Oswego County Department of Planning and Community Development. Several of the maps were prepared from data placed on the New York State GIS Clearinghouse web site by said department. Particularly useful were GIS data unavailable from other sources, including all the soils and slope mapping information, and land cover. Also, some of the census data was obtained from the County Department of Planning and Community Development web site. In addition, much information was obtained from the "Oswego County Comprehensive Plan" dated March 1997.

The Oswego County Real Property Tax Office supplied the property line information in digital format, as well as land use classification data for each land parcel that was used in constructing the existing land use maps.

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Much of the data used in preparing the remainder of the maps was obtained from the New York State GIS Data Clearinghouse.

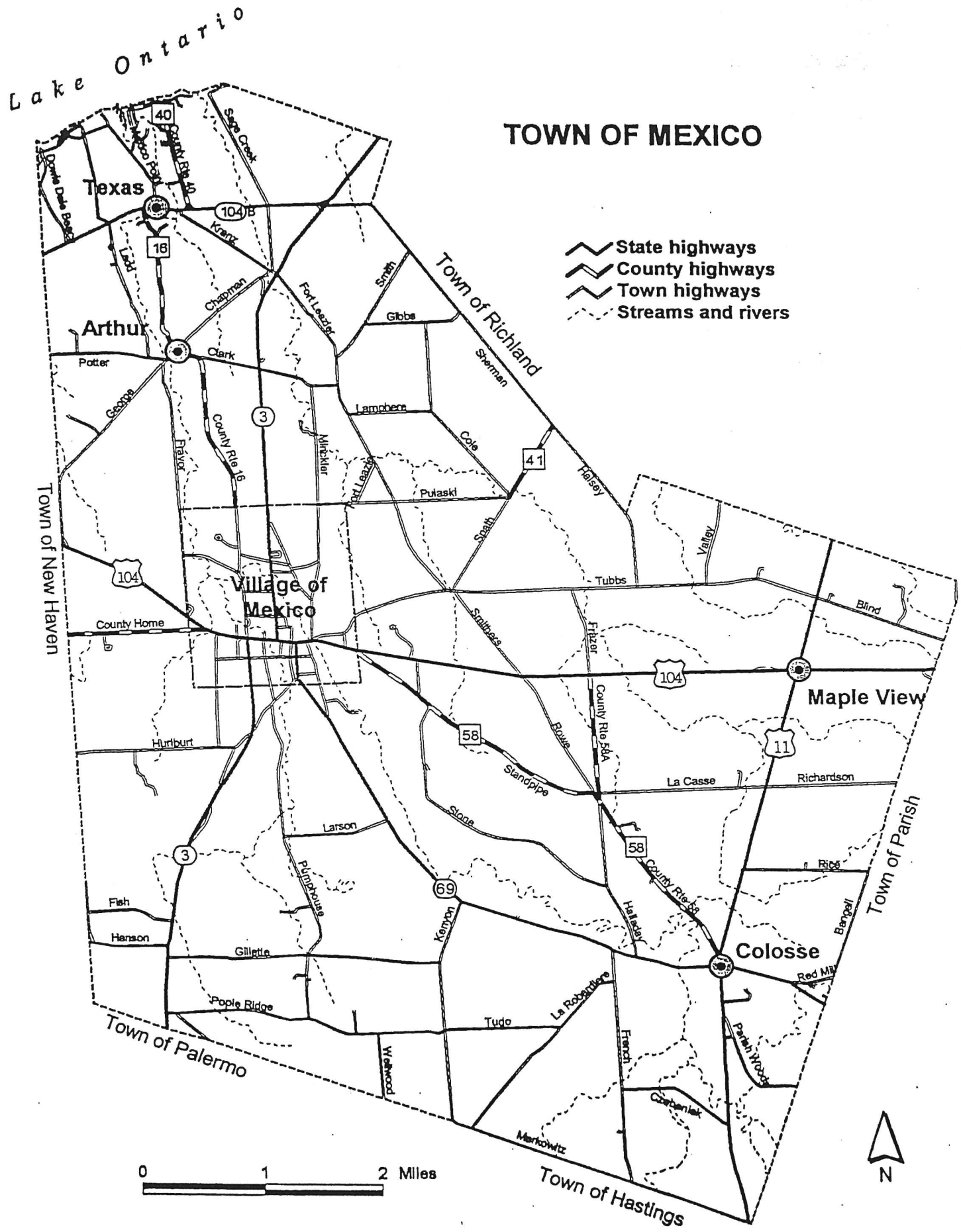
Introduction

This comprehensive land use plan is intended to serve as a guide for future growth and development in the Town of Mexico. It describes the environmental resources of the town, examines current land use patterns, analyses growth trends, discusses future needs, and sets forth policies designed to insure that growth will occur in an orderly manner that will be in the best interests of the health, safety and general welfare of existing and future residents.

A comprehensive land use plan is an advisory document which does not carry the force of law, but which does serve the important function of providing guidance to decision makers as they seek to plan for future town needs. New York State zoning statutes require that a zoning ordinance or law must be based upon a "comprehensive plan." Accordingly, this plan establishes the rationale for proposed changes in the town's existing land use regulations. It is intended that the town's existing local laws -- "Regulating Land Use in the Town of Mexico," and the "Town of Mexico Subdivision Regulations" – be amended based upon the recommendations contained herein. Because the town's land use regulations do not apply within the Village of Mexico, this plan excludes the village.

Preparation of the plan was a joint responsibility of Town of Mexico Comprehensive Plan Committee, composed of town residents, and a planning professional hired to serve as advisor and plan facilitator to the citizen group. The planning professional prepared factual information and analyses contained in Part 1 herein. This document and all maps were prepared by the planning professional. The Comprehensive Plan Committee met frequently during the years 2002 and 2003 to review relevant information, determine goals and objectives, and establish the recommendations contained in Part 2 of this plan.

It is recommended that a land use plan be updated periodically in order to take into account new growth trends or other changes. A suitable timeframe for an update would be about ten years, or sooner should the need arise.


Lake Ontario
TOWN OF MEXICO
State highways
County highways
Town highways
Streams and rivers
Texas
Arthur
Village of Mexico
Maple View
Colosse
Town of Richland
Town of New Haven
Town of Palermo
Town of Hastings
Town of Parish
Sage Creek
Krantz
Ladd
Chapman
Fort Leader
Smith
Gibbs
Sherman
Potter
Clark
George
Flavor
County Rte 16
Mlinekler
Lamphere
Cole
Halsey
Pulaski
Snath
Valley
Tubbs
Blind
County Home
Smithsea
Frazer
Bowe
County Rte 58A
Standpipe
La Casse
Richardson
Hurlburt
Stone
Larson
Plumphouse
Rice
Fish
Hanson
Gillette
Kenyon
Halladay
County Rte 58
Bengall
Red Mill
People Ridge
Tudo
La Robardiere
French
Parish Woods
Czerhoniak
Markowitz
Wellwood
0 1 2 Miles
N

PART 1: INVENTORY AND ANALYSIS

Regional Location

The Town of Mexico is located just 20 to 30 miles north of the growing metropolitan area of Syracuse, and is near an interchange of Interstate 81, a major north-south transportation artery. (See Regional Location map.) It is also within easy commuting distance of the smaller cities of Oswego and Fulton. It is served by four New York State arterial highways that provide high speed transportation linkages to surrounding areas.

Accessibility to employment centers coupled with the town's rural environment and location within the scenic Lake Ontario shoreline region make it an attractive residential environment. As the Syracuse metropolitan region continues to expand outward, the Town of Mexico will receive a share of this growth. Business and industry will benefit from proximity to the highway network, particularly to Interstate 81.

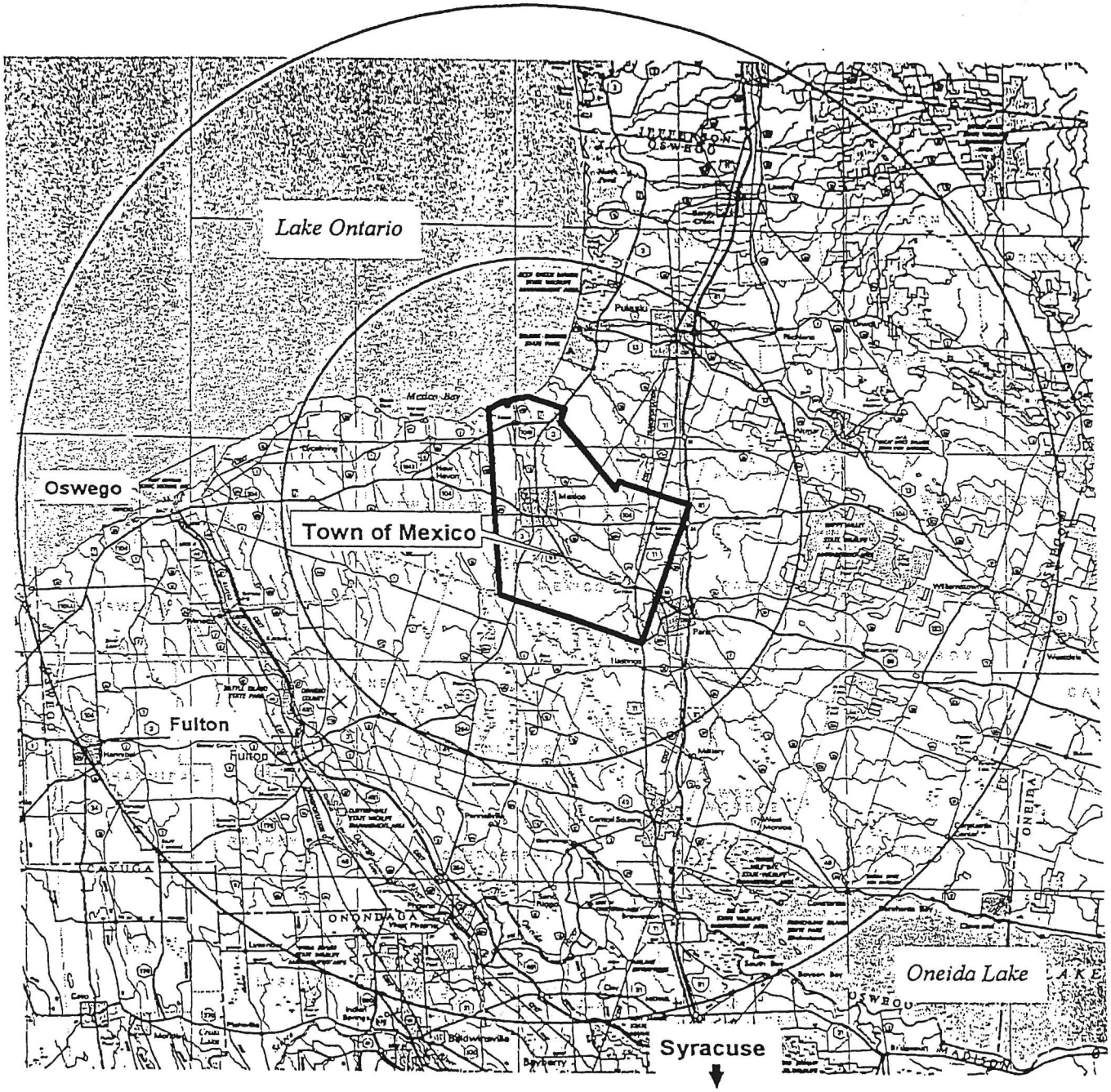
Settlement History

"Mexico was first formed into a town by an act of the New York Sate Legislature in April 1792. The Town included all of the present counties of Onondaga and Cortland and the western and central portions of Oswego County. The land commissioners were ordered by the Surveyor General to lay out and name each new town. Possibly one of the commissioners was interested in Central America, and chose Mexico for a name. Onondaga and Cortland Counties detached in 1794 leaving three or four settlers in Mexico, and the organization fell apart." "In 1792, George Scriba, a land speculator, bought a large tract of land from the Roosevelts and Mexico was reorganized to include ... large portions of Jefferson, Lewis and Oneida Counties." "Benjamin Wright resurveyed Scriba's Patent in 1795, drawing the boundaries for twenty-four towns. He reported that Township No. 20 (Mexico) had he best soil and water in the patent." "In 1799, Camden was the first of the twenty-four townships to break away. The last to leave was Parish in 1828. Parts of Towns 19 and 20 were added to Mexico giving access to Lake Ontario." (Source of the above is "Mexico, The 20th Town in the 20th Century," Mexico Historical Society, 1996, p. 3.) Because all the towns of Oswego County, and most of the towns in Onondaga, Cortland, Oneida, Lewis, and Jefferson Counties were part of the original Mexico, Mexico is known as the "mother of towns."

The Village of Mexico formed at the junction of the Little Salmon River and Black Creek where water power was available for grist mills, saw mills, machine shops, wagon and pump manufacturers, and cooper shops. Beyond the village farming was the primary economic activity. The Village had a history of anti-slavery activity before the civil war, and several residents were known to be part of the underground railroad.

Looking back 100 years and comparing the settlement pattern to trends that are taking place today, the town's landscape is undergoing a radical transition. A century ago before the days

REGIONAL LOCATION



of suburbanization and urban sprawl, people either lived and worked in a village or hamlet (i.e. the Village of Mexico), or lived on small farms in the surrounding rural countryside (i.e. the Town of Mexico). Populations were quite high because of the large farm families, but the number of residential structures (farm houses) were small. Today, in the automobile era, Mexico in on the growing edge of the Syracuse metropolitan area, as well as being within commuting distance to other employment centers, and is experiencing relatively rapid growth. Farming, once the mainstay of the economy, is declining, and new dwellings dot the landscape. People move to the Town of Mexico from more populated areas to enjoy the rural environment and open space. The challenge is to retain the rural environment that makes the town an attractive place to live while accommodating the growth that will inevitably occur.

Physiographic Regions

The Town of Mexico lies in two physiographic regions. (See Physiographic Region map.) North of a line running approximately through the center of town is the Eastern Ontario Plain. Bedrock in this area is primary gray sandstone. "The topography of the region is level and rolling plains with only minor relief. The underlying sediments are mostly glacially deposited silts, clays, and sand and gravel." (Oswego County Comprehensive Plan,1997, p. II-9)

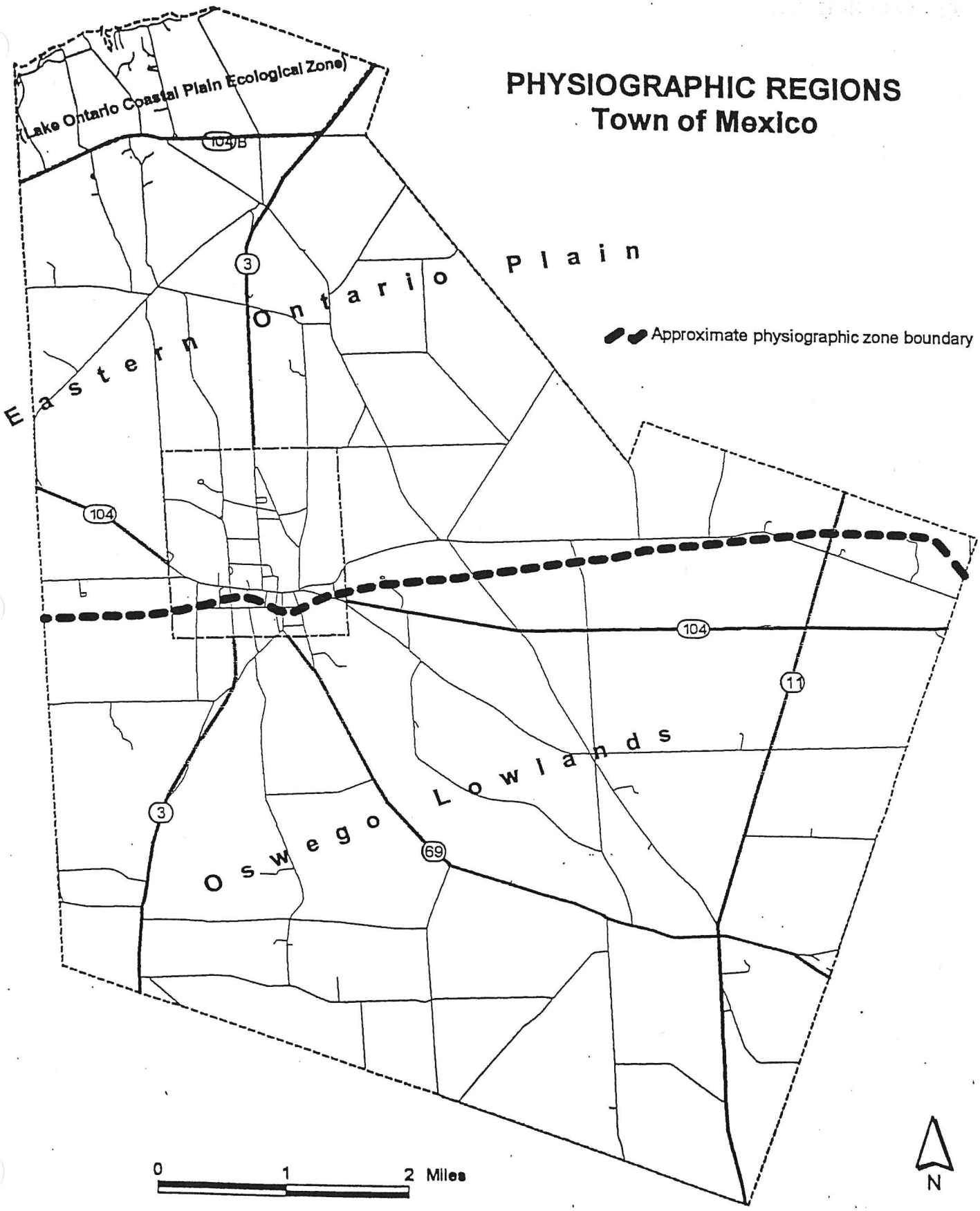
South of the dividing line are the Oswego Lowlands. "The Oswego lowlands are underlain by the Clinton Group, Medina Group and Lorraine Group bedrocks. The Medina Group consists of red sandstones and shales..." "The Oswego Lowlands have scattered, low rounded hills surrounded by wetlands. The underlying unconsolidated sediments are sands, gravel, and clays deposited at the edges of glacial Lake Iroquois." (Oswego County Comprehensive Plan, 1997, p. II-8)

Slopes

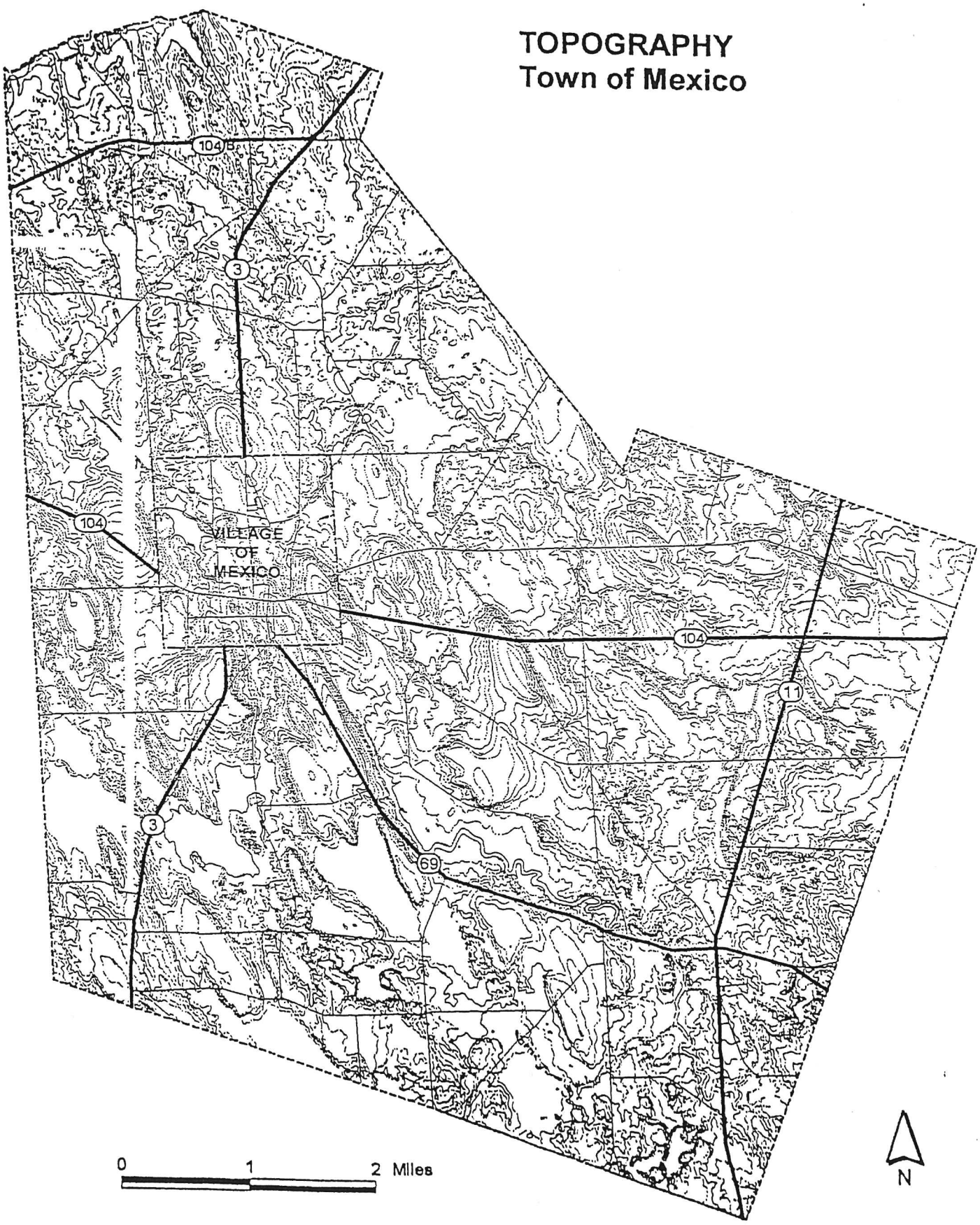
Terrain in the Town of Mexico is generally rolling, but with many nearly flat areas that may be poorly drained and consequently pose some development concerns. There are few areas of steep slope. (See Slopes map.) Gentle slopes in the range of about 3 to 8 percent are considered ideal for land development. Slopes in the range of 0 to 3 percent may have drainage problems. Slopes over 15 percent are generally considered unsuitable for development due to erosion potential. Slopes from 8 to 15 percent are considered to pose moderate limitations for development due to erosion potential.

Soils

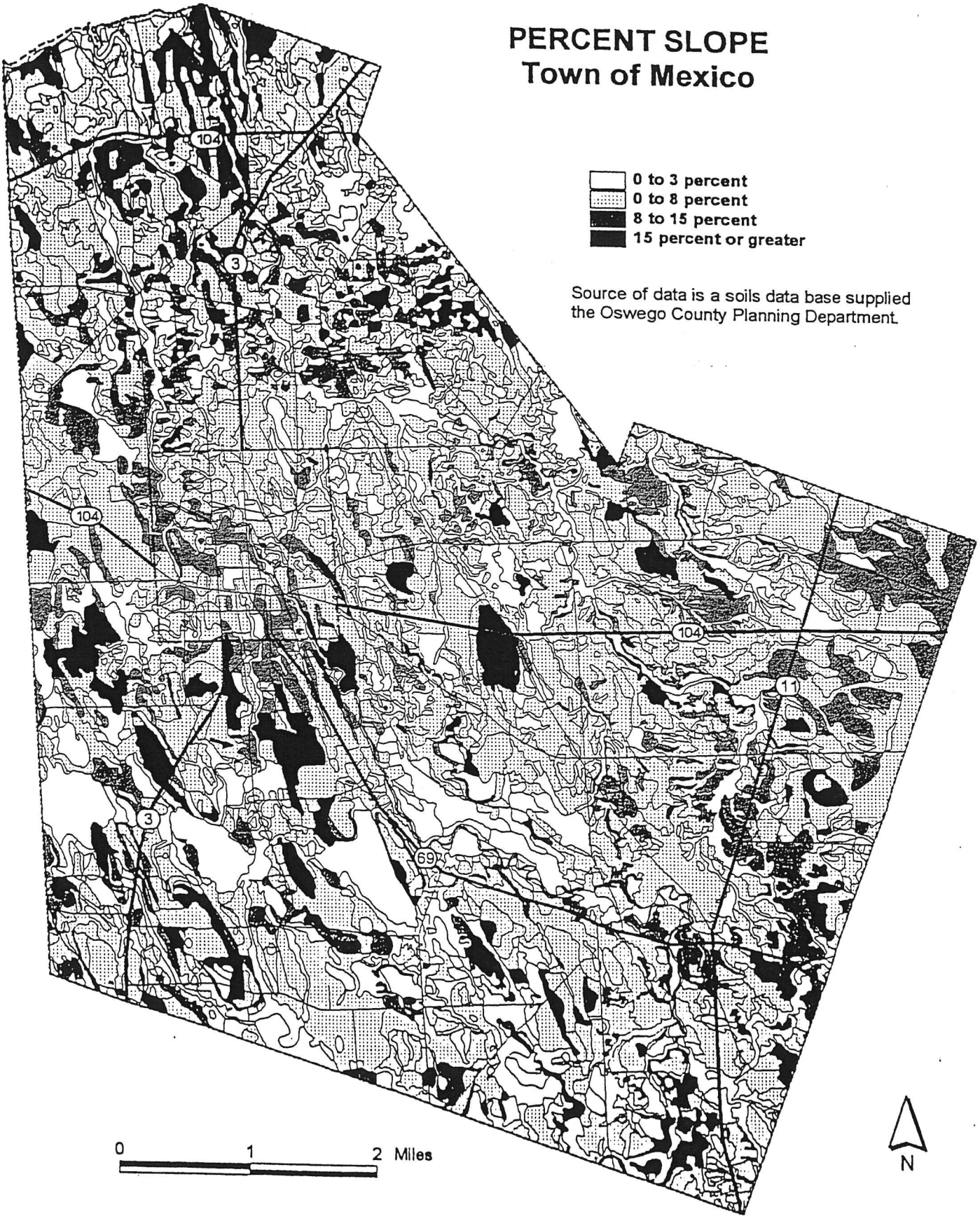
Soil information was derived from maps and soil limitation ratings available from the Oswego County office of the U.S. Department of Agriculture (USDA). Soil mapping for the town has been done on a detailed level and is quite accurate. In the detailed mapping a soil sample is taken about every four acres, on the average. Even so, there is some variability within the soil areas shown on the soils maps, so that for example, where the map may indicate that soils are poor for septic leach fields, it may be possible to find spots within the mapped area which are satisfactory for a leach field. The maps therefore are good information for community planning purposes, but are no substitute for on-site soil testing on a particular site.


PHYSIOGRAPHIC REGIONS
Town of Mexico
Lake Ontario Coastal Plain Ecological Zone
104/B
3
Eastern Ontario Plain
Approximate physiographic zone boundary
104
104
11
3
Oswego Lowlands
69
0
1
2 Miles
N

TOPOGRAPHY
Town of Mexico



PERCENT SLOPE
Town of Mexico



0 to 3 percent
0 to 8 percent
8 to 15 percent
15 percent or greater

Source of data is a soils data base supplied the Oswego County Planning Department.

Considerable amounts of land in the Town of Mexico are underlain by hydric soils. (See Hydric Soils map.) Hydric soils are wetland soils that pose severe limitations for development and very severe limitations for septic systems due to poor drainage and a high water table.

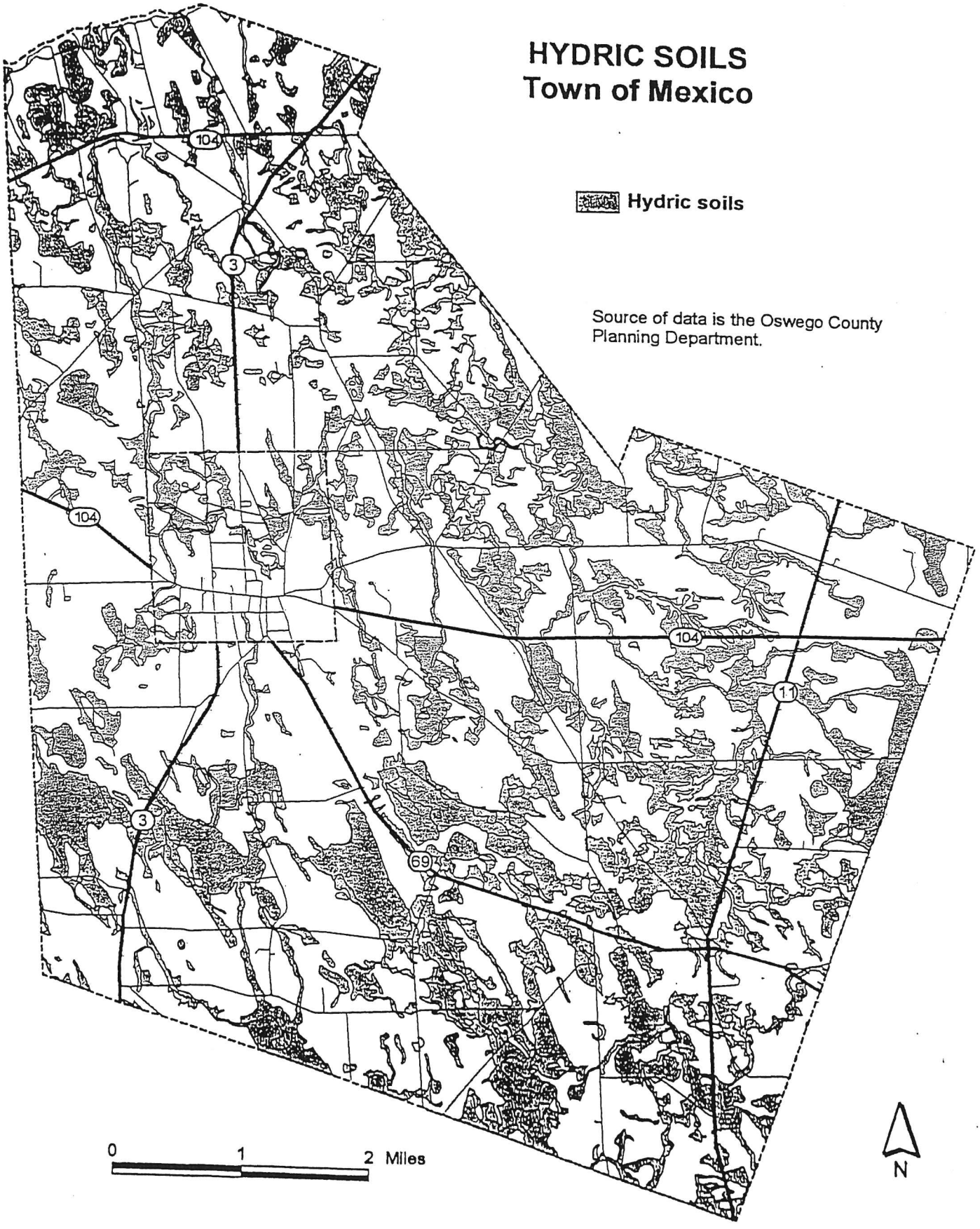
Most of the remaining area is underlain by soils characterized by slow percolation rates and/or a seasonal high water table. These soils are those shown on the Soil Limitations for Septic Systems map as having severe limitations for septic leach fields.

Soils and Septic Systems

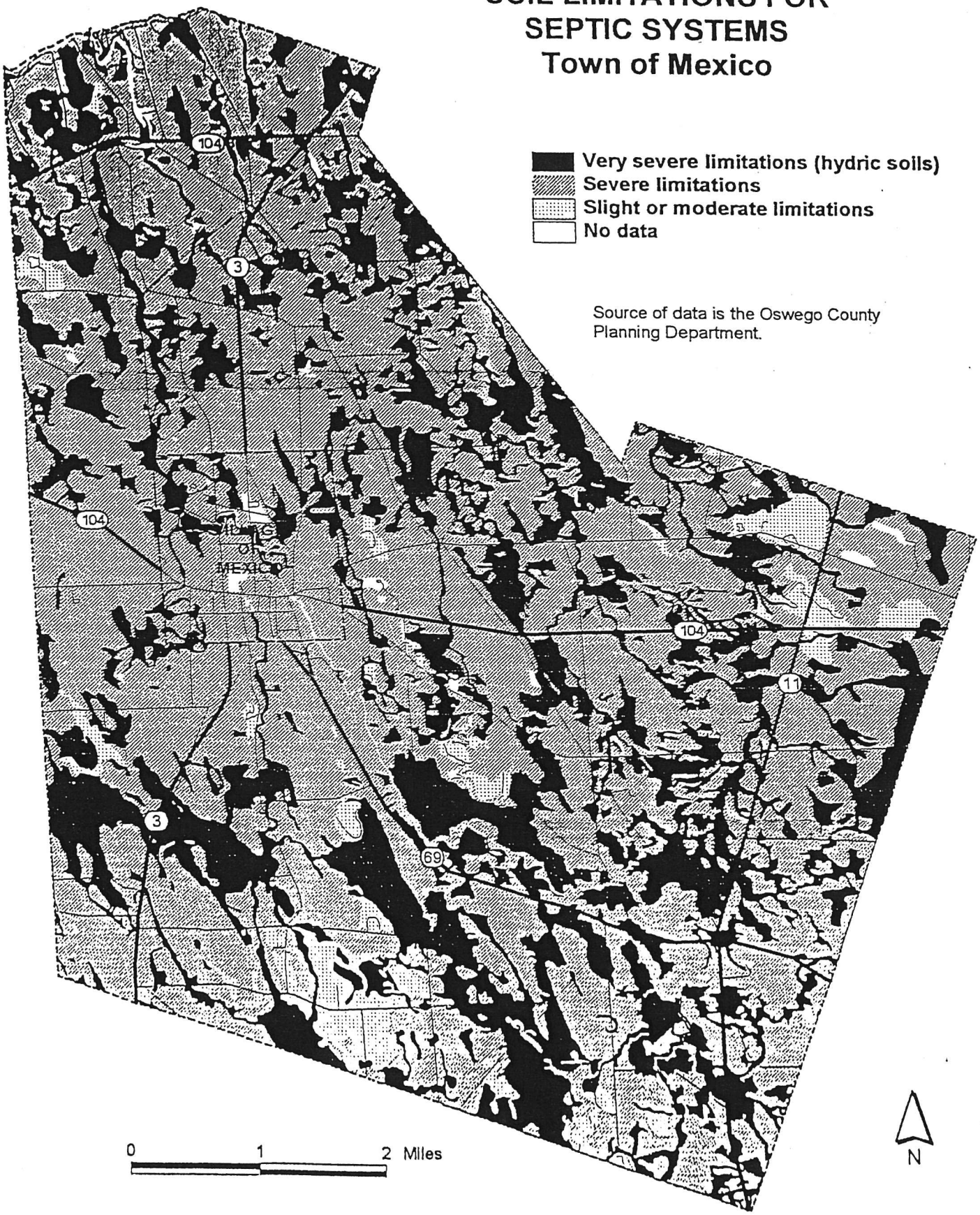
Development is not precluded on soils rated by the USDA as having severe limitations for on-lot septic systems. Rather, this rating means that care must be taken to insure that systems are carefully sited and adequately designed for the soil conditions. In many cases a larger and more costly leach field may be required (more footage of pipes). On soils where more restrictive characteristics prevail, an alternative system may be used. Alternatives include fill or mound systems, and evaporation-absorption (also named "leach bed") systems.

The N.Y.S. Department of Health (DOH) recommends a lot size of at least 20,000 square feet in areas for septic systems in areas underlain by good soils. This space is necessary in order to provide enough room on the lot to place an adequately designed system and meet minimum distance requirements from wells, the house, and property lines. DOH also suggests that if a properly designed system is installed (for example, a fill system), a 20,000 square feet lot size is sufficient even on poor soils. However, there are several reasons why a minimum lot size larger than 20,000 square feet is necessary in order to insure adequate functioning of septic systems.

First, the average duration for a septic leach field is about 15 to 20 years, at which time it reaches capacity and requires replacement. Fill systems are especially prone to reaching a saturation point after which they will not function properly. When a system fails, either a new location on the property must be found to install a new one, or the old leach field and the earth surrounding it must be removed in order to provide adequate space. The latter alternative is very costly. Therefore, a 20,000 square feet lot may not be sufficient in the long run considering that there may be a need for more than one space for a leach field on a property. Second, many failing septic systems are never replaced or made to function properly. Thus, in areas of severe limitations larger lots are necessary to provide property owners with some protection from septic system failure on neighboring properties. Third, the minimum 20,000 square feet lot recommended by DOH assumes that there are no limiting factors due to terrain or shape of the parcel. On oddly shaped lots, and where limiting factors such as wetlands, streams, rock outcrops and other such natural features exist, the minimum lot size should be larger. Finally, the minimum 20,000 square feet lot assumes that the entire site plan for the buildings, driveways, water supply and sewerage system have all been carefully planned in advance of dividing a property into building lots in order to insure that the required setbacks for leach fields can be met. Unfortunately, this is not always the case. In summary, an adequate septic disposal system may be placed upon a 20,000 square feet lot, but only if it is


HYDRIC SOILS
Town of Mexico
Hydric soils
Source of data is the Oswego County Planning Department.
104
3
104
104
11
3
69
0
1
2 Miles
N

SOIL LIMITATIONS FOR SEPTIC SYSTEMS
Town of Mexico



properly planned, is situated on a well shaped parcel of land free from environmental restrictions, is properly maintained, and is replaced when necessary.

For all the above reasons, and considering the poor soils for septic systems in the Town of Mexico, it is recommended that rural zoning districts require a lot size significantly larger than 20,000 square feet.

Streams and Rivers

Watercourses in the Town of Mexico include the Little Salmon River, Sage Creek, Black Creek, Snake Creek, and a number of tributaries. (See Water Features map.) The Little Salmon River is the largest of the watercourses, and is classified as a Class C water body by the New York State Department of Environmental Conservation.

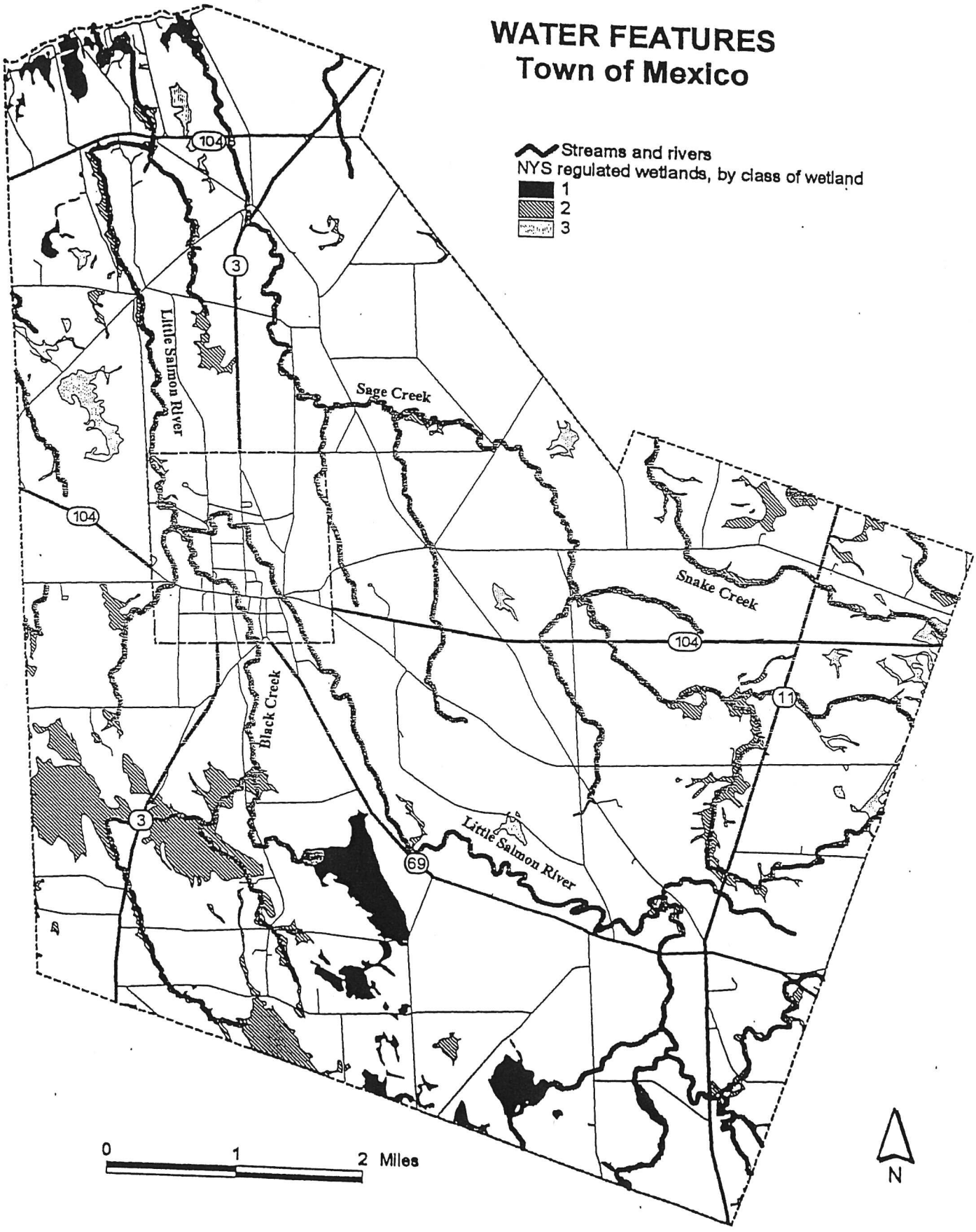
A report published by the Oswego County Water Quality Coordinating Committee indicates that pollutants impair recreational use of the northerly portion of the Little Salmon River near its entrance into Lake Ontario. Fishing, fish propagation, and boating are listed as being impaired by excessive nutrients together with silt and sediment. There is reportedly an abundance of aquatic weeds in shallow areas, due in part from excessive nutrients entering the water from septic systems in the hamlet of Texas. Sources of silt and sediment are suspected to be alteration of the shoreline for housing, and bank erosion created by wakes of recreational and charter powerboats.

In order to prevent further deterioration of water quality in streams and rivers it is suggested that natural vegetation buffers be retained along all watercourses. Vegetation holds the soil in place and prevents bank erosion as well as serving as a filter strip to trap silt and sediment contained in storm water runoff. On smaller streams is also important to retain trees along stream banks for the purposes of providing shade, thereby lowering water temperatures and increasing the oxygen content of the water, thus improving fish habitat.

Wetlands

The Town of Mexico contains a number of wetlands that are regulated pursuant to the New York State Freshwater Wetland Act. (See Water Features map.) The Act requires that a permit be obtained for any activity which would affect wetlands 12.4 acres or more in size, including dredging, filling, draining, and most types of construction in the wetland or within a 100 foot buffer area surrounding the wetland. Most agricultural activities are exempt from regulation. New York State regulated wetlands have been mapped, but the mapping is not accurate enough for site planning. To determine the exact location of a regulated wetland on a proposed development site, a field delineation must be undertaken.

The federal government also regulates wetlands, and the federal definition of a regulated wetland differs from the state definition. The federal regulation includes wetlands smaller than 13.4 acres, and field delineations must be made to map their exact area. Federally regulated wetlands tend to be those characterized by hydric soils. The Hydric Soils map


WATER FEATURES
Town of Mexico
Streams and rivers
NYS regulated wetlands, by class of wetland
1
2
3
104
3
Little Salmon River
Sage Creek
104
Snake Creek
104
11
Black Creek
3
69
Little Salmon River
0
1
2 Miles
N

therefore shows the likely location of federally regulated wetlands in the Town of Mexico. (See Hydric Soils map.)

Wetlands serve several beneficial functions in the natural ecosystem. First, they are important in flood control because they act as storm water retention basins, holding water and releasing it slowly downstream. Eliminating wetlands raises peak flood levels downstream during periods of heavy rain. Second, wetlands recharge groundwater by allowing surface water to slowly settle into the ground. The numerous wetlands in the Town of Mexico undoubtedly serve this function. Third, wetlands help purify surface water. Silt, sediments, nutrients and sewerage, when entering a wetland through a feeder stream become assimilated into the wetland. Silt and sediments settle out, and nutrients are used by plant life. Water leaving the wetland may be considerably more pure than the water entering it. Fourth, wetlands are rich habitat for numerous wildlife species, including waterfowl and fur bearing animals such as muskrats, beaver and others. The Sage Creek Marsh Preserve near Lake Ontario in the Town of Mexico is a prime example of such habitat. Finally, wetlands have aesthetic value by providing visual open space.

Wetlands are fragile environments that can be destroyed by direct dredging and filling, as well as by soil erosion in the surrounding area that can create silt that can fill the wetland over a period of time. Wetlands are unsuitable for development because a seasonal high water table causes wet basements and non-functioning septic systems. Also, wetland soils have a low bearing strength due to their high organic content, and are thereby unsuited for supporting heavy structures.

Groundwater

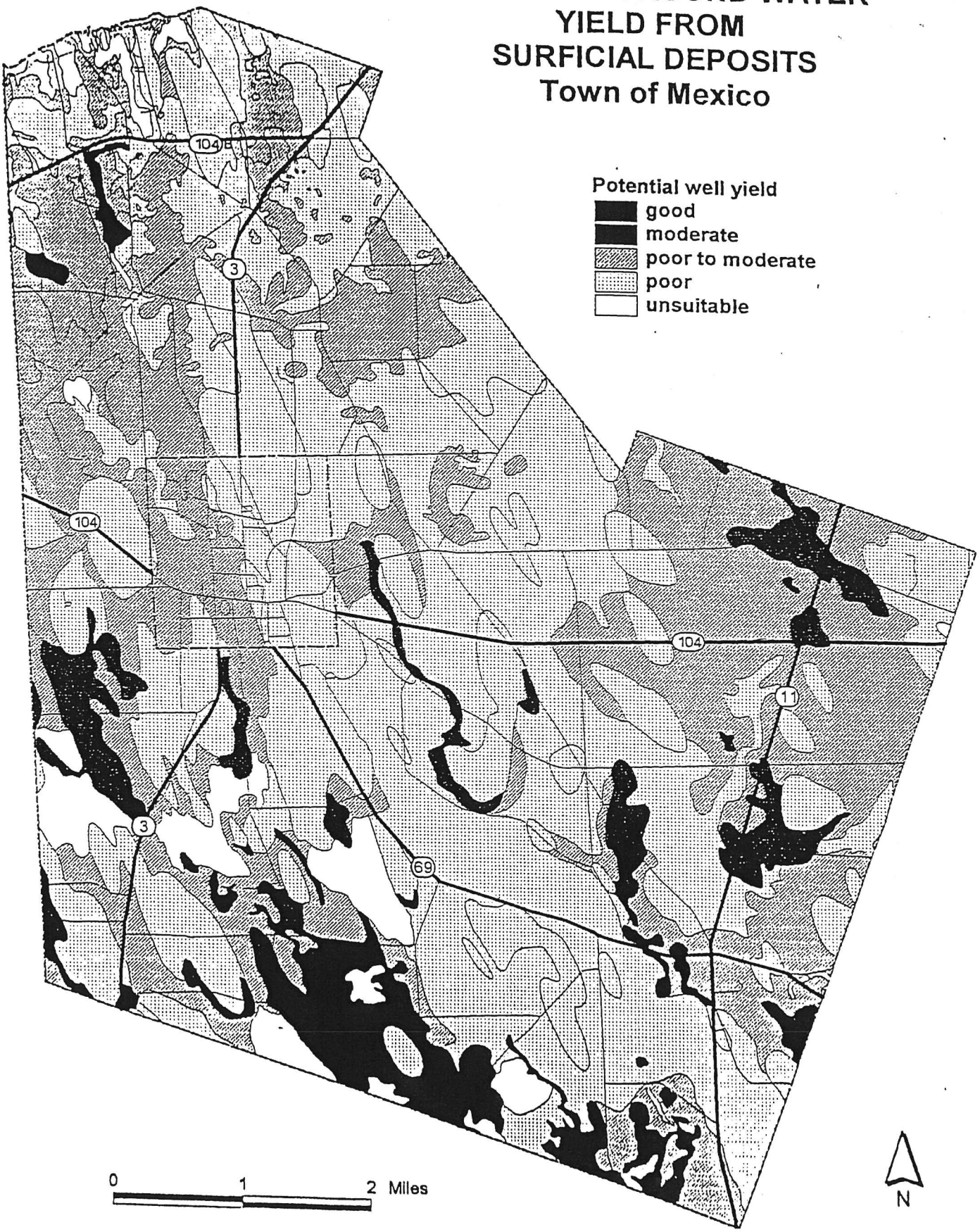
The best indication of the availability of groundwater for individual wells in the Town of Mexico is shown on the Potential Ground Water Yield from Surficial Deposits map. Surficial deposits consist of unconsolidated material lying above bedrock. The depth of these deposits varies considerably. Many of surficial deposits in the Town of Mexico were laid down by retreating glaciers during the past ice age. The best well water yields come from porous materials such as sand or gravel. The yield from clays is much less.

Groundwater may also be obtained by drilling down into the underlying bedrock. Sandstones and limestones tend to have the best yields. However, there is no data available to indicate where the better yield areas in the Town of Mexico are located. Nor is there any available data that shows the quality of groundwater with regard to hardness, odor or taste and other such considerations.

The "Potential Ground Water Yield from Surficial Deposits" map suggests that the higher yield areas are found in the south of town and in some locations in the eastern section of town. Surficial deposits characterized by poor groundwater yields underlie a large portion of town.

There is sufficient groundwater yield in most areas of rural New York to support scattered rural development. However, groundwater yields may be insufficient to support higher

POTENTIAL GROUND WATER YIELD FROM SURFICIAL DEPOSITS
Town of Mexico



development densities that result from increased growth. For this reason, and/or where water quality is poor, many suburbanizing towns have established public water supply systems.

Aquifers

Aquifers are unconsolidated geologic deposits or bedrock that are capable of yielding large quantities of water (usually measured in gallons per minute) for public water supply systems. Public water supply wells are of necessity located in aquifers. Many wells for individual homes or businesses are coincidentally located in aquifers, although high yields are not necessary for single users.

The Town of Mexico contains some significant aquifers as shown on the Groundwater Aquifers map. The map shows the location of aquifers as derived from two different source maps. The more detailed and accurate areas are those identified from the surficial geology map as "kame and kame terrace sand and gravel" or "lake silt and sand" deposits. The more generalized mapped area is derived from a map available from the NYS Department of Health that shows the approximate areas of probable aquifers.

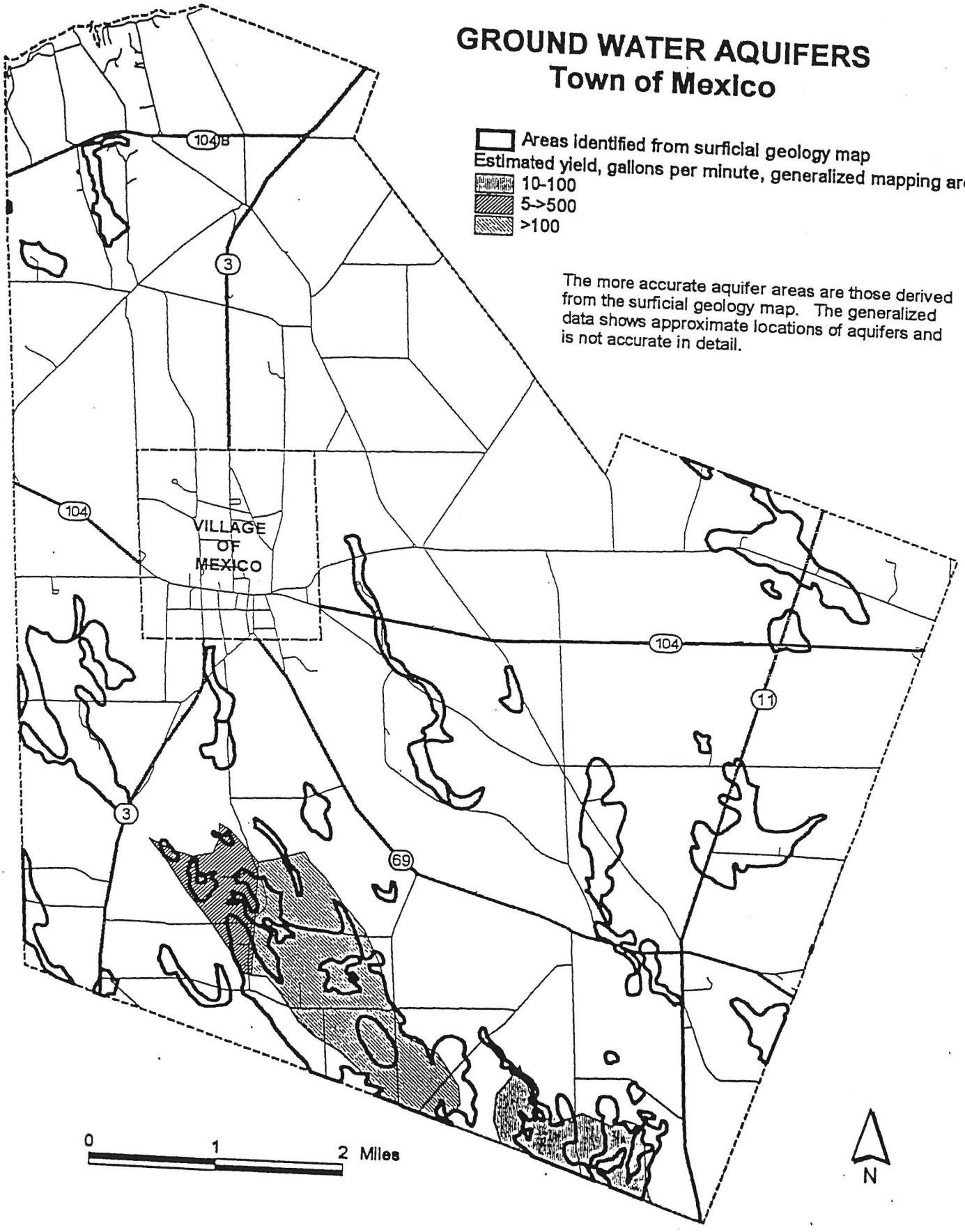
The largest aquifer is the Mexico-Hastings aquifer that extends across the southern section of town from the Town of New Haven border southeasterly to the Town of Hastings border. This aquifer is thought to be composed of primarily ice-contact, kame sand and gravel deposits partially overlain by post-glacial lake sand and silt. It is located within a 25 to 75 feet deep layer of unconsolidated deposits resting upon sandstone and shale bedrock. The general direction of groundwater flow in this aquifer is thought to be to the north-northwest. (Source of above information is the "Wellhead Protection Study, Village of Mexico, New York," Malcom Pirnie, Inc. and the Oswego County Environmental Management Council, Nov. 1999) The Mexico-Hastings aquifer supplies the Village of Mexico public water supply wells.

Another significant aquifer lies north Maple View in the vicinity of the intersection of State Route 11 and Tubbs Road. The Town of Mexico has purchased a parcel of land in this area for a town well that will be used to supply a future public system.

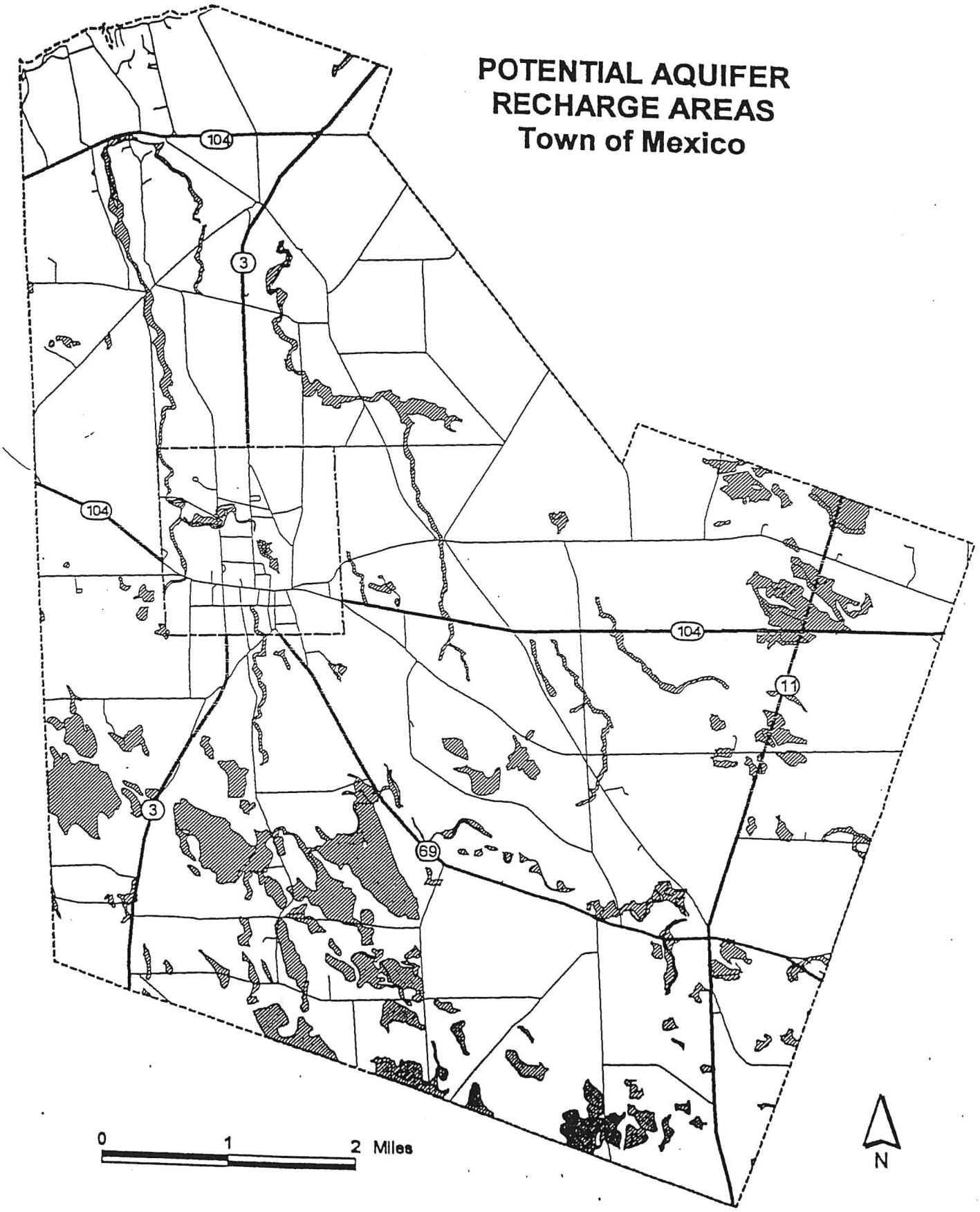
Aquifer Recharge Areas

Aquifer recharge areas are the surface lands where water percolates into the ground and recharges the groundwater supply. A recharge area may be directly above an aquifer, or it may be a considerable distance from it. Groundwater flows slowly, and water percolating into the ground in one area will flow into another. The best recharge areas tend to be flat lands underlain by porous soils such as sand or gravel. Areas with these characteristics in the Town of Mexico are shown on the Potential Aquifer Recharge Areas map.

GROUND WATER AQUIFERS
Town of Mexico



POTENTIAL AQUIFER RECHARGE AREAS
Town of Mexico



Wellhead Protection Zones

Wellhead protection zones are areas surrounding wells that should be protected to prevent contamination of a water supply. Because public water supplies pump large quantities of water, their wellhead protection zones are quite large.

The wellhead protection zone for the Village of Mexico wells was delineated in a 1999 study. ("Wellhead Protection Study, Village of Mexico, New York," Malcom Pirnie, Inc. and the Oswego County Environmental Management Council, Nov. 1999) It is shown on the Wellhead Protection Zone map.

The location of the aquifer recharge area that will supply the future Town of Mexico wells has not been delineated, but the location of the aquifer itself has been identified and is shown on the map.

It is recommended that the suggested water supply protection measures contained in the Village of Mexico Wellhead Protection Study be incorporated into the revised zoning plan. Aquifer protection zoning districts should be created to protect both the village wells and the proposed town wells.

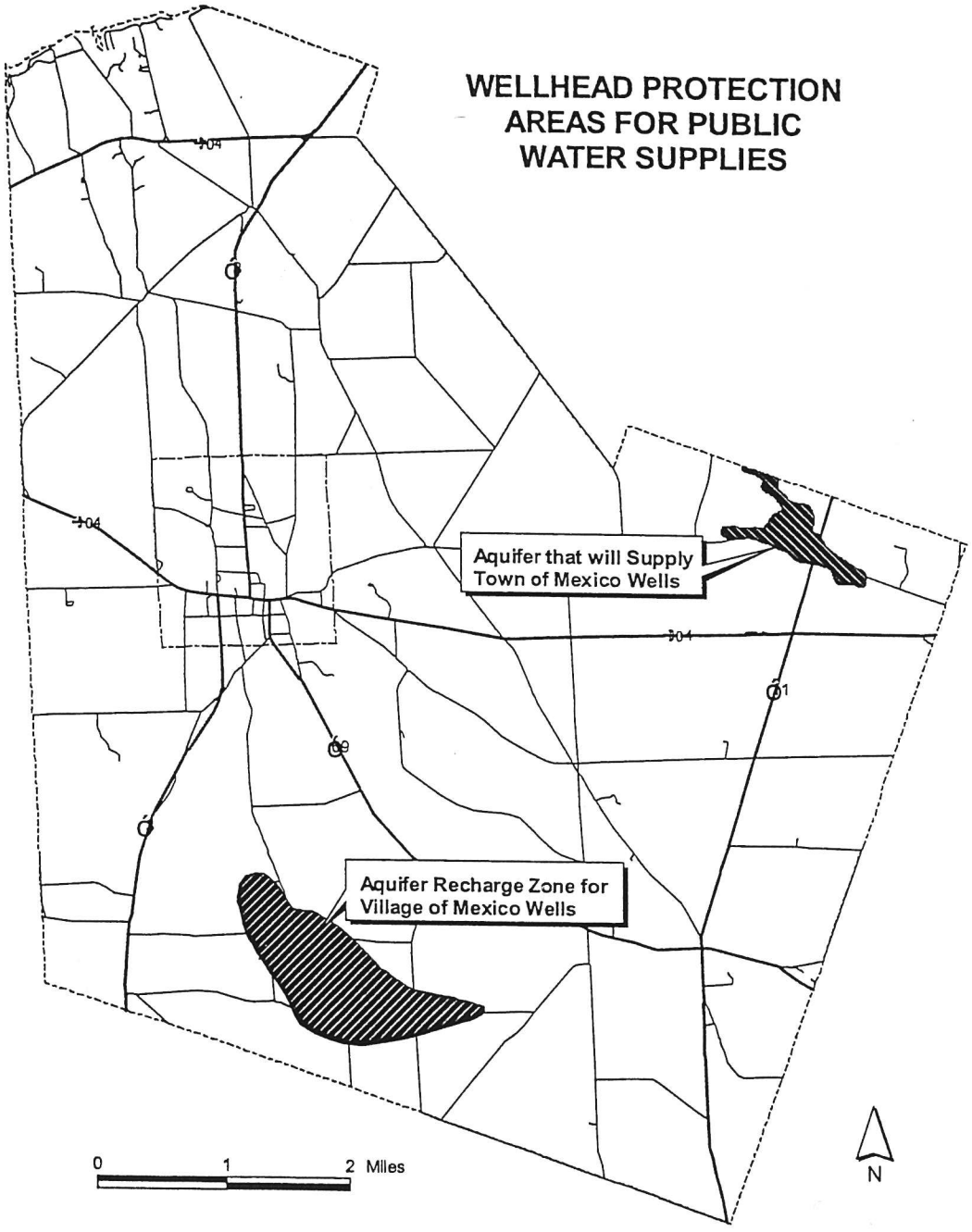
Sources of Sand and Gravel

The best sources of sand and gravel are kame deposits laid down during the past ice age. Kame deposits tend to be deep layers of sand or gravel that are ideally suited for commercial mining. The locations of such deposits in the Town of Mexico are shown on the Sand and Gravel Deposits map.

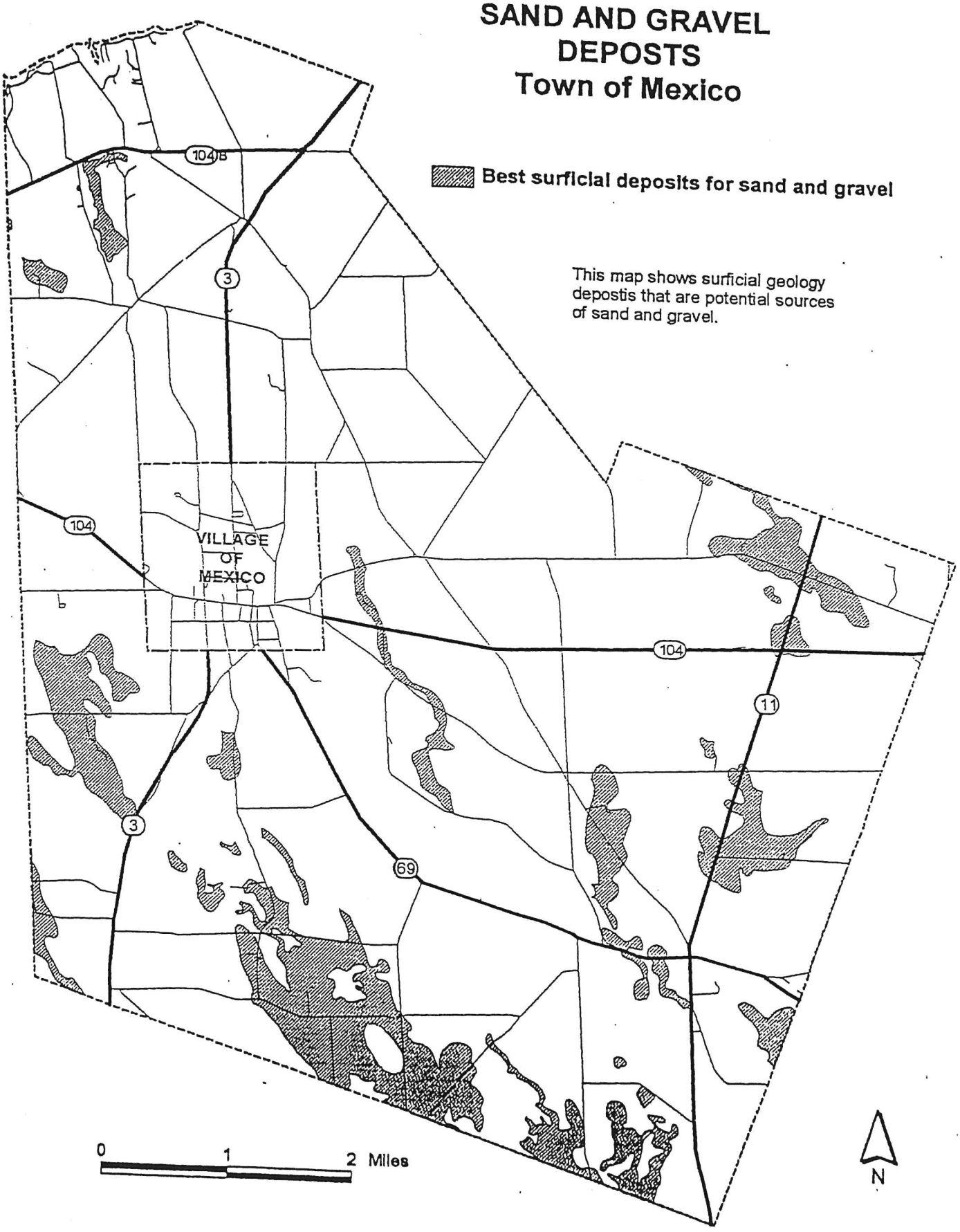
Kame deposits are also the best aquifers in the town, and commercial mining may pose risks to the groundwater supply. As sand or gravel is extracted from the bottom of the pit, the depth of the buffer layer between the land surface and the ground water table diminishes, decreasing the capacity of the ground to absorb pollutants should they be spilled onto the floor of the mine. Pollutants might include gasoline, oil, or other petroleum products spilled on the ground as a result of leaks, accidents, or thoughtless dumping. There is also the possibility of hazardous substances being deposited on the mine floor by illegal dumping. It is therefore recommended that mining operations not be permitted within wellhead protection zones.

Wildlife Habitats

The prime wildlife habitats in the Town of Mexico are probably the larger wetlands in the vicinity of the Lake Ontario shoreline. They are shown on the Water Features map as class 1 New York State regulated wetlands. The Sage Creek Marsh Preserve is a wildlife sanctuary on one of these wetlands. (See Public Lands and Places of Interest map.) Important habitats are also likely to be found on wetlands bordering streams and rivers anywhere in town.


WELLHEAD PROTECTION
AREAS FOR PUBLIC
WATER SUPPLIES
104
104
304
Aquifer that will Supply
Town of Mexico Wells
Aquifer Recharge Zone for
Village of Mexico Wells
0
1
2 Miles
N

SAND AND GRAVEL DEPOSTS
Town of Mexico



Another area of special significance is the "Derby Hill Observatory" located near the Sage Creek Marsh Preserve. This hill is noted for its view of hundreds of migrating hawks following their seasonal migration path along the Lake Ontario shoreline, as well as being an observatory for other birds.

North of State Route 104B is the "Lake Ontario Coastal Zone" region. (See Physiographic Regions map.) This ecological zone is noted as being "extremely important for the migration of birds, particularly neotropical migrants and raptors." "In the spring the shoreline of Lake Ontario is a stop-over area for migrating song birds which rest and forage during the day and fly across Lake Ontario at night. The most common songbird species are Catbird, Yellow Warbler, and Common Yellow throat." "The Lake Ontario Coastal Zone is a very rich habitat areas with an abundance of wildlife and has been identified by the NY Natural Heritage Program as an area of particular rarity." "The area also harbors a number of rare and endangered species and number of significant species." (Oswego County Comprehensive Plan, pp. II-20.)

The entire northern half of town lies within the Eastern Ontario Plain physiographic region. (See Physiographic Regions map.) This region reportedly supports populations of "woodcock, cottontail, ruffed grouse and grey squirrel. Deer and ringneck pheasant populations are small. Fur bearers include raccoon, mink, red fox, grey fox and skunk." (Oswego County Comprehensive Plan, pp. II-11.)

The southern half of town lies within the Oswego Lowlands physiographic region. "Ecological communities in the region include agricultural fields, shrub swamps, forest lands and wetland agricultural fields. Wetlands in the region provide habitat for species such as muskrat, beaver, mink, raccoon and opossum. Upland areas provide habitat for deer, fox, coyote, squirrel, rabbit and mice." (Oswego County Comprehensive Plan, pp. II-9.)

Visual Resources

Important elements of the visual landscape in the Town of Mexico are its rural character, open space views along many of its major travel corridors, and views of Lake Ontario near its shoreline. Much of the rural aesthetic derives from the mixture of farm fields, other open land, and forest together with a low housing density.

Route 104B in the northern section of town is part of the 454-mile Seaway Trail that parallels the shorelines of the St. Lawrence River and the Great Lakes and is marked by signage. National Scenic Byways are transportation corridors of particular nationwide interest containing scenic, cultural, natural, historic and/or archeological resources. The Seaway Trail is a scenic recreational travel corridor containing many points of interest and recreation facilities for tourists and residents alike. Commercial signage is regulated along designated scenic byways. Off-premise advertising signs are not permitted. Preserving aesthetics is especially important along the Seaway Trail, as well as in the entire northern section of the Town of Mexico where tourism and seasonal business supports the local economy.

In order to maintain its open space views, the town should strive to encourage the continuation of agriculture. As farmland is abandoned, some is used for building lots, but much slowly reverts to forest over a period of several years thereby eliminating open space vistas.

Because what most persons see as they travel through the town are the views along major travel corridors, the visual appearance along such corridors is important in retaining rural character, or "how developed" the town looks. For this reason it is suggested that closely spaced "string development" along major highways be avoided, and that, instead, residential subdivisions accessed by short local roads be encouraged. It is also suggested that commercial uses not be permitted along many stretches of rural arterial highways.

Where commercial uses are permitted along major travel corridors they should be designed with aesthetics in mind, for example by requiring that a landscaping plan be prepared by the applicant and approved by the Planning Board. Also, signage should be controlled.

Also important in retaining scenic quality are preventing the accumulation of unsightly junk, and not permitting commercial uses that would detract from the scenic character of the area.

Historical Resources

Both the Town and Village of Mexico have a rich historical architectural heritage, and both have been active in listing their sites on the National Register of Historic Places. The Village has a national historic district containing 55 properties. At present there are five properties in the Town listed on the National Register:

Charles Stillman House
Joseph Slack House
Octagon barn
Arthur Tavern
Phineas Davis House

By contrast, most towns in Oswego County have few or no properties listed on the National Register of Historic Places.

The most significant historical site is the state owned Spy Island Historical Site on the shore of Lake Ontario. In addition there are some rural cemeteries, including the Mexico Primitive Cemetery, Arthur Cemetery, Wellwood Cemetery, St. Annes Cemetery, French Street Cemetery, and the Maple View Cemetery. (See Public Lands and Places of Interest map.)

While some significant steps have been taken to preserve sites of local historical significance in the Town of Mexico, more could be done. First, listing on the National Register is primarily a recognition program and does not protect the integrity of the properties so listed from impacts of neighboring development, or prevent architecturally significant structures from being demolished or modified in such a manner than diminishes their historical value. Second, there may be several sites of local importance that are not seemed significant enough

to qualify for national or state listing. For instance, according to real property tax records there are 84 homes in the Town of Mexico that are recorded as being contstructed prior to 1870. (See Houses Built Prior to 1870 map.) Many such homes may be worthy of local recognition.

Among the additional steps that could be taken to preserve sites of historic interest in the Town of Mexico are the following.

(1) Participate in the Heritage Foundation countywide Plaque program. The Heritage Foundation has undertaken a survey of locally important historical and archeological sites. In addition, they have sponsored a recognition program whereby each property can display a plaque which denotes the historical significance of the property.

(2) Undertake a notification program to foster private, voluntary preservation. In such a program each owner of an identified property is made aware of the significance their site and why it deserves protection. Frequently owners are willing to preserve their properties once they learn of their significance.

(3) Incorporate provisions to minimize adverse impacts of new development on historical sites into land use regulations. This should include Planning Board review of adjacent development to insure compatibility with historic sites by requiring green space buffers, vegetative screening, and other measures.

Highways

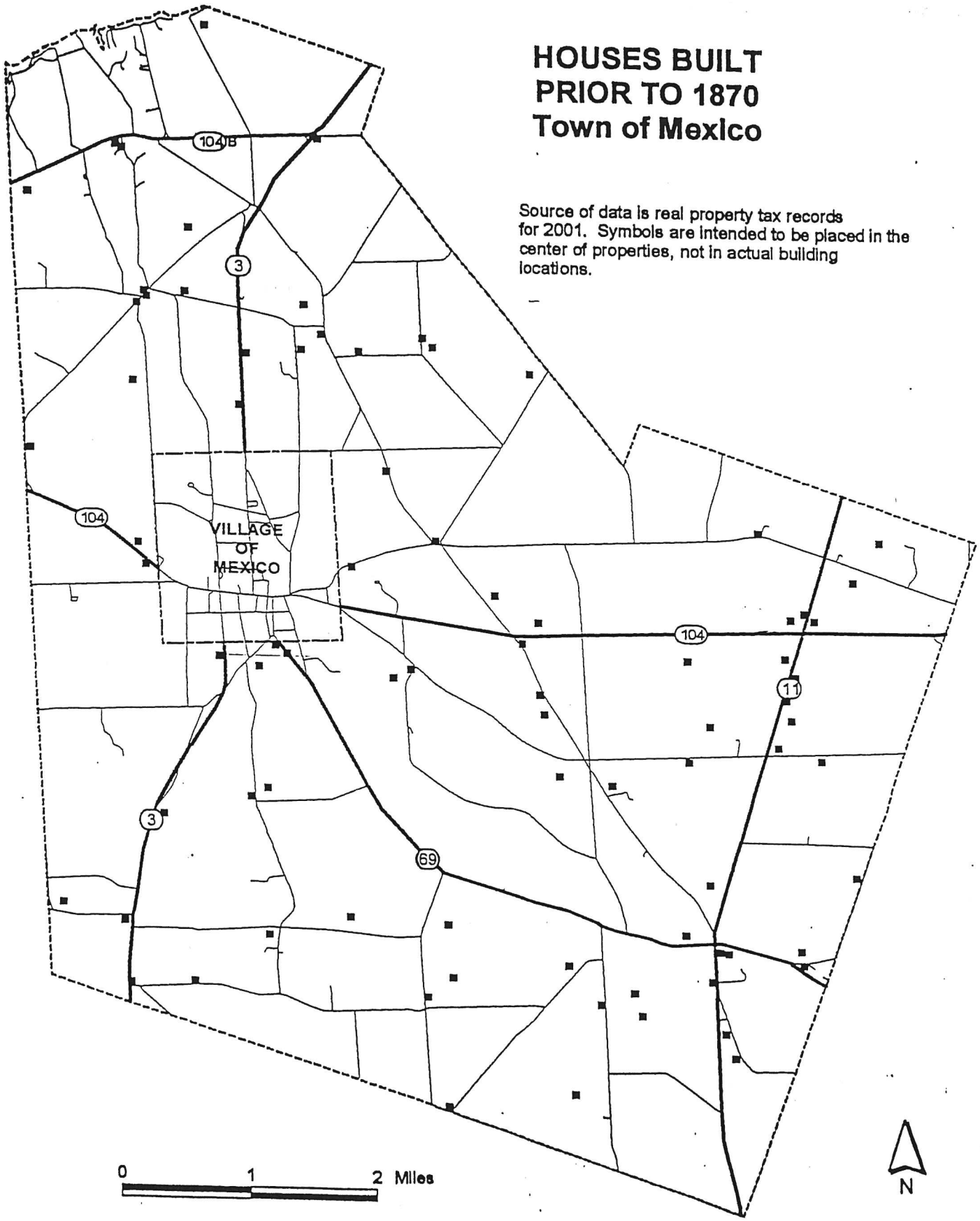
A network of state, county and town highways serves the Town of Mexico. (See Town of Mexico map.) The NYS Department of Transportation (NYS DOT) assigns a functional classification rating to all state highways to indicate their role in the regional and state transportation system. (See Functional Classification of State Highways map.) Classifications are based upon a highway's role in the highway network. Rural arterial highways are designed to serve high-speed longer-distance automobile and truck traffic, and link long distance locations together, such as a route traversing the state in a north-south direction or a route linking one region to another. Arterials are designed to high standards because they tend to serve high traffic volumes and long distance truck traffic. Collector highways generally serve shorter-distance travel and/or lighter traffic volume. Functional classification ratings are a factor used in determining design standards and maintenance priorities for highways by the NYS DOT . State Route 104 is assigned the rating of principal arterial, highest functional classification rating in the Town of Mexico.

Interstate 81, another principal arterial, runs in a north-south direction just to the east of the Town of Mexico, and is readily accessible from State Route 11 and the easternmost section of State Route 104.

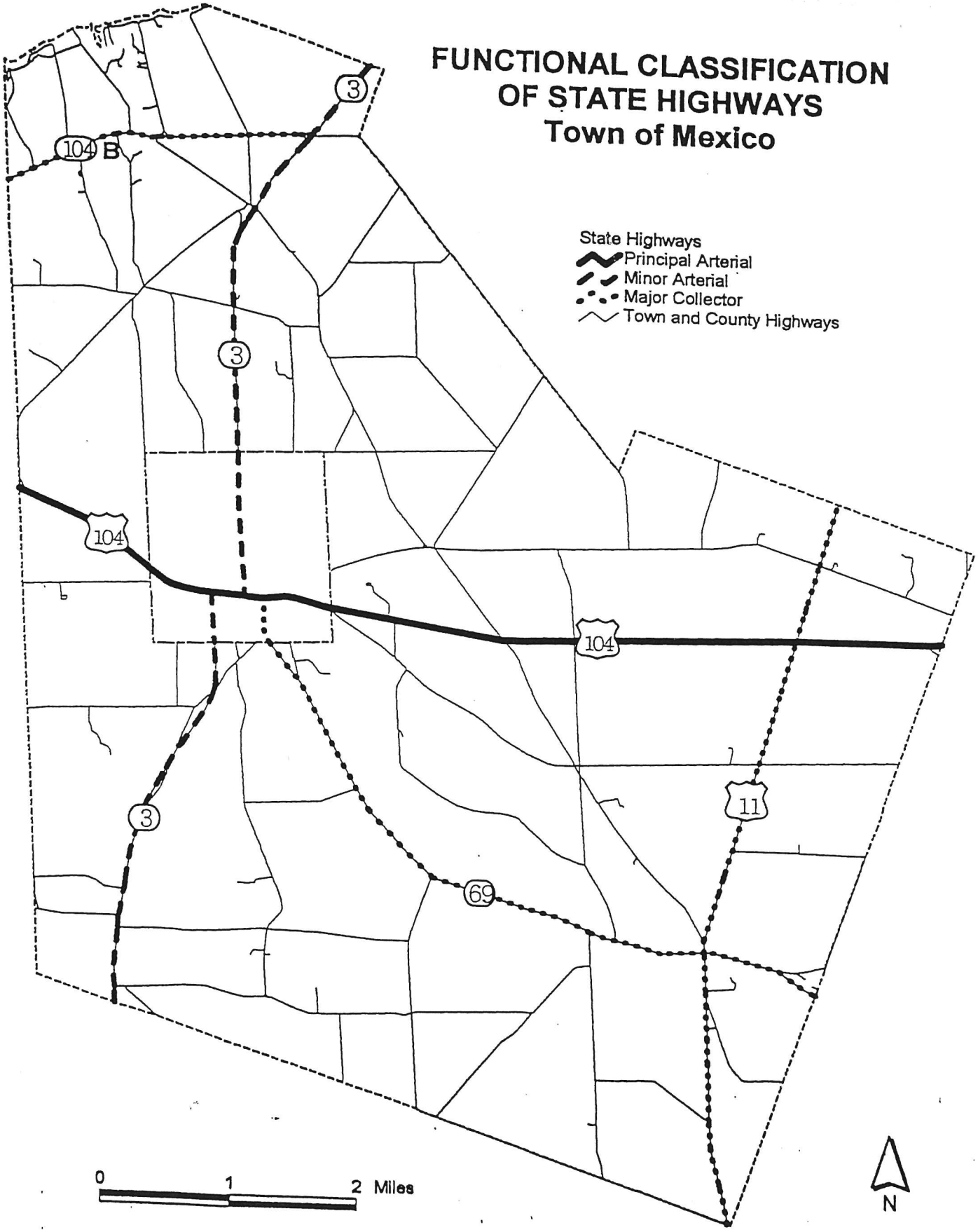
In general, the best locations for commercial or industrial uses are those along state highways because they are designed to higher standards than county or town highways. Road pavement widths of 22 feet with 6 foot shoulders are preferable for truck traffic. Most county or town

HOUSES BUILT PRIOR TO 1870
Town of Mexico

Source of data is real property tax records for 2001. Symbols are intended to be placed in the center of properties, not in actual building locations.



FUNCTIONAL CLASSIFICATION OF STATE HIGHWAYS
Town of Mexico



highways do not meet these standards, commonly being only 18 feet wide with narrow shoulders.

Public Transportation

There are two public transportation systems serving the Town of Mexico. (See Public Transportation and Potential Bike Routes map.) Centro of Oswego, Inc. provides bus service to cities of Oswego and Fulton, and the State University of New York at Oswego, and has a route that loops through the Village of Mexico past BOCES. Oswego Counties Opportunities, Inc. (OCO) has a bus route that links the Village and Town of Mexico to Pulaski to the north and to Parish, Central Square and other points to the south.

Areas served by public transportation are good locations for businesses, employment centers, and for more dense housing than would otherwise be found in rural areas. Areas served by bus service are particularly well suited for affordable housing alternatives such as senior citizen housing, apartments, mobile home parks, or other types of housing where some residents may not own or operate automobiles.

Potential Bike Routes

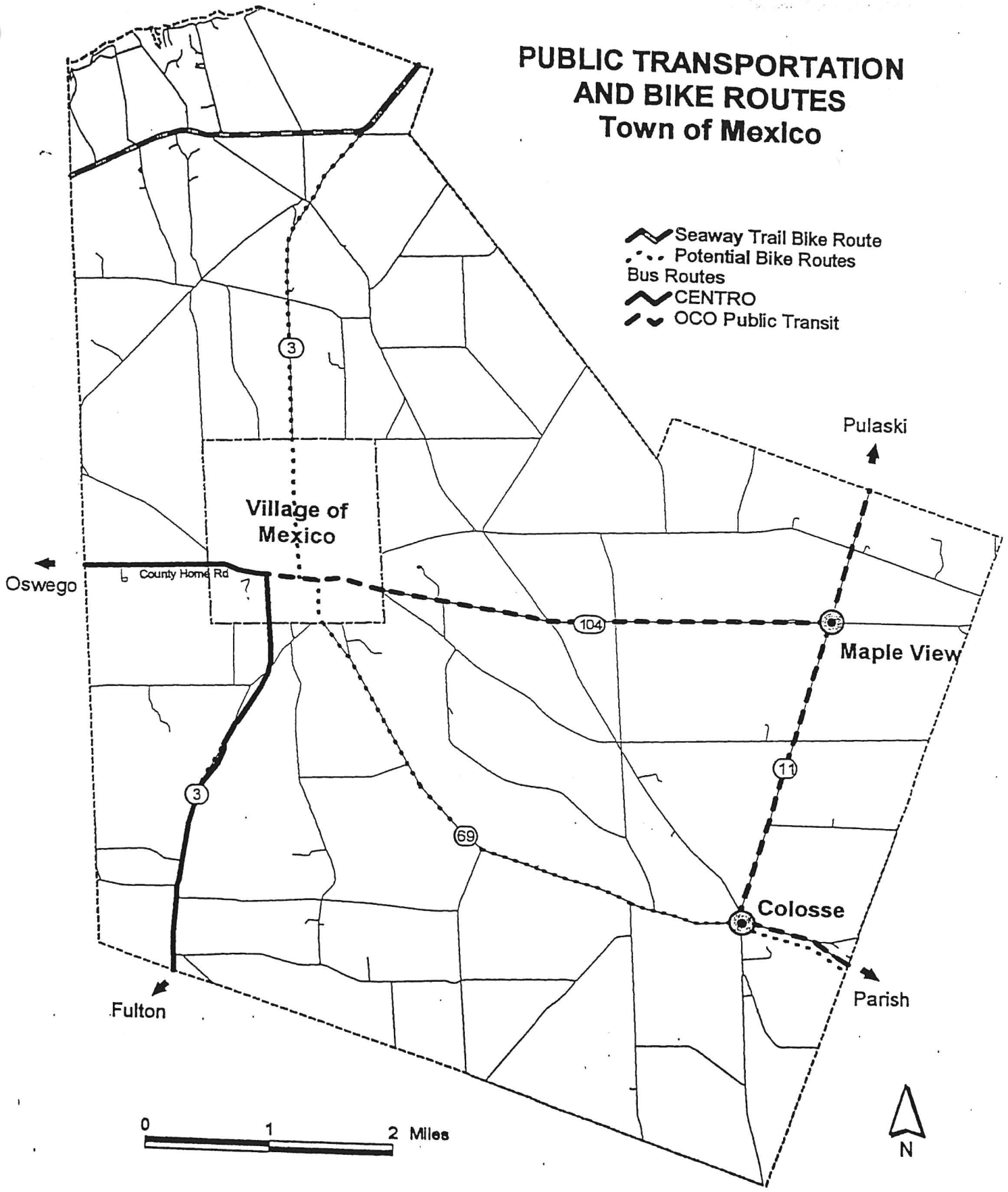
The Oswego County Comprehensive Plan has identified a potential bike route through the Town of Mexico as part of a possible regional network. (See Public Transportation and Bike Routes map.) State Route 3 north of the Village of Mexico would provide a link to the Seaway Trail, and State Route 69 would connect Mexico with the Village of Parish and points east.

Water and Sewer Systems

At present, almost all development in the Town of Mexico is served by on-lot individual water and sewer systems.

The Village of Mexico has a public water system that draws from three wells located in the Town of Mexico off Pumphouse Road. This water district does serve some properties that lie between the wells and the village line within the town. Dependable yield from the village water system is believed to be 550,000 gallons per day, whereas the average daily demand is only about 440,000 gallons per day, leaving considerable excess capacity. (These figures are taken from the Oswego County Comprehensive Plan published in 1997.) At the present time there are no plans to extend the village water system further into the town.

The Town of Mexico is currently pursuing the establishment of a public water system in the eastern section of town in the vicinity of State Route 11. The purposes of establishing this system are severalfold. First, the town seeks to attract commerce and industry in order to provide jobs and improve the tax base. One of the prerequisites for industrial sites and industrial parks is a public water supply that can supply adequate water for sprinkler systems and fire fighting needs. Second, fire fighting capabilities will be improved with the provision


PUBLIC TRANSPORTATION
AND BIKE ROUTES
Town of Mexico
Seaway Trail Bike Route
Potential Bike Routes
Bus Routes
CENTRO
OCO Public Transit
Pulaski
Village of
Mexico
Oswego
County Home Rd
104
Maple View
11
3
3
69
Colosse
Fulton
Parish
0
1
2 Miles
N

of hydrants. And third, it would provide a higher quality and more dependable water supply than is found in many sections of town.

There are no plans at present for establishment of a public sewer system in the town. The Village of Mexico system serves the village plus the BOCES building located on County Home Road. The treatment plan is designed for an average flow of 300,000 gallons per day, the present flow is approximately 230,000 gallons per day, leaving excess capacity of about 70,000 gallons per day. (These figures are taken from the Oswego County Comprehensive Plan published in 1997.)

Age Structure of the Population

Examination of the age structure of the Town of Mexico population reveals that it has a demographic profile typical of a rural town undergoing suburbanization. (See Table 1 and Figure 1.) There is a significantly higher than average percentage of population in the 35 to 54 year old age bracket. It is apparent that during the past two decades the town has been attracting families of middle age with school aged children. This demographic group has been responsible for much of the new residential growth in the town as families seek to purchase homes. There is every reason to believe that the in-migration of middle aged families will continue in the future, creating a continual market for new homes and fueling future population growth. Migration of middle aged adults is also accompanied by an increase in school aged children. School populations are therefore also likely to continue to increase.

Conversely, there is a much lower than average number of young adults in the 20 to 24 year old age group. This pattern is typical of rural areas where persons leaving high school migrate out of town in search of jobs, higher education, and/or suitable housing. Cities and villages, where more rental housing is available, tend to have higher proportions of young adults.

There is also a somewhat lower than average percentage of senior citizens, again typical of rural areas and reflecting lack of appropriate housing in the form of apartments, senior citizen housing complexes and other affordable alternatives.

One of the most significant demographic trends that will impact the Town of Mexico in the future is a very large increase in the number of senior citizens. This is part of a national and state trend. There is a "bulge" in the Town of Mexico population age graph currently centered on persons aged in their mid-40's. This group will be in their mid-60's by the year 2020, and will constitute a sizeable increase in the proportion of older persons in the town.

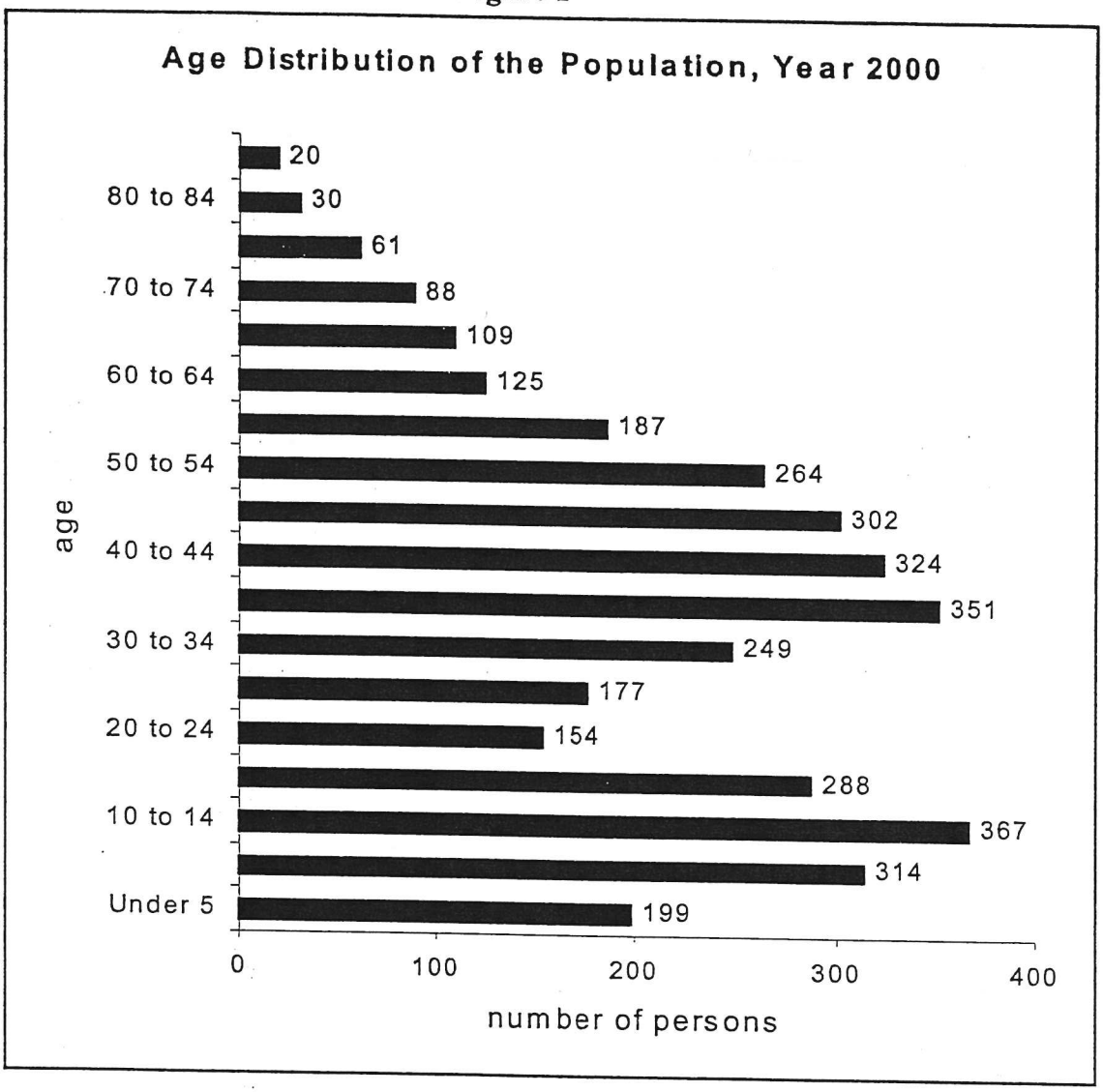
It is therefore recommended that the Town of Mexico address the need for affordable senior citizen housing and other needs of the older population in updating its comprehensive plan and land use regulations. This includes providing for assisted living facilities and nursing homes as well as for housing in the form of apartments, senior citizen units, and mobile home parks.

Table 1

Age Distribution of the Population

Age	Town of Mexico (exclusive of village) number of persons	Town of Mexico (exclusive of village) percent of total	Oswego County number of persons	Oswego County percent of total	Town of Mexico Compared to Oswego County (% Mexico minus % Oswego)
Under 5	199	5.5	7585	6.2	-0.7
5 to 9	314	8.7	9425	7.7	1.0
10 to 14	367	10.2	9931	8.1	2.1
15 to 19	288	8.0	10062	8.2	-0.2
20 to 24	**154**	**4.3**	**9105**	**7.4**	**-3.2**
25 to 29	177	4.9	6730	5.5	-0.6
30 to 34	249	6.9	8338	6.8	0.1
35 to 39	**351**	**9.7**	**10275**	**8.4**	**1.3**
40 to 44	**324**	**9.0**	**10039**	**8.2**	**0.8**
45 to 49	**302**	**8.4**	**8791**	**7.2**	**1.2**
50 to 54	**264**	**7.3**	**7755**	**6.3**	**1.0**
55 to 59	187	5.2	5961	4.9	0.3
60 to 64	125	3.5	4505	3.7	-0.2
65 to 69	109	3.0	3878	3.2	-0.1
70 to 74	88	2.4	3494	2.9	-0.4
75 to 79	61	1.7	2957	2.4	-0.7
80 to 84	30	0.8	1985	1.6	-0.8
85 plus	20	0.6	1561	1.3	-0.7
Total	3609	100.0	122377	100.0	0.0

Figure 1



Population Growth Trends

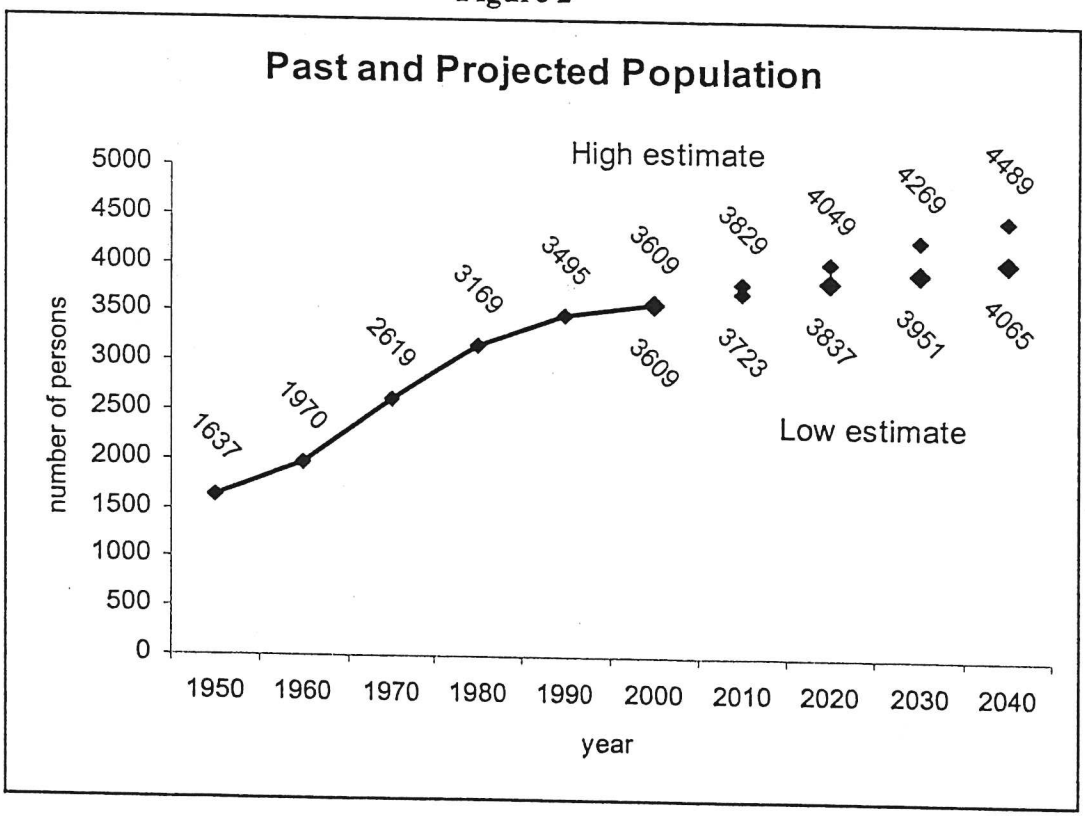
The Town of Mexico has experienced steady population growth for the past five decades as a result of its favorable location within commuting distance of major employment centers and available rural land. Population growth was most rapid during the 1970's and 1980's, and diminished somewhat during the 1990's, probably reflecting a variety of factors including the state of the regional and economy and a trend toward smaller family size.

Table 2

Past and Projected Population

Year	Low Estimate	High Estimate
1950	1637	1637
1960	1970	1970
1970	2619	2619
1980	3169	3169
1990	3495	3495
2000	3609	3609
2010	3723	3829
2020	3837	4049
2030	3951	4269
2040	4065	4489

Figure 2



Should past trends continue, it is estimated that the population of the Town of Mexico, exclusive of the Village of Mexico, will grow from its present 3609 persons to somewhere between 3837 and 4049 persons by the year 2020, and to between 4065 and 4489 persons by the year 2040.[1]

Table 3

Population Trends, Oswego County Towns (exclusive of villages), 1980 to 2000
Ranked by 1990-2000 Numerical Increase

	Total Population			Percent Increase		Numerical Increase	
				1980 to	1990 to	1980 to	1990 to
Town	1980	1990	2000	1990	2000	1990	2000
Scriba	5455	6472	7331	19%	13%	1017	859
Hastings	5677	6442	7157	13%	11%	765	715
Volney	5358	5676	6094	6%	7%	318	418
Sandy Creek	1909	2068	2484	8%	20%	159	416
Hannibal	3347	4003	4415	20%	10%	656	412
Constantia	3457	4084	4383	18%	7%	627	299
Amboy	836	1024	1312	22%	28%	188	288
Parish	1637	1952	2182	19%	12%	315	230
New Haven	2421	2778	2930	15%	5%	357	152
Mexico	**3169**	**3495**	**3609**	**10%**	**3%**	**326**	**114**
Palmero	3253	3582	3686	10%	3%	329	104
Orwell	1031	1171	1254	14%	7%	140	83
Williamstown	1008	1279	1350	27%	6%	271	71
Boylston	390	443	505	14%	14%	53	62
Redfield	459	564	607	23%	8%	105	43
West Monroe	3482	4393	4428	26%	1%	911	35
Albion	1383	1707	1732	23%	1%	324	25
Granby	6341	7013	7009	11%	0%	672	-4
Richland	5594	5917	5824	6%	-2%	323	-93
Pulaski	2415	2525	2398	5%	-5%	110	-127
Minetto	1905	1822	1663	-4%	-9%	-83	-159
Schroeppel	5659	6496	6315	15%	-3%	837	-181
Oswego	7865	8027	7278	2%	-9%	162	-749
Average	**3306**	**3692**	**3824**	**14%**	**6%**	**473**	**218**

Table 3 shows that the Town of Mexico experienced about average growth among Oswego County towns during the past decade. The most rapidly growing towns in the county tended to be those near the employment centers of Syracuse or Oswego, with municipalities to the

[1] The population projection methodology is summarized as follows. A 10-year trend and a 20 year trend was calculated for growth in the number of housing units for the Town of Mexico exclusive of the Village. The 10-year trend was 77 housing units per decade, and the 20 year trend was 348 units per 20 years, or 178 units per decade. Housing projections for future years were then calculated assuming a constant numerical increase per decade. The number of housing units was multiplied by an assumed 2.4 persons per household to derive the population projections. The low estimates are therefore based upon the assumption that the growth trend of the past 10 years will continue into the future, and the high estimates are based upon the assumption that the trend of the past 20 years will continue.

south of Mexico experiencing relatively rapid growth. As land for building lots in such towns becomes scarcer, as land prices rise, and as people continue to seek rural settings for their homes, the Town of Mexico may become even more attractive for new development than in the past.

Housing Trends

According to the United States Census there were 1490 housing units in the Town of Mexico in the year 2000. (See Tables 4 and 5.) Most of these units were single-family dwellings (1041), but a large number were reported to be mobile homes (410). Of the "other housing types" shown on Table 4, there were no multi-family units in the Town of Mexico (exclusive of the Village).

Table 4

Number of Dwelling Units, by Type, 1990 and 2000

	1990	2000	Numerical Change	Percent Change
Single Family Dwellings				
Village of Mexico	375	414	39	10.4%
Town exclusive of Village	907	1041	134	14.8%
Total	1282	1455	173	13.5%
Mobile Homes				
Village of Mexico	52	58	6	11.5%
Town exclusive of Village	455	410	-45	-9.9%
Total	507	468	-39	-7.7%
Other Housing Types (a)				
Village of Mexico	265	262	-3	-1.1%
Town exclusive of Village	51	26	-25	-49.0%
Total	316	288	-28	-8.9%

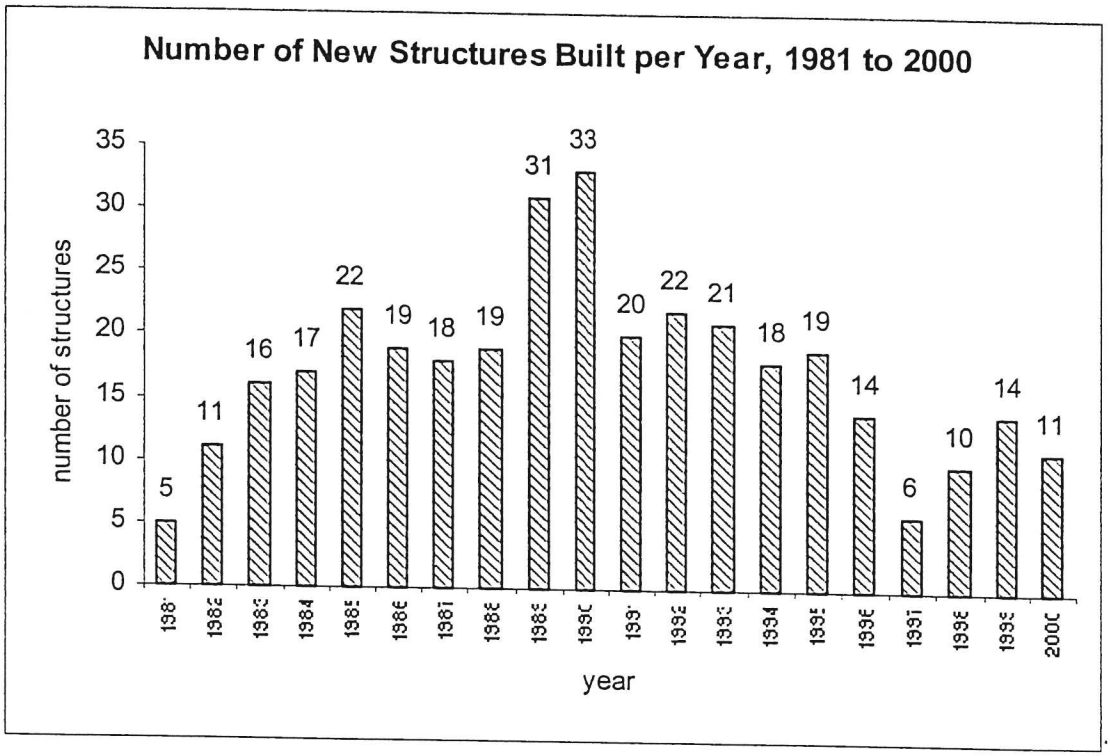
Source: U.S. Census

(a) Includes 2-family and multi-family dwellings, and RV's

Census data shows a decrease in the number of mobile homes in the Town from 1990 to 2000. However, it is unlikely that this was actually the case. It may be a reporting inconsistency from one census year to the next, or it may be that mobile homes with additions subsequently built on them were reported as single family dwellings in the year 2000. The data does suggest, though, that demand for mobile home sites has diminished from previous years.

The number of housing starts in the Town (exclusive of the Village) increased during the 1980's, peaked in 1990, and has slowed down somewhat during the latter 1990's. (See Table 5. Note that this data does not include mobile homes.)

Table 5



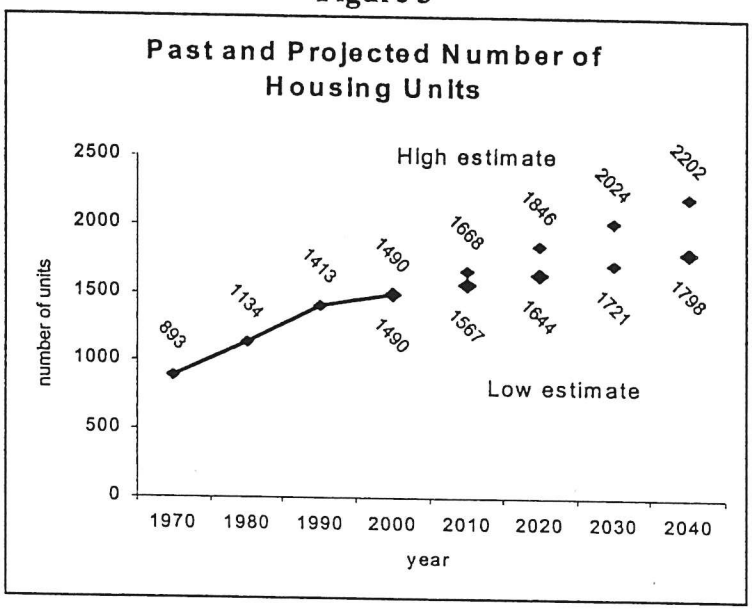
If past trends continue there will be a significant increase in the number of housing units in the future, rising from a current total of 1490 to between 1644 and 1846 units in the year 2020, and to between 1798 and 2202 units in the year 2040. (See Table 5 and Figure 3.)

Table 6

Past and Projected Number of Housing Units

Year	Low Estimate	High Estimate
1970	893	893
1980	1134	1134
1990	1413	1413
2000	1490	1490
2010	1567	1668
2020	1644	1846
2030	1721	2024
2040	1798	2202

Figure 3



It may be concluded from the housing trends that the Town of Mexico is now at a critical stage in its development. The Town is still rural in character, but a substantial amount of new housing will significantly impact the landscape in the future. Data suggests that the largest demand will be for conventional single family dwellings, not for mobile home sites. In order to accommodate these trends, the land use plan and regulations should be revised accordingly.

Growth Trend Pattern

The pattern of new construction during the past two decades is shown on the 20 Year Growth Trend map. Almost all the 348 structures depicted on the map are single family dwellings. Growth was spread relatively evenly throughout the town, with no clear area of concentration present.

Most development has taken place one house at a time along existing highways rather than within residential subdivisions where a local access road has been constructed. This form of development – one house at a time along existing highways -- is typical of rural areas in early stages of suburbanization. In later stages more residential subdivisions are created on short access roads as land available for building lots along existing highways becomes scarcer. The Town of Mexico may expect some development of this form in the future.

Tax Base

The total value of all properties in the Town of Mexico (exclusive of the Village) in the year 2001 exceeded 110 million dollars.[2] (See Figure 4 and Table 7.)

[2] The 110 million-dollar figure represents the equalized assessed value of property. Properties in the Town of Mexico have been assessed at 10 percent of their true value.

20 YEAR GROWTH TREND
Town of Mexico

This map shows residentail structures built from 1981 to 2001, excluding mobile homes. (Comparable data is unavailable for mobile homes.) There were 348 such structures, or an average of about 17.5 per year.

Point symbols are intended to be placed in the center of properties, not at actual locations.

Source of data is real property tax records for 2001.

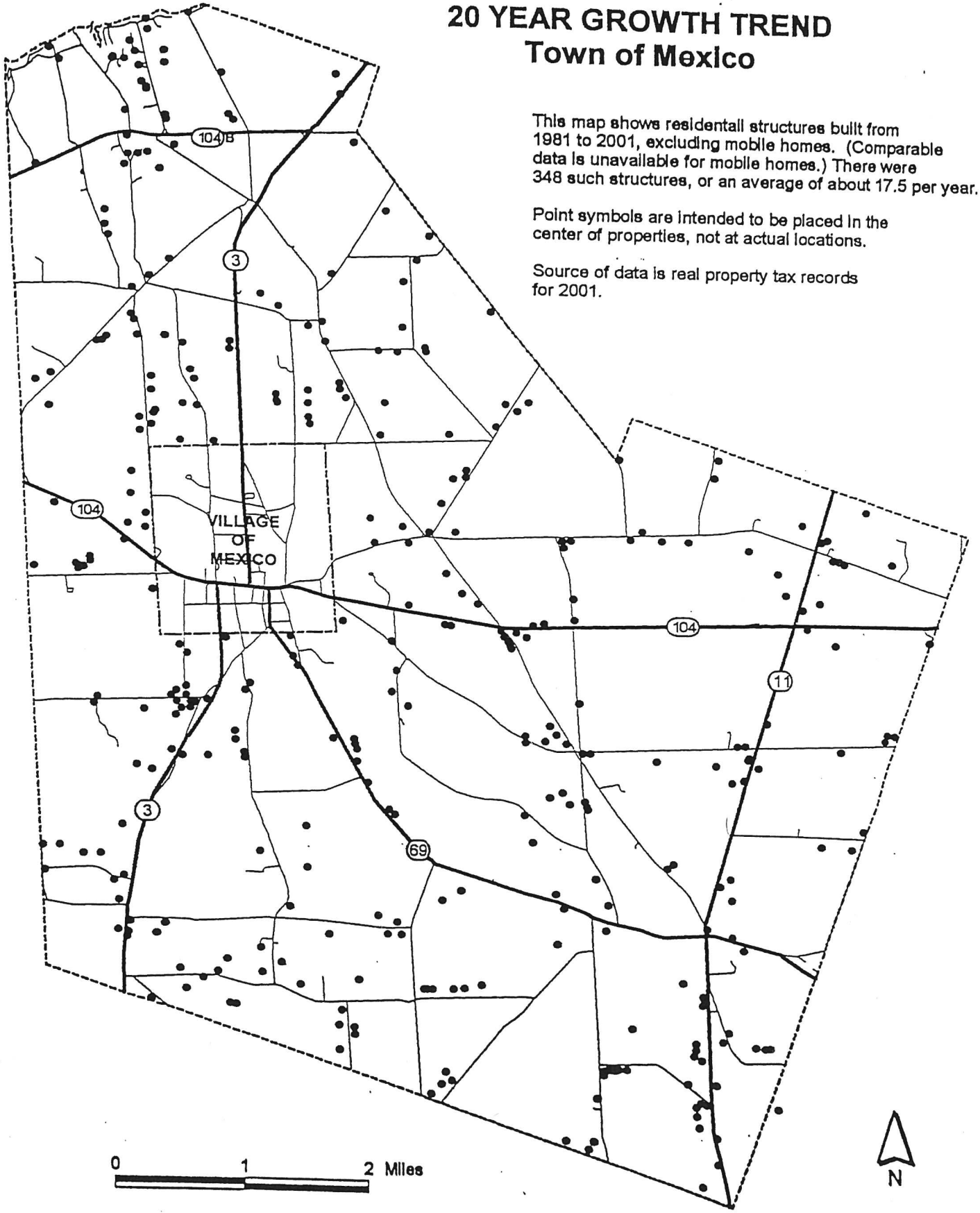


Figure 4

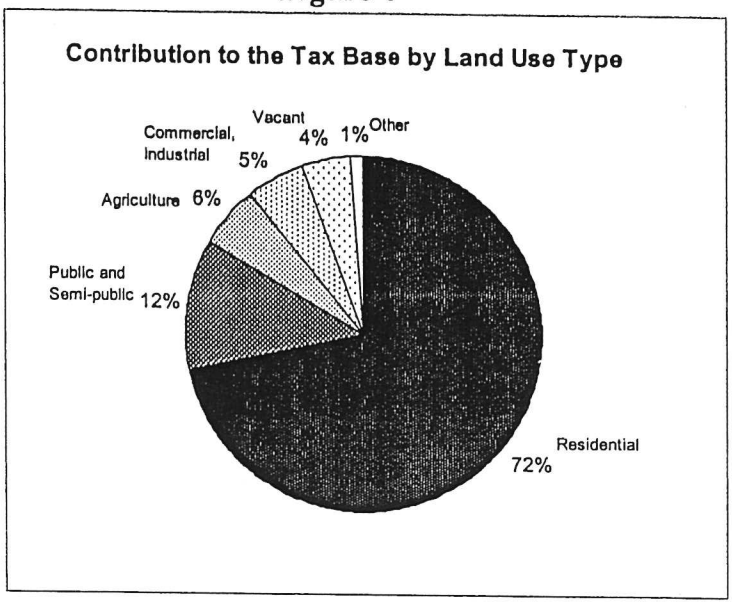


Table 7

Assessed Value of Properties, 2001

Town of Mexico, excluding village

Land Use Type	Number of Parcels	Total Assessed Value (b)	Percent of Total	Average Assessed Value (b)
1 or 2 family dwelling	927	$64,476,070	57.8%	$69,550
Public and semi-public (a)	26	$13,012,200	11.7%	$500,470
Mobile home	274	$7,863,260	7.0%	$28,700
Agriculture	103	$6,244,120	5.6%	$60,620
Commercial	40	$5,736,250	5.1%	$143,410
Seasonal dwelling	105	$5,623,420	5.0%	$53,560
Vacant	509	$4,724,550	4.2%	$9,280
Public utilities and	9	$1,271,440	1.1%	$141,270
Mobile home park	4	$637,020	0.6%	$159,260
Industrial, storage,	5	$343,050	0.3%	$68,610
Sand and gravel	8	$273,670	0.2%	$34,210
Unable to classify (no data)	38			
TOTAL, excluding unable to classify	2,048	$110,205,050	98.8%	$53,811

(a) Semi-public includes churches, cemeteries, not-for-profit social clubs, and similar

(b) Values in the columns represent equalized assessed value. Actual assessed values been adjusted by the equalization rate in order reflect true market

Fully 72 percent of the total tax base is contributed by residential uses. Year round single-family dwellings alone account for over one-half of the total valuation in the town. BOCES accounts for the relatively high percentage contributed by public and semi-public uses.

Among residential uses, single and two-family dwellings account for the most valuation. Single and two-family homes have an average assessed value of nearly $70,000 per dwelling. Seasonal homes are also assessed relatively highly on the average, at about $54,000 per dwelling. By contrast, mobile homes contribute relatively little to the tax base being assessed at an average value of about $29,000. Although there are a large number of individually sited mobile homes (274), they only account for about 7 percent of the tax base compared to 58 percent for single and two-family dwellings.

Business uses, i.e. commercial, industrial, storage, sand and gravel extraction, and public utilities, contribute a rather small amount to the total valuation – typical of rural areas that are primarily bedroom communities.

Residential Land Use, Existing Pattern

(See Residential Land Uses map, Mobile Homes map, and Housing Value map.)

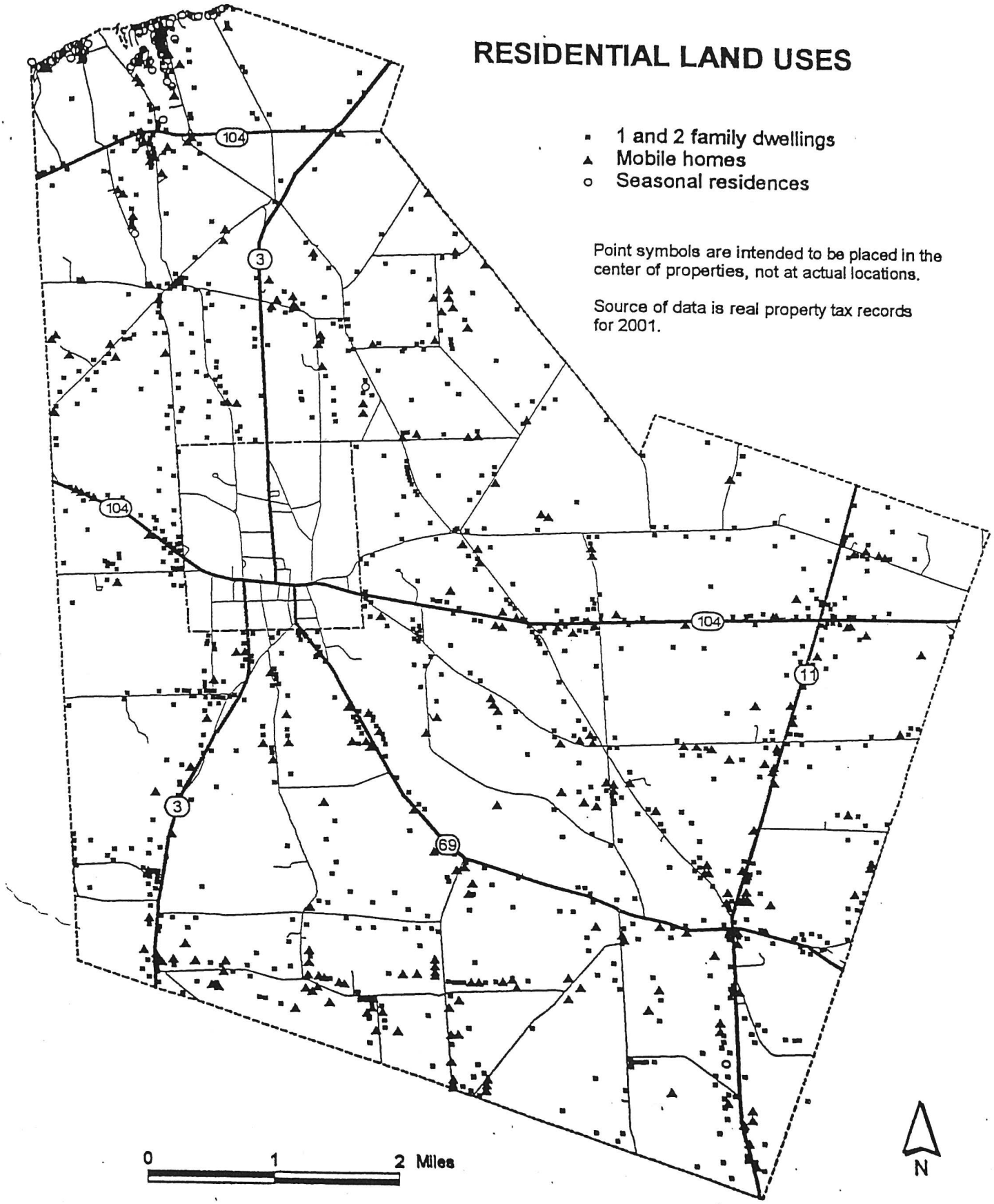
Residential development at rural densities found throughout the town. There are concentrations of single family dwellings near the Village of Mexico, in the hamlets, as well as along some sections of state or local highways. Mobile homes are most numerous in the southern section of town, especially in the vicinity of Pople Ridge Road and the southern portion of State Route 11. Most of the seasonal homes are located near the Lake Ontario shoreline north of State Route 104B.

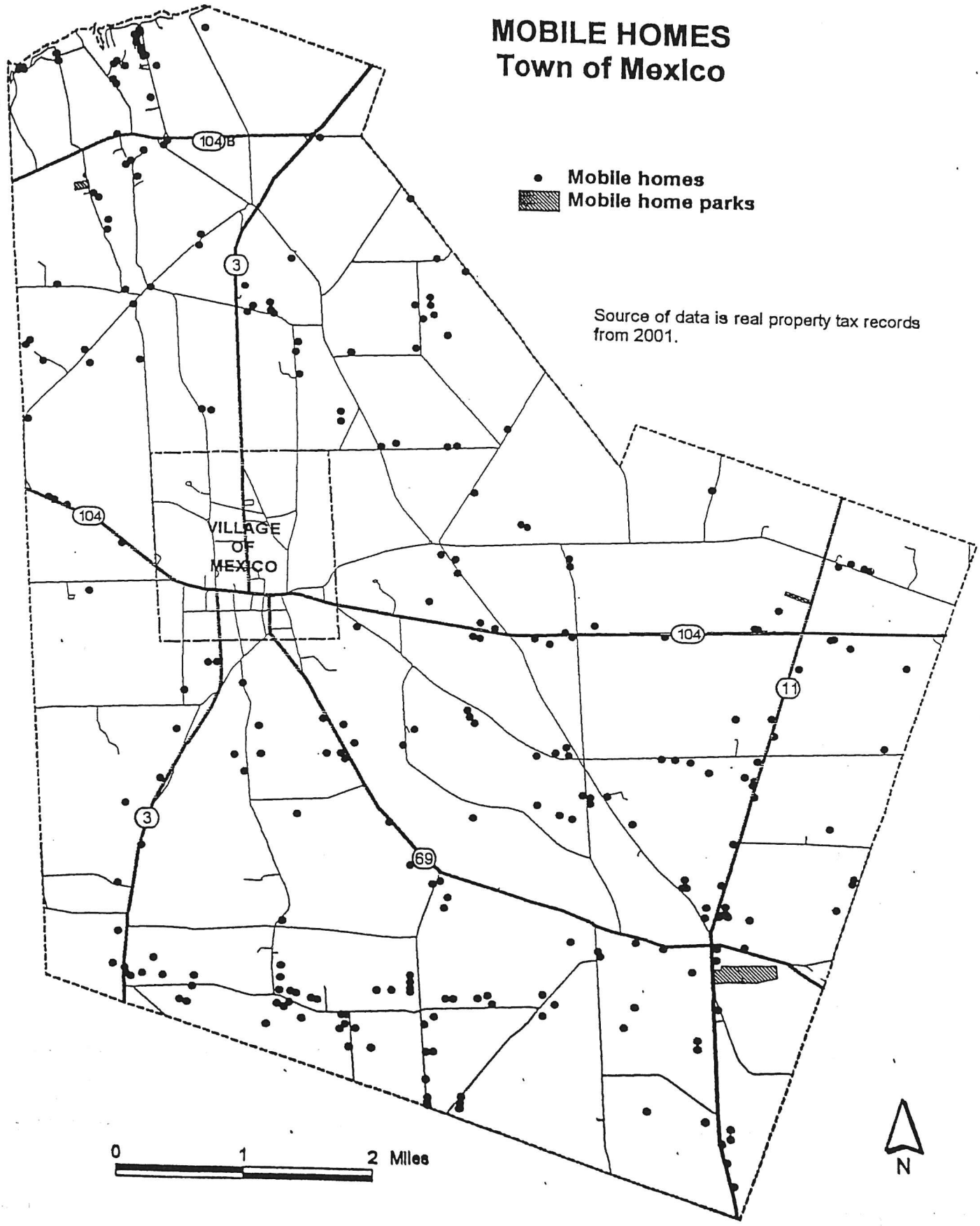
The Housing Value map is a good indication of where the higher value new development has occurred in the Town of Mexico. There is some higher value housing in all sections of town. However, there tends to be some concentration in the vicinity of the Village of Mexico. Much of the dwellings valued less than $30,000, as shown on the map, are mobile homes.

Residential Land Use, Future Potential

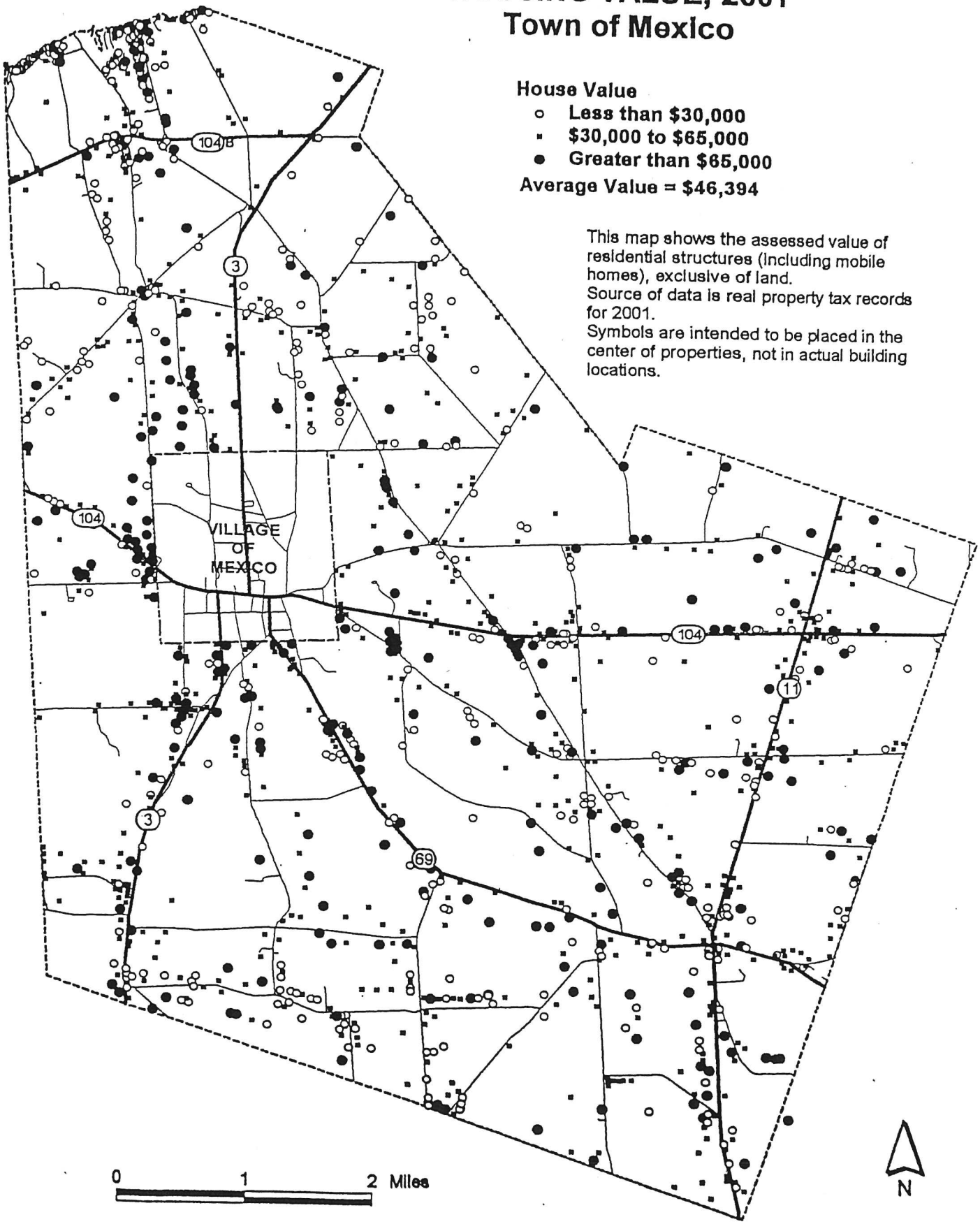
There is excellent potential for single family home development throughout the Town of Mexico due to its desirable rural character and proximity to employment centers. In the future, as traffic increases, the less desirable locations will be properties abutting directly on state highways. The more desirable residential settings will be on local roads with limited traffic. Some indication that the general pattern of development will continue to be spread relatively evenly throughout the town can be gleaned from the Small Vacant Lots map that shows the likely location of future building lots. (See Small Vacant Lots map.)

It is assumed that there will be some continuing demand for seasonal properties in the vicinity of the Lake Ontario shoreline.


RESIDENTIAL LAND USES
1 and 2 family dwellings
Mobile homes
Seasonal residences
Point symbols are intended to be placed in the center of properties, not at actual locations.
Source of data is real property tax records for 2001.
104
3
104
104
11
3
69
0
1
2 Miles
N


MOBILE HOMES
Town of Mexico
Mobile homes
Mobile home parks
Source of data is real property tax records from 2001.
104B
3
104
VILLAGE OF MEXICO
104
11
3
69
0
1
2 Miles
N

HOUSING VALUE, 2001
Town of Mexico



House Value

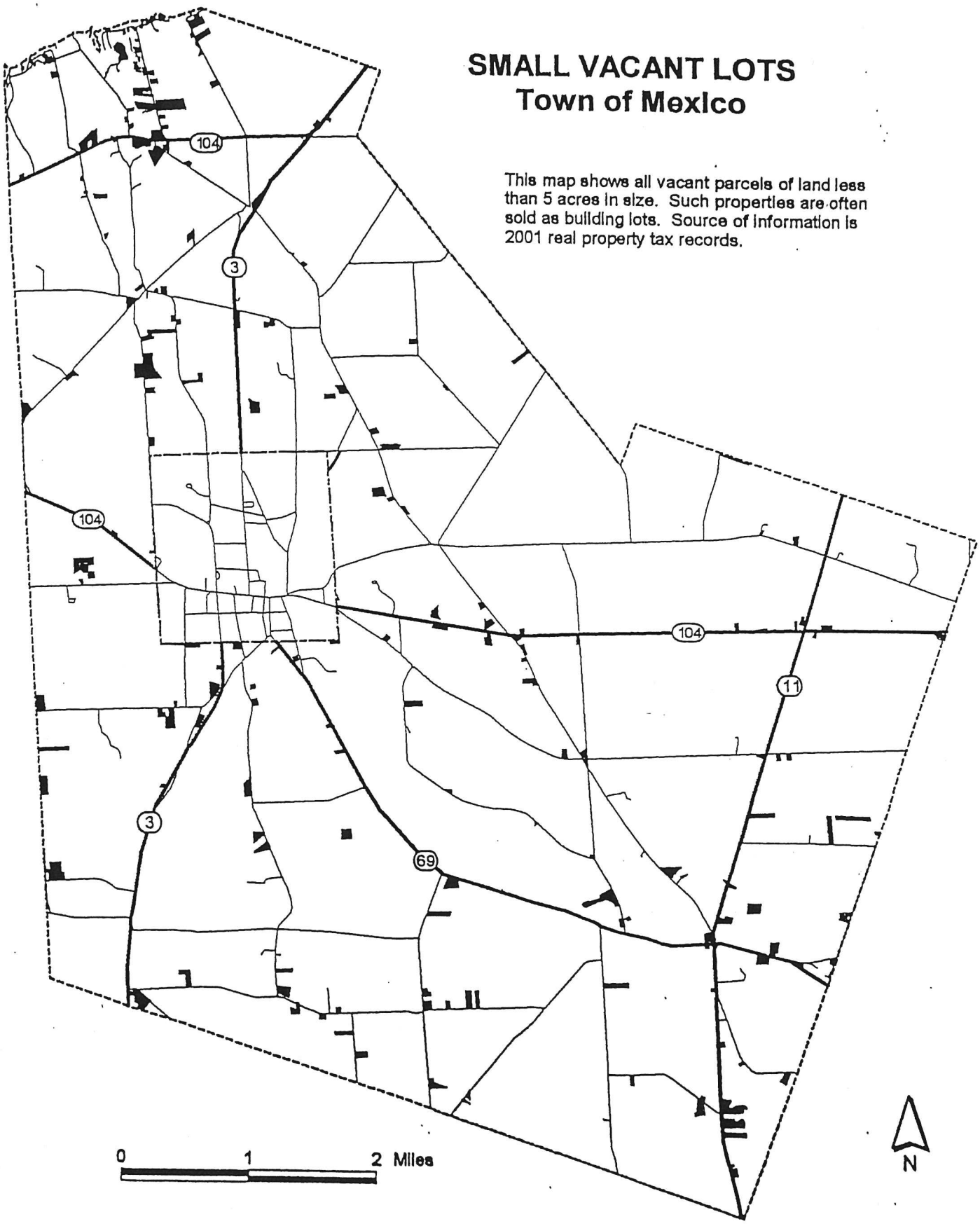
- ○ **Less than $30,000**
- ▪ **$30,000 to $65,000**
- ● **Greater than $65,000**

Average Value = $46,394

This map shows the assessed value of residential structures (including mobile homes), exclusive of land.
Source of data is real property tax records for 2001.
Symbols are intended to be placed in the center of properties, not in actual building locations.

SMALL VACANT LOTS
Town of Mexico

This map shows all vacant parcels of land less than 5 acres in size. Such properties are often sold as building lots. Source of information is 2001 real property tax records.



Affordable housing in the form of apartments, senior citizen units, and mobile home parks are best located near existing services and/or public transportation routes. The presence of a public water system is also a favorable location factor. For these reasons, lands in the vicinity of State Route 11 have the best potential for such development. This area is served by public transportation, is readily accessible being on a state highway, is near commercial areas, and a public water system likely will be established in the future. Other areas with potential for affordable housing development are those near the Village of Mexico located near state highways.

Commercial Land Use, Existing Pattern

(See Commercial and Industrial Use Properties map.)

There were 40 commercial uses listed in the 2001 real property tax records. (Mobile home parks are not included in this figure.) These can be classified into three general types

First, there are a number of businesses catering to the seasonal market and/or tourism and recreation located in the northern section of town in the vicinity of Lake Ontario or along the Little Salmon River. These uses include campgrounds, marinas, motels, taverns, restaurants, and convenience stores. There is also a campground located on Tubbs Road in the eastern section of town.

Second are neighborhood commercial uses serving the residential population. These include convenience stores and gasoline stations, and are found in the hamlets of Maple View, Colosse, and also Texas.

Third are general rural commercial uses such as auto repair of various sorts, greenhouses, and miscellaneous businesses and home occupations. These are generally found along major roads in scattered locations.

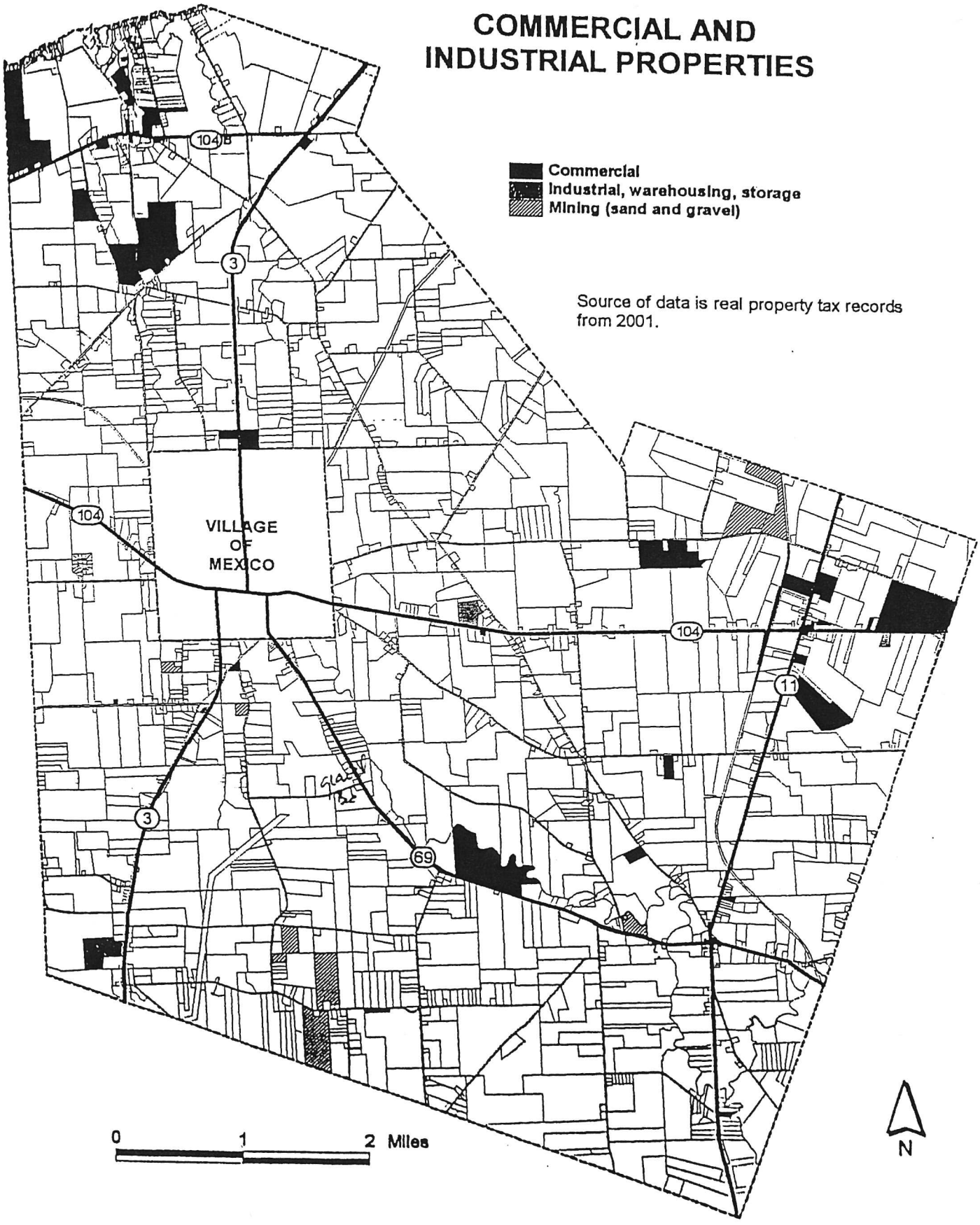
Commercial Land Use, Future Potential

It is assumed that there will be continued demand for commercial businesses serving the seasonal population and catering to the tourism and recreation market. Areas in the vicinity of the hamlet of Texas, along State Route 104, and along the Little Salmon River have the most potential for this type of development.

The most critical locational factor for most types of retail or service businesses is the need to be sited near high traffic volume highways or intersections . Therefore the sites with the most potential for future commercial development in the Town of Mexico will be along the most heavily traveled roads, and particularly at intersections. The Maple View area at the intersection of State Routes 104 and 11, with its proximity to the Interstate 81, is a prime location. The hamlet of Colosse on State Route 11 is another area with good potential.

All state routes in the Town of Mexico have some potential for development of scattered commercial uses. However, commercial use may not be desirable along all of these highways

COMMERCIAL AND INDUSTRIAL PROPERTIES



for the following reasons. (1) A primary purpose of state highways is to move traffic safely at high rates of speed, such as during the journey to and from work. Commercial development creates potential traffic hazards and may slow the speed of traffic. (2) New commercial uses along state highways near the Village of Mexico may contribute to decline of business in the village downtown. (3) There may be more desirable uses for many of the lands bordering major highways, such as agriculture, open space, or residential subdivisions served by their own local access roads. (4) Commercial uses can detract from the aesthetics of travel along major traffic corridors. (5) Commercial development may detract from the quality of neighboring residential areas.

Industrial and Warehousing Land Use

(See Commercial and Industrial Use Properties map.)

There are only five properties listed on the current real property tax rolls as industrial or warehousing uses. One is a sawmill/lumber yard, and the remaining four are storage facilities.

The attraction of industrial uses, warehousing, and other businesses to the Town of Mexico would be desirable to provide employment opportunities and contribute to the tax base. Important factors for siting industrial or warehousing use include the following:

- Proximity to the Interstate Highway System.
- Location on highways designed for truck traffic. (Generally State Routes with 22 feet pavement width and 6 feet shoulders.)
- Availability of a public water supply for sprinkler systems and for fire fighting.
- Access to three-phase electrical power.

The Town of Mexico has some potential for future development of industry and/or warehousing uses due to an available work force and relative proximity to the Syracuse and Oswego urban areas. Good sites for such development are in the vicinity of State Route 11, especially near its intersection with State Route 104. This is a state highway with ready access to an I-81 interchange and has three-phase power along the road. A public water system is planned for this area in the future.

Other possible areas for some types of industrial or warehousing use are open lands along State Highways that are not near residential neighborhoods. State Route 3 north of the Village of Mexico is one such route that contains large parcels of undeveloped land. It is not served by a public water system at the present time, but is near the Village of Mexico water district.

Agriculture

One of the most important natural resources in the Town of Mexico is its farmland. Agriculture has traditionally been a mainstay of the local economy, and is a dominant feature of the town's landscape. It is unknown precisely how much land is used for agriculture at

present, but the most likely estimate is shown on the map Fields Most Likely Used for Agriculture map. Information on this map was derived from remotely sensed imagery showing land cover. The open fields category is likely to be cropland, pasture, or recently abandoned cropland or pasture. Open fields account for about 33 percent, or one-third, of the town's total land area. Orchards occupy approximately somewhat less than 1 percent of the land area.

The Town of Mexico is blessed with large amounts of very highly productive cropland. (See Best Farmland map.) The U.S. Department of Agriculture rates soils for their agricultural productivity. The highest rated category is "prime farmland," and the next highest rated is classified as "important farmland." The Town has much of each type. A broad band of excellent farmland stretches from the Lake Ontario shoreline in a southeasterly direction to the Town's eastern border.

It is unknown how much change in agricultural land has taken place in recent decades, but it can be assumed that there has been a decline in the acreage used for farming, mirroring trends typical of growing rural areas in upstate New York. For example, in Oswego County the percentage of all land that was classified as agriculture for assessment purposes declined from 19.9% in 1988 to 13.6% in 1999. ("Oswego County Comprehensive Plan," p. X-2.) Because land may have a high value for development, there is a financial incentive to sell it to developers or land speculators where there is a market for rural building lots. This and other suburbanization pressures, coupled with declining profitability, results in decline of farmland in growing regions. Areas shown as "successional fields" are most likely farm fields that have been abandoned during recent years, and have since reverted to brushland. (See Fields Most Likely Used for Agriculture map.) As indicated by the location of successional fields, there have been declines in farmland near the Village of Mexico, near the hamlets of Maple View and Colosse, and in some areas in the northern section of town.

Much farmland in the Town lies within the Oswego County Agricultural District. (See Agricultural District map.) Agricultural Districts are authorized by New York State law and are established by the county upon the request of farmers. Farms within a district are offered protection against land development pressures in exchange for a commitment to use the land for agricultural purposes. Benefits of being in a district include the following.

(a) Land is assessed at its value for agriculture rather than its development value, thereby protecting farmers against rising property taxes resulting from rising land values.
(b) A municipality may not adopt any laws or regulations which would "unreasonably restrict or regulate" normal agricultural practices.
(c) There are limits on local benefit assessments, such as for public water or sewer systems, thereby protecting farmers from excessive charges for these services.
(d) State or federal projects must undergo a public hearing and review of possible adverse impacts upon agriculture before being located within an Agricultural District.

In Oswego County it is known that farmland benefits from significantly lower land assessments as a result of being within an Agricultural District.

A county Agricultural District is different from an agricultural zone in a local zoning law. They are established independently of one another, and a change in one does not change the other. There is rationale, however, for establishing agricultural zoning districts in areas where significant amounts of the land are within established agricultural districts. First, agricultural districts show where farming is most viable within the Town. Second, because state law provides that no local regulations may be adopted that would unreasonably restrict farming operations within agricultural districts, agricultural zoning districts should be established accordingly.

Most people would probably agree that agriculture provides much more than economic benefits to a community. Farmland provides the rural character and wide open views that are sought by residents seeking a rural life style. Preserving farmland is therefore a public concern.

Land use controls may help preserve farming by discouraging development patterns that would be disruptive of agriculture in the long term such as commercial strip development. One of the most wasteful practices is the creation of strings of long narrow, deep lots along existing road frontage. Such lotting arrangements, sometimes referred to as "bacon strip" lots, are wasteful of land to the rear of the properties. These lots are often 5 or more acres in size, typically only 200 feet wide, and very deep. The rear portions of such lots may unnecessarily take prime farmland out of production.

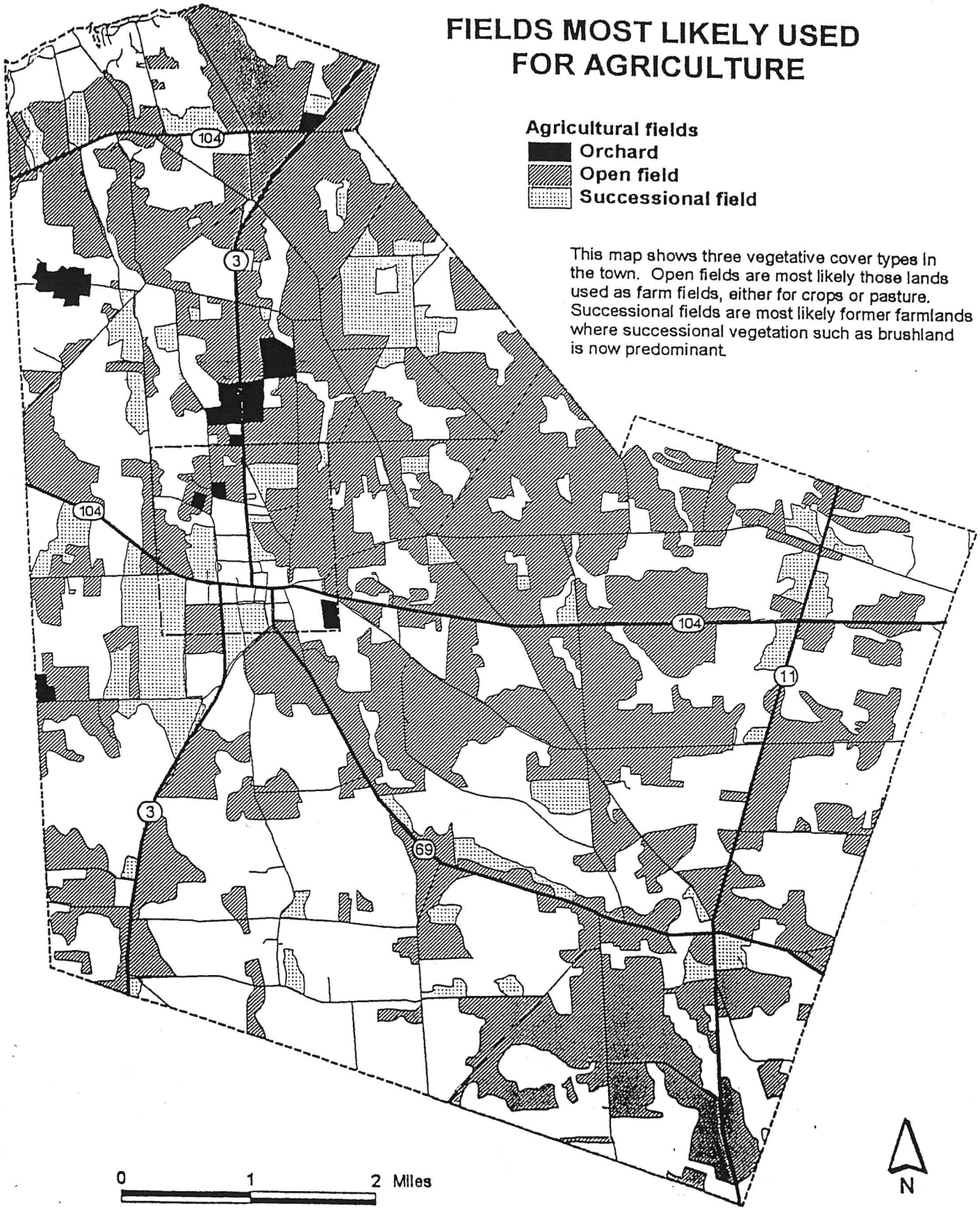
Property tax relief and favorable land use regulations, however, will not permanently preserve farmland. Such measures are beneficial, but do not afford good long term protection in the face of development pressures. The New York State Farmland Preservation program and other means of acquiring conservation easements and/or development rights to preserve open space are the best means of farmland protection. However, it is unlikely that easement programs will have any application in the Town of Mexico in the near future. The New York State Farmland Preservation program works by providing funds to purchase open space easements from willing farmers. Funds are limited, and competitive to obtain. Each county can apply each year for the funds. Farmland under the most intense suburbanization pressure is given highest priority. Farmers in the Town of Mexico would not be competitive in the program when rated against other farms closer to metropolitan areas.

Parks and Recreation

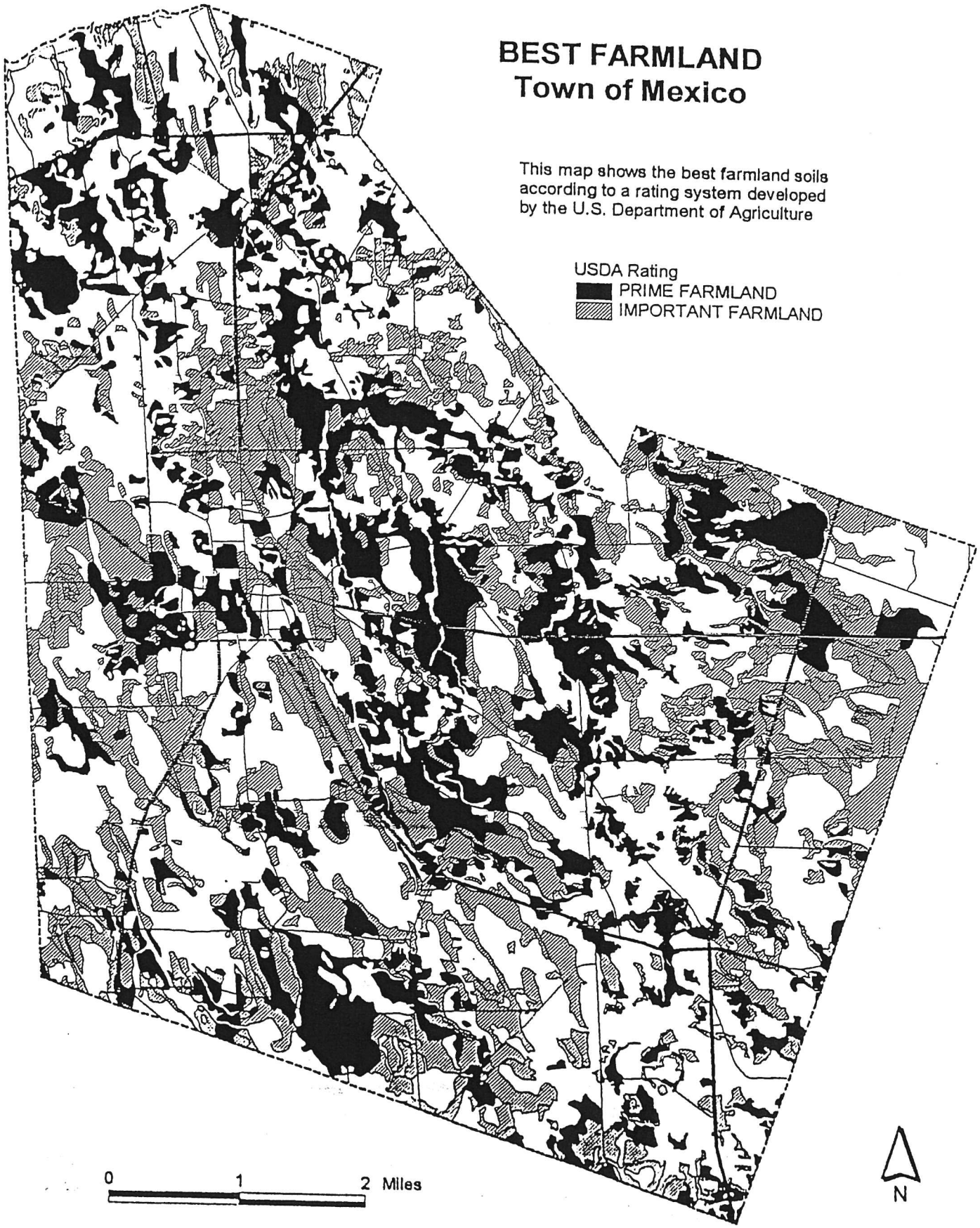
(See Public Lands and Places of Interest map.)

Mexico Point Park, located on the Little Salmon River where it enters Lake Ontario, is a 120 acre parcel of land owned by the NYS Office of Parks and Recreation but which is currently leased by the Town of Mexico for use as a town park. It provides a public beach on Lake Ontario as well as hiking and picnicking opportunities. Outdoor performances are held during the summer. Nearby is the Spy Island historical site, a state owned facility, home of the

FIELDS MOST LIKELY USED FOR AGRICULTURE

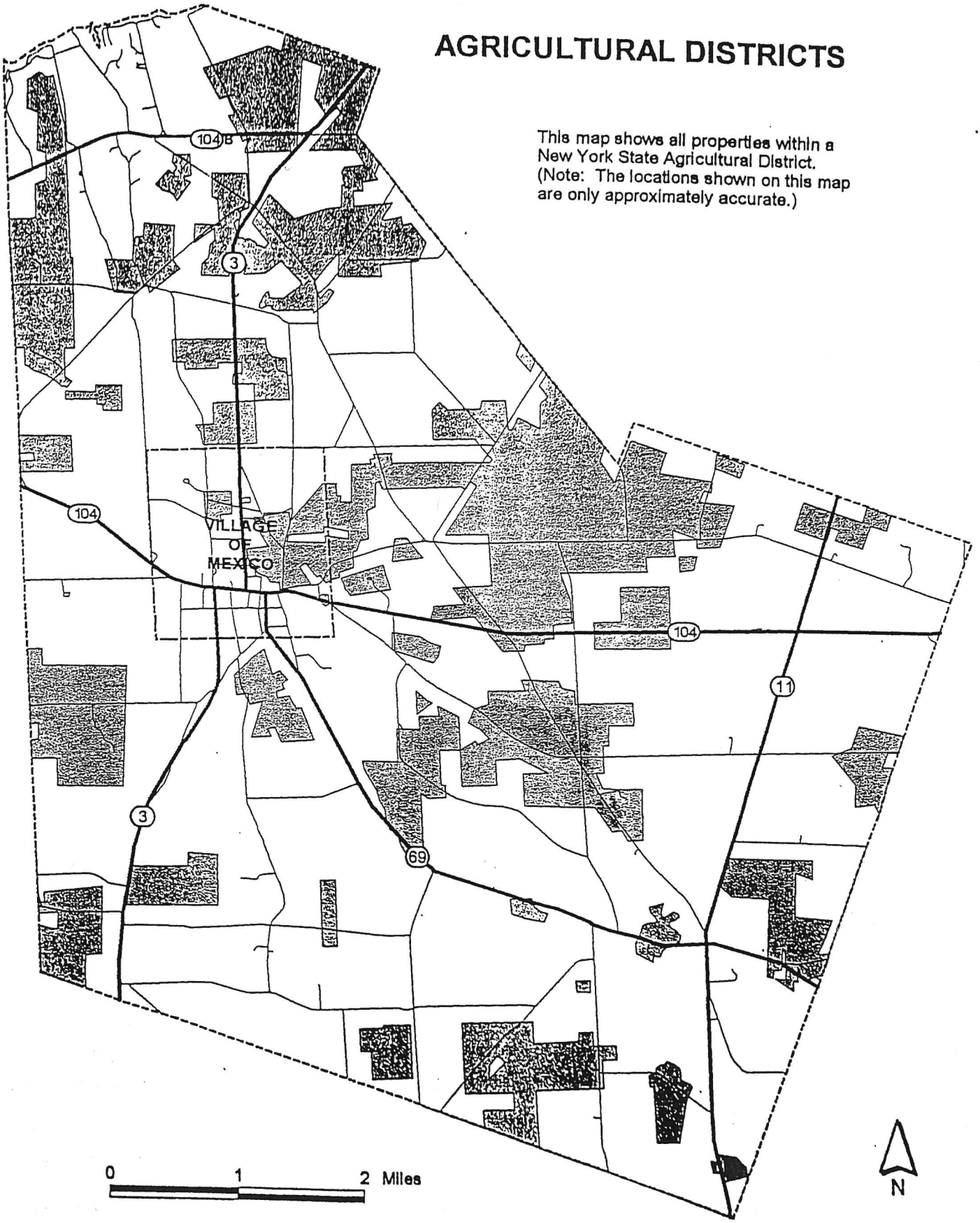


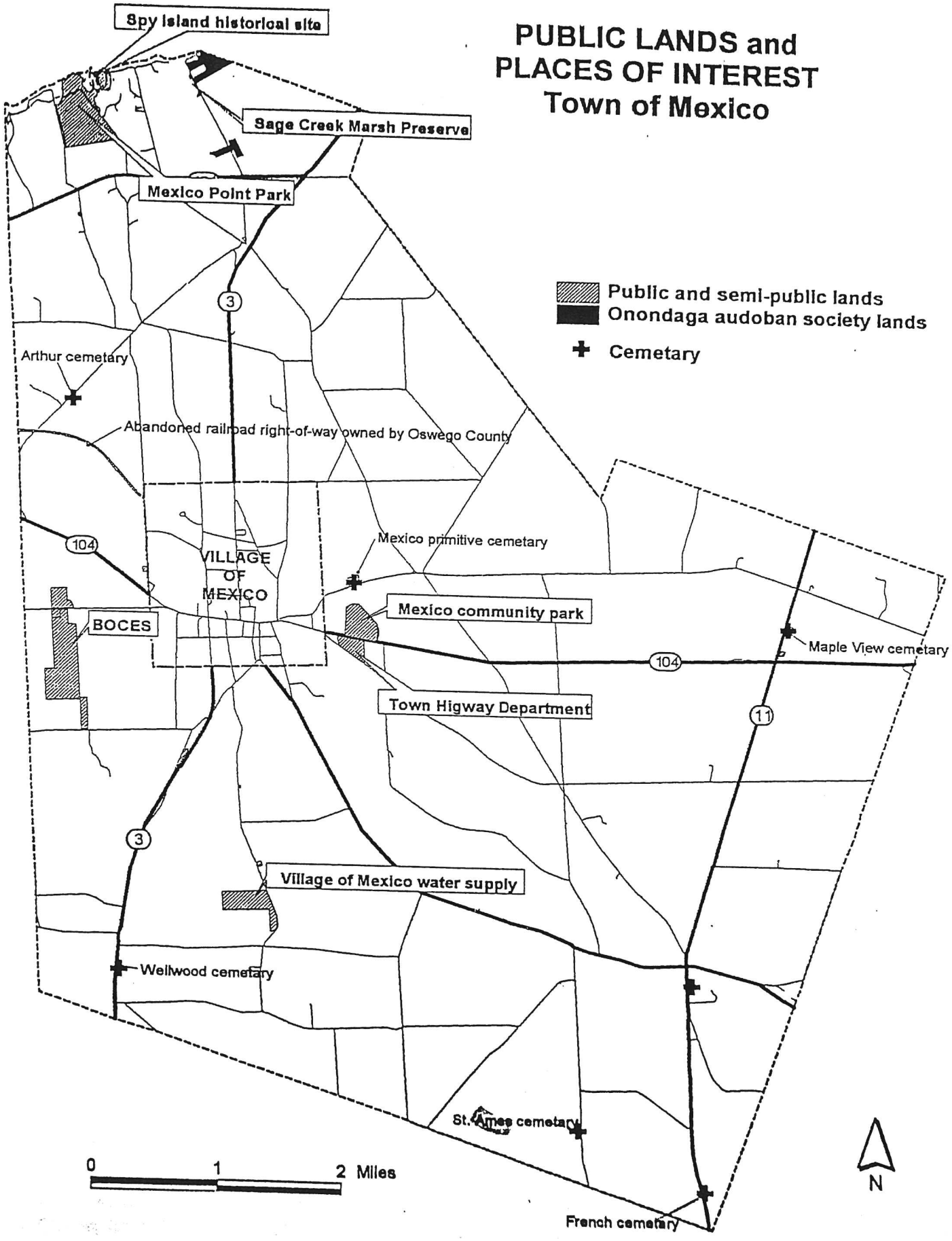
This map shows three vegetative cover types in the town. Open fields are most likely those lands used as farm fields, either for crops or pasture. Successional fields are most likely former farmlands where successional vegetation such as brushland is now predominant.


BEST FARMLAND
Town of Mexico
This map shows the best farmland soils according to a rating system developed by the U.S. Department of Agriculture
USDA Rating
PRIME FARMLAND
IMPORTANT FARMLAND
0
1
2 Miles
N

AGRICULTURAL DISTRICTS

This map shows all properties within a New York State Agricultural District. (Note: The locations shown on this map are only approximately accurate.)




PUBLIC LANDS and
PLACES OF INTEREST
Town of Mexico
Spy Island historical site
Sage Creek Marsh Preserve
Mexico Point Park
Public and semi-public lands
Onondaga audoban society lands
Cemetary
Arthur cemetary
Abandoned railroad right-of-way owned by Oswego County
3
104
VILLAGE
OF
MEXICO
Mexico primitive cemetary
BOCES
Mexico community park
Maple View cemetary
104
Town Higway Department
11
3
Village of Mexico water supply
Wellwood cemetary
St. Ames cemetary
French cemetary
0
1
2 Miles
N

revolutionary war figure Silas Town. There is a state boat launch facility providing access to Lake Ontario and the Little Salmon River located across from Mexico Point Park.

The Friends of Mexico Point, with assistance from the Oswego County Department of Planning and Community Development has developed a plan for Mexico State Park that is currently in its implementation phase. Proposed future improvements include meeting rooms in existing buildings, cross-country skiing, nature trails, historic displays, and sports fields.

The Town owns and operates a community park located off Route 104 just to the east of the Village of Mexico.

There is a county-wide effort to establish a snowmobile trail along the abandoned railroad bed that links the City of Oswego, the Village of Mexico and the Village of Pulaski. It is unknown at this time whether this effort will be successful.

The following have been identified as current and future recreational needs in the Town.

- Creation of the regional snowmobile trail connecting Oswego, Mexico and Pulaski.
- Use of the regional trail right-of-way for a walking and cross-country skiing as well as snowmobiling.
- Provision of a multi-use trail connecting the Town of Mexico Community Park with the regional trail.
- Provision of additional trails at the Town of Mexico Community Park for walking, cross-country skiing, or biking.
- Construction of a sidewalk or cinder trail from the Village of Mexico to the Town of Mexico Community Park.
- Creation of more opportunities for safe walking routes along existing roadways in rural areas, perhaps by creating wider shoulders and/or mowed areas.
- Identification of a network of roadways around the Town for biking or walking that would constitute a Town trail system, and that would connect to the Seaway Trail bike route.

PART 2: THE PLAN

Goals

The Town of Mexico Comprehensive Plan Committee has established the following goals and objectives. Twenty-one (21) goals were identified. In many cases a list of objectives are listed after a goal statement that represent specific actions that should be taken to achieve the goal.

It is intended that goals and objectives be implemented by the land use plan, other plans contained herein, and revisions to the Town of Mexico land use regulations and subdivision regulations.

Growth

1. Growth should be encouraged, but should be guided and controlled.

2. The town should grow both as a rural residential area and as a location for business and industry.

Commercial and Industrial Development

3. Commercial and industrial development should be encouraged in order to provide employment, serve the needs of town residents, and add to the tax base.

   (a) Commercial and industrial development zones should be designated in selected areas that are particularly well suited for such development, and which would have the least impact upon existing or future residential use.
   (b) A public water supply should be established in areas suitable for industrial and commercial development.
   (c) There should be some zones designated for commercial, but not for industrial, use.
   (d) The creation of commercial strip development along the state highways surrounding the Village of Mexico should be avoided in order to help preserve the Village downtown commercial district.

Residential Growth

4. Higher value residential development should be encouraged.

5. Affordable housing choices and senior citizen housing needs should be provided for.

   (a) Zones should be designated where mobile home development is permitted.
   (b) Senior citizen housing, townhouse developments, and apartment complexes should be permitted in residential zones if surrounded by sufficient open space.

(c) Assisted living facilities and nursing homes should be allowed in residential zones.
(d) Two-family dwellings should be permitted in all residential zones except near Lake Ontario where existing lot sizes are very small.

6. Residential development should be encouraged on local roads, and short access roads such as cul-de-sacs or residential loop streets, rather than along high-speed state highways.

7. More concentrated residential development should be encouraged in areas which are provided with a public water system.

Rural Character and Quality of Life

8. The rural character that makes the Town of Mexico a desirable place to live should be preserved.

(a) Land use regulations should protect the quality of residential environments.
(b) Residential zones should be established where the only commercial uses allowed are those that are generally compatible with rural residential use, to include home occupations, golf courses, and uses associated with farming and agriculture such as nurseries or vegetable stands.
(c) The continuation of agriculture should be encouraged.

Housing Value

9. The value of existing housing and of future residential areas should be protected.

(a) The location of commercial and industrial development, mobile homes, and travel trailers should be regulated.
(b) A green space buffer between commercial or industrial development and neighboring residential lots should be required in mixed-use zones.

Mobile home development

10. Mobile homes should be confined to designated zones within the town or to mobile home parks.

Incompatible uses

11. Uses that would be incompatible with the existing character of the town should be prohibited in all zones within the town.

(a) Adult entertainment should be restricted to designated small areas of town.
(b) Waste disposal should be prohibited in most areas of town.

(c) "Heavy" industrial use that involves hazardous chemicals, waste disposal, or the generation of significant amounts of air, noise, water, or visual pollution, should be prohibited in all zones.

Water supply

12. An adequate supply of good quality water should be provided to serve existing and future development.

    (a) A public water system should be provided.
    (b) The eastern portion of town in the vicinity of Route 11 should be serviced first, and the entire town should be serviced at some point in the future.

Sewerage disposal

13. Environmentally sound sewage disposal should be provided for.

    (a) Existing septic system regulations should be enforced.
    (b) The minimum lot size for new development should be large enough to accommodate adequate septic systems on the poorly drained soils that characterize much of the town.
    (c) New development should be serviced by private sewerage systems. Creation of a public sewerage system is not anticipated.

Recreation

14. The Town should develop additional recreational facilities.

    (a) Trails for snowmobiling, walking, biking and cross-country skiing should be provided, with linkages to the Town of Mexico Community Park.
    (b) Additional facilities should be provided at the two town parks.
    (c) A trail system for biking and walking along existing roadways within the town should be identified.

Visual environment

15. The visual environment should be protected.

    (a) Signs and billboards should be controlled.
    (b) The accumulation of unsightly junk should be prevented.
    (c) Junkyards should be restricted to designated zones.
    (d) Wireless communication towers (cellular towers) should be controlled in order to minimize their visual impact.
    (e) A landscaping plan and/or vegetative screening should be required for new commercial and industrial uses, mobile home parks, and townhouse type housing developments.

Water resources

16. Groundwater should be protected.

    (a) Aquifer protection zones should be established in order to protect groundwater sources that supply public water systems.
    (b) Minimum lot size requirements and other land use regulations should apply to aquifer protection zones.

17. Streams and rivers should be protected.

    A 25 foot wide buffer zone along named streams and rivers should be established where building and clear cutting would be prohibited.

Open space preservation

18. Open space preservation through the use of conservation easements should be encouraged.

    Land owners of parcels with important open space value, such as valuable wildlife habitats or scenic views, should be made aware of opportunities for creating conservation easements on their property by working with land trusts organizations.

Agriculture

19. The continuation of agriculture should be encouraged.

    Zones where agriculture is a permitted use with few or no zoning restrictions should be established.

Historic resources

20. The integrity of historic structures and sites should be preserved.

    (a) In addition to sites currently on the state or national historic registers, sites of local interest should be identified by undertaking a local historic inventory.
    (b) A map and brochure describing historic resources in the town should be prepared.
    (c) A notification and recognition program for locally important historic structures or sites should be instituted.
    (d) Site plan reviews of proposed developments by the Town of Mexico Planning Board should include evaluation and mitigation of their potential adverse impacts on the integrity of nearby historical sites or structures.

Tourism

21. Tourism should be promoted in order to improve local businesses and provide employment.

    (a) A Town of Mexico brochure describing points of interest should be created and distributed.
    (b) Town events and points of interest should be included in county-wide and region-wide promotion efforts.
    (c) Scenic qualities of the Town should be preserved.

Land Use Plan

(See Land Use Plan map.)

In accordance with the information and analysis presented in Part 1 herein and the goals and objectives as described above, and as result of considerable discussion among members of the Town of Mexico Plan Comprehensive Plan Committee, it is recommended that the town be divided into the following districts for purposes of land use regulation. It is intended that current zoning districts contained in the Local Law Regulating Land Use in the Town of Mexico be amended to reflect the land use plan contained herein, but it it recognized that such zoning districts may differ somewhat from this plan based upon further public input and analysis.

Agricultural A-1 Districts

Character description. Agricultural A-1 districts are a rural areas characterized by a mixture of farmland, other open land, low-density residential development, and commercial uses related to tourism, recreation, or agriculture. The dominant form of new development is conventional single family dwellings.

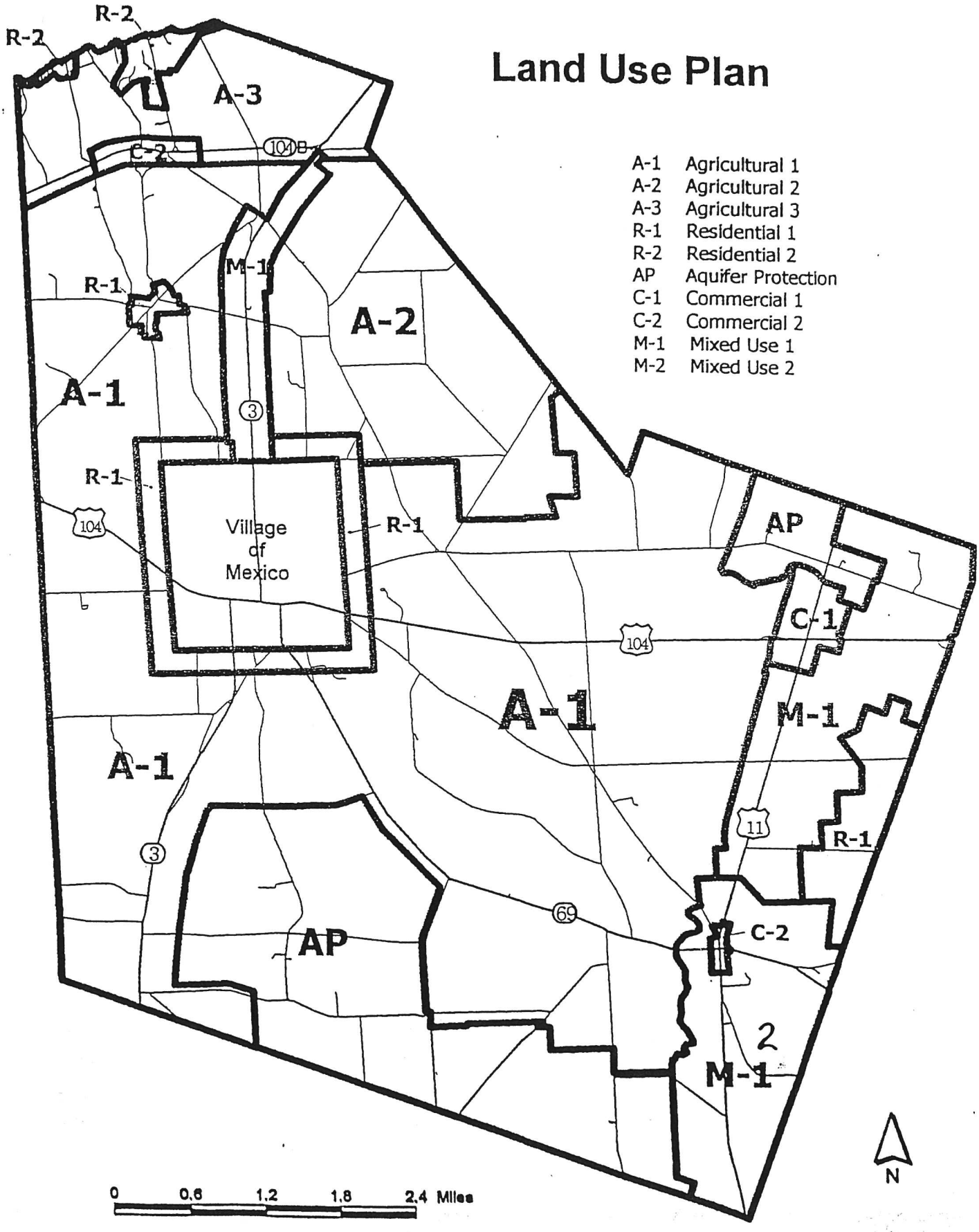
Permitted land uses. Single and two-family dwellings, but not mobile homes. Agriculture. Commercial uses related to tourism, recreation, or agriculture. Mining. Public and semi-public uses.

Minimum lot size. 40,000 square feet for single-family residential lots. 80,000 square feet for non-residential uses. Smaller lot sizes if serviced by a public water system.

Agricultural A-2 Districts

Character description. Same as Agricultural A-1 districts, except that residential development is sparser and consists of a higher proportion of mobile homes.

Permitted land uses. Same as Agricultural A-1 districts, except the mobile homes are an allowed use.


Land Use Plan
A-1 Agricultural 1
A-2 Agricultural 2
A-3 Agricultural 3
R-1 Residential 1
R-2 Residential 2
AP Aquifer Protection
C-1 Commercial 1
C-2 Commercial 2
M-1 Mixed Use 1
M-2 Mixed Use 2
R-2
R-2
A-3
C-2
104B
M-1
R-1
A-2
A-1
3
R-1
104
Village of Mexico
R-1
AP
C-1
104
A-1
M-1
A-1
11
R-1
3
69
AP
C-2
2
M-1
N
0 0.6 1.2 1.8 2.4 Miles

Minimum lot size. Same as Agricultural A-1 districts.

Agricultural A-3 Districts

Character description. Same as Agricultural A-1 districts except that tourism and recreation related businesses are more numerous due to a location along the Seaway Trail and proximity to the Lake Ontario shoreline.

Permitted land uses. Same as Agricultural A-1 districts except that more types of businesses related to tourism and recreation are allowed.

Minimum lot size. Same as Agricultural A-1 districts.

Residential R-1 Districts

Character description. Existing and future residential areas suitable for development of conventional single family home neighborhoods.

Permitted land uses. Single and two-family dwellings, but not mobile homes. Small business compatible with residential neighborhoods. Some types of public or semi-public uses.

Minimum lot size. 40,000 square feet for single-family residential lots. 80,000 square feet for non-residential uses. Smaller lot sizes if serviced by a public water system.

Residential R-2 Districts

Character description. Residential areas near the Lake Ontario shoreline containing numerous seasonal dwellings on smaller lots.

Permitted land Uses. Single-family dwellings, but not mobile homes. Home businesses.

Minimum lot size. 20,000 square feet.

Aquifer Protection AP Districts

Character description. Areas underlain by aquifers that supply groundwater to existing or proposed public water systems where aquifer protection is a primary concern. These areas are suitable for open space uses and low density residential development.

Permitted uses. Single-family dwellings, but not mobile homes. Home businesses.

Minimum lot size. 80,000 square feet.

Commercial C-1 Districts

Character description. Commercial districts suitable for moderate density commercial development. It is intended that Commercial C-1 and C-2 districts be the primary commercial centers within the Town of Mexico, and that the dominant land use within such areas be commercial.

Permitted uses. Commercial uses of all types. Some industrial, trucking, or warehousing uses. Public or semi-public uses. Single-family, two-family and multi-family dwellings, but not mobile homes.

Minimum lot size. 40,000 square feet for all uses. Smaller lot sizes for residential use if served by a public water system.

Commercial C-2 Districts

Character description. Same as Commercial C-1.

Permitted uses. Same as Commercial C-1, except that some types of commercial and industrial uses are not allowed.

Minimum lot size. Same as Commercial C-1 districts.

Mixed Use M-1 Districts

Character description. Low density areas of mixed residential, commercial and industrial use in the proximity of major highways. It is intended that in the future much of the land within these districts be serviced by a public water supply thereby allowing for more dense residential development at that time.

Permitted uses. Single-family, two-family, multi-family dwellings; mobile home parks; but not individually sited mobile homes. Commercial and industrial uses that would be compatible with surrounding residential areas if sited on large lots. Such uses include offices, light industrial, and certain types of retail establishments, particularly those that require more space than may be available in Commercial Use Districts. Site plans for all non-residential development would be reviewed for compatibility with existing and future residential neighborhoods.

Minimum lot size. 120,000 square feet for all lots with frontage directly on State Route 11 or State Route 3. Smaller size for lots without frontage directly on State Route 11 or for lots serviced by a public water supply. 20,000 square feet for single-family home lots with public water supply located in residential subdivisions where lots front upon a local access road.

Mixed Use M-2 Districts

Character description. Same as Mixed Use M-1 districts.

Permitted uses. Same as Mixed Use M-1 districts except that individually sited mobile homes are allowed.

Minimum lot size. Same as for Mixed Use M-1 districts.

Industrial IND Districts

Character description. Areas of concentrated industrial and warehousing development. Industrial districts are "floating zones" whose location on the land use map is not predetermined. (There is no Industrial zone shown on the Land Use Plan map.) Rather, Industrial districts in the land use regulation law are intended to be created on a case by case basis as specific proposals are put forth for suitable land areas.

Permitted uses. Most forms of industrial, warehousing, trucking and commercial use. Residential use not allowed.

Minimum lot size. To be determined as individual Industrial districts are created.

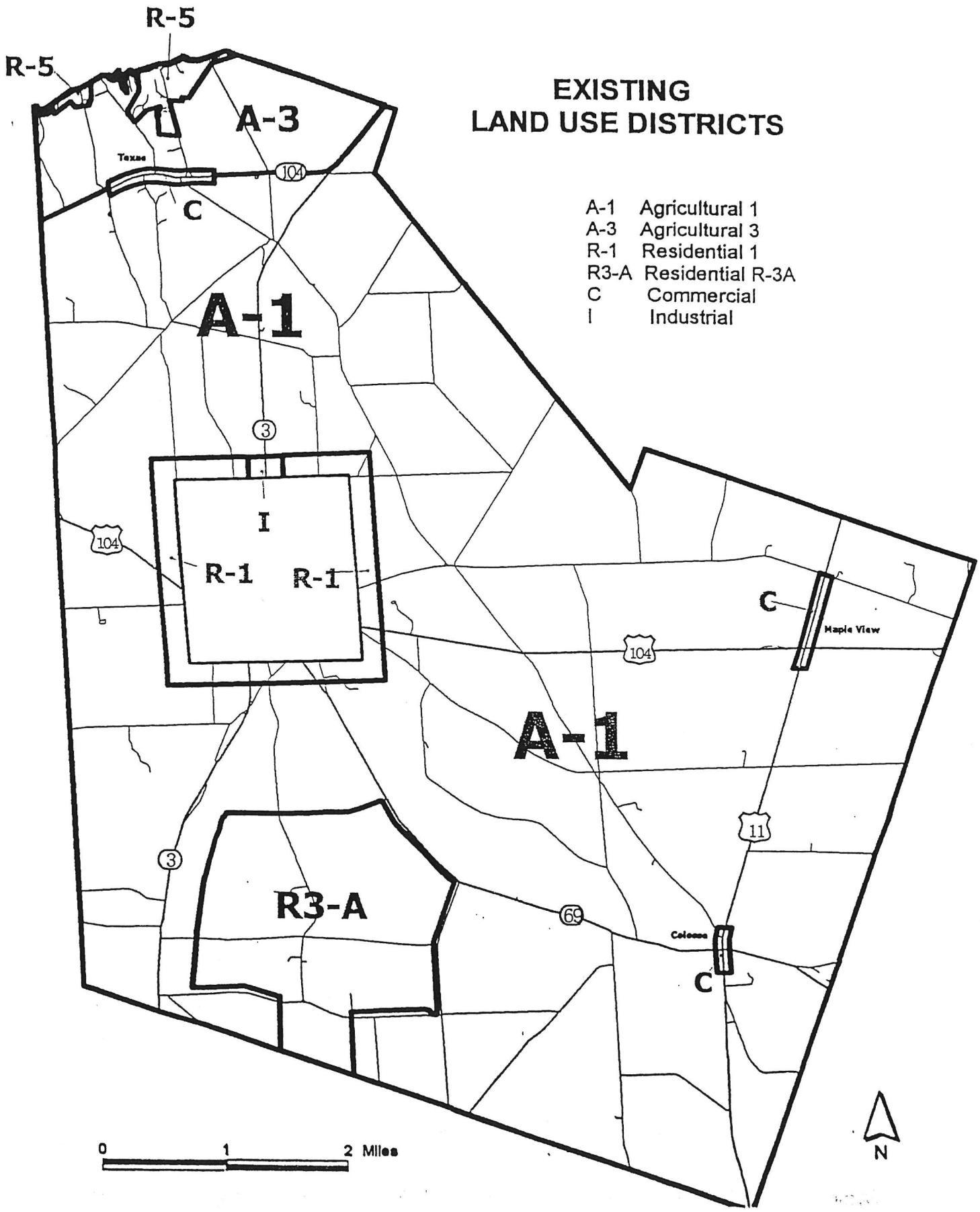
Rationale for Proposed Changes in Land Use Districts

Proposed land use districts in the Land Use Plan described above differ from the currently established land use districts (as contained in the "Town of Mexico Local Law Number 1, Regulating Land Use in the Town of Mexico") in several respects. The following discussion states the rationale for the changes. (See Existing Land Use Districts map and Land Use Plan map.)

Mobile Home Development

It is recognized that future mobile home development would have both positive and negative impacts within the Town of Mexico. On the positive side, mobile homes provide affordable housing choices for young families, senior citizens, and low to middle income families who choose to own their own homes as an alternative to renting. On the negative side, mobile homes can lower the value of neighboring properties and erode the substantial investment people have made in their conventional homes. Also, mobile homes are constructed to lower standards than conventionally built housing or modular housing, and are therefore more likely to experience deterioration with age. Mobile homes do not tend to appreciate in value as do conventionally constructed dwellings.

Data suggests that growth within the Town of Mexico during the past decade has been predominantly in the form of conventional housing. (See Housing Trends section of this plan.)


EXISTING
LAND USE DISTRICTS
A-1 Agricultural 1
A-3 Agricultural 3
R-1 Residential 1
R3-A Residential R-3A
C Commercial
I Industrial
R-5
R-5
A-3
Texas
104
C
A-1
3
I
R-1
R-1
104
C
Maple View
104
A-1
11
3
R3-A
69
Colesse
C
0
1
2 Miles
N

For these reasons the plan seeks to allow for mobile home development in order to provide affordable housing choice, but to limit it to locations where it would have the least negative impact upon growing residential areas.

New Agricultural A-2 District

The vast majority of new growth in the Town of Mexico has been in the form of conventional single-family home dwellings, and it is anticipated that this trend will continue into the future. Moreover, conventional single family dwellings account for the majority of the town's tax base. In order to help protect the value of these residential properties the new plan limits mobile home development to a smaller area than allowed by the current land use regulations.

The existing A-1 district permits mobile home development on individual lots. The new plan splits the former A-1 into two zones, A-1 and A-2. Individual mobile home will be permitted in the A-2 district only. Areas most suitable for classification as A-2, where mobile homes are permitted, were identified on the basis of two primary criteria: (1) areas that are the most sparsely settled and have more open land development, and (2) areas where there already exist a relatively high proportion of individually sited mobile homes. Also, mobile home development was not deemed desirable within Aquifer Protection (AP) zones because of the possibility of leaks or spills from outdoor fuel storage tanks.

Expanded Aquifer Protection AP Zones

The existing R-3A district is a zone designed to protect the aquifer that supplies the Village of Mexico water supply wells located off Pumphouse Road. The first change is to create an expanded aquifer protection district in this area in the southern section of Town on the basis of new data that more accurately and completely shows the aquifer recharge area for this water supply. The district name is changed from Residential, R-3A to Aquifer Protection AP.

The second change is to create another Aquifer Protection district north of Maple View in the vicinity of Tubbs Road in order to protect the wells that will supply the future Town of Mexico public water supply.

Mixed Use Zones in the Vicinity of State Route 11

The Town of Mexico seeks to attract industrial and commercial development in order to provide local employment opportunities and improve the tax base. In order to achieve this goal the comprehensive plan calls for establishment of a public water district in the vicinity of State Route 11 in the eastern part of town, together with significantly expanding the districts that are designated for commercial and industrial development.

Except for the two planned commercial districts (C-1 and C2), the nature of the current development pattern in the Route 11 corridor does not lend itself to identifying specific future zones for exclusive commercial or industrial development. Rather, suitable commercial and industrial sites are interspersed with existing residential areas. Therefore, a mixed land use

corridor is proposed, permitting those commercial and industrial uses that, if well planned and on large lots, would be compatible with nearby residential neighborhoods.

Mobile home development on individual lots is not permitted in the M-1 district, but is permitted in the M-2 district. The reason for this is that there already exists a relatively high number of mobile homes in the M-2 area, and therefore new mobile home development would be more compatible with existing character in M2 rather than in M1 districts. Also, allowing mobile homes in the M-1 district, a prime location for business, would decrease amount of open land available for future commercial and industrial development or for residential subdivisions.

Mixed Use Zone along Route 3 North

The current Industrial (I) zone just north of the Village of Mexico has been expanded to encompass most of State Route 3 north of the Village, and has been changed to a mixed use district permitting industrial and other uses. This entire area has potential for industrial or warehousing uses because of the existence of large undeveloped parcels of land, location on a state highway, and proximity to the Village of Mexico water supply system.

Revised Commercial Zones

Existing regulations contain only one type of commercial district, located in three separate areas: the hamlets of Maple View, Colosse, and Texas. The plan creates two types of commercial districts, C-1 for the Maple View hamlet area, and C-2 for Colosse and Texas. Also the Commercial district boundaries have been revised to follow existing lot lines where possible in order to avoid splitting single properties into two zoning districts.

The C-1 district would permit almost all types of commercial uses together with some industrial uses. The C-2 areas are of a somewhat different character, and some types of commercial or industrial use are not deemed appropriate in these districts.

New Residential R-1 Districts

Residential R-1 districts are intended to be existing and future residential neighborhoods. The only Residential R-1 District in the existing regulations is a 1000 feet zone surrounding the Village of Mexico. Two new areas are included in the land use plan. The first is the small residential hamlet of Arthur.

The second is an area near the eastern border of town. This district is located in a growing residential area and may get public water in the future. It is not an appropriate location for commercial or industrial use because it does not have ready access to a state highway, and as a consequence truck traffic would created within residential neighborhoods. Therefore, its designation as a mixed use (M-1) area would be undesirable.

Other Changes in Land Use Regulations

Other planned modifications to the existing land use regulations include the following.

Permitted land uses.

The list of uses permitted in each land use district has undergone review by the Comprehensive Plan Committee, and a number of changes have been made in the specific uses allowed in each zone.

Dimensional requirements.

Because of the poor soils for septic systems, the basic minimum lot size of 40,000 square feet for single-family home residential development throughout most of the Town has been retained. However, there are some modifications.

First, in areas served by a public water system the minimum lot size for single-family homes is reduced to 20,000 square feet, except in aquifer protection zones. This will allow for more cost-efficient water service. Also, possible pollution of individual wells from malfunctioning septic systems on the poor soils is no longer an issue if a public water supply is available. Similarly, the minimum lot size for commercial and industrial uses in mixed use or commercial districts served by a public water supply will be reduced from 80,000 square feet to 40,000 square feet.

Second, one of the goals of the plan is to discourage dense string type residential development along major highways in order to preserve their function as high-speed rural arterial routes and to create better residential neighborhoods. In string type development each lot has a driveway entering directly onto the highway. Instead, residential subdivisions where driveways enter onto local access roads which in turn access a major highway, are preferred. To further this objective larger lot sizes and road frontages are required for building lots that directly abut state highways. The minimum lot size for new single-family dwellings with frontage directly on a state highway will be 120,000 square feet, and there is a corresponding increase in the minimum required highway frontage to 300 feet for such lots.

Third, minimum highway frontage (not lot width) has been reduced to 25 feet for residential lots with access to town and county highways. This will enable the creation of lots set back from the highway that are accessed by a long driveway. (This change will not apply along State highways for reasons stated in the above paragraph.)

Public Water System Plan

A public water system is desirable in the Town of Mexico for several reasons. First, it is needed in order to attract industry to provide local employment and improve the tax base. Industries need a public water supply for adequate sprinkler systems and for fire protection. Second, it would improve fire fighting capabilities by providing hydrants, and would lower

fire insurance rates. Third, it would provide a dependable supply of good quality water that is lacking in some areas within the town.

The plan is to provide public water initially in the eastern section of Town in the vicinity of State Route 11, and to eventually extend the water district to cover most or all the Town. The boundaries of the initial water district have not yet been established.

Water will be drawn from wells located off Tubbs Road west of its intersection with State Route 11. The location of the aquifer supplying the wells has been identified, and will be protected by creation of an Aquifer Protection district in the Town's land use regulation.

Parks and Recreation Plan

(See Parks and Recreation Plan map.)

The Town of Mexico seeks to increase outdoor recreation opportunities for its residents and others. There is desire for more trails for snowmobiles, walking, biking, and cross-country skiing. To further this end the following actions should be taken.

1. The county-wide effort underway to establish a snowmobile trail linking the City of Oswego, the Village of Mexico and the Village of Pulaski along the abandoned railroad bed should be supported. It is unknown at this time whether such a plan can ever be implemented. Should the trail become a reality, the Town of Mexico should seek to make it a multi-use trail suitable for walking, biking, and cross-country skiing.

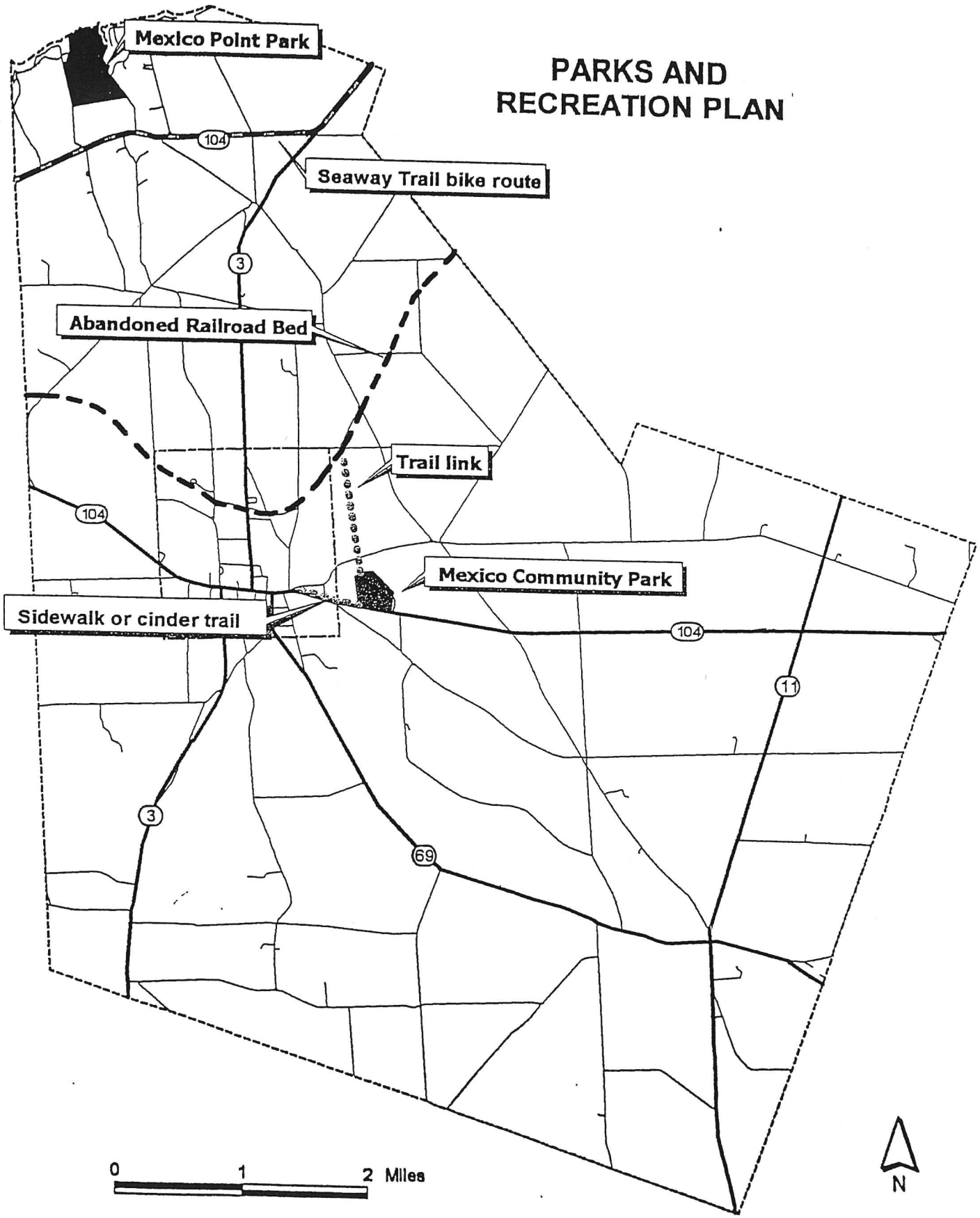
2. The Town should pursue the establishment of a connector trail linking the Mexico Community Park to the county trail (see map).

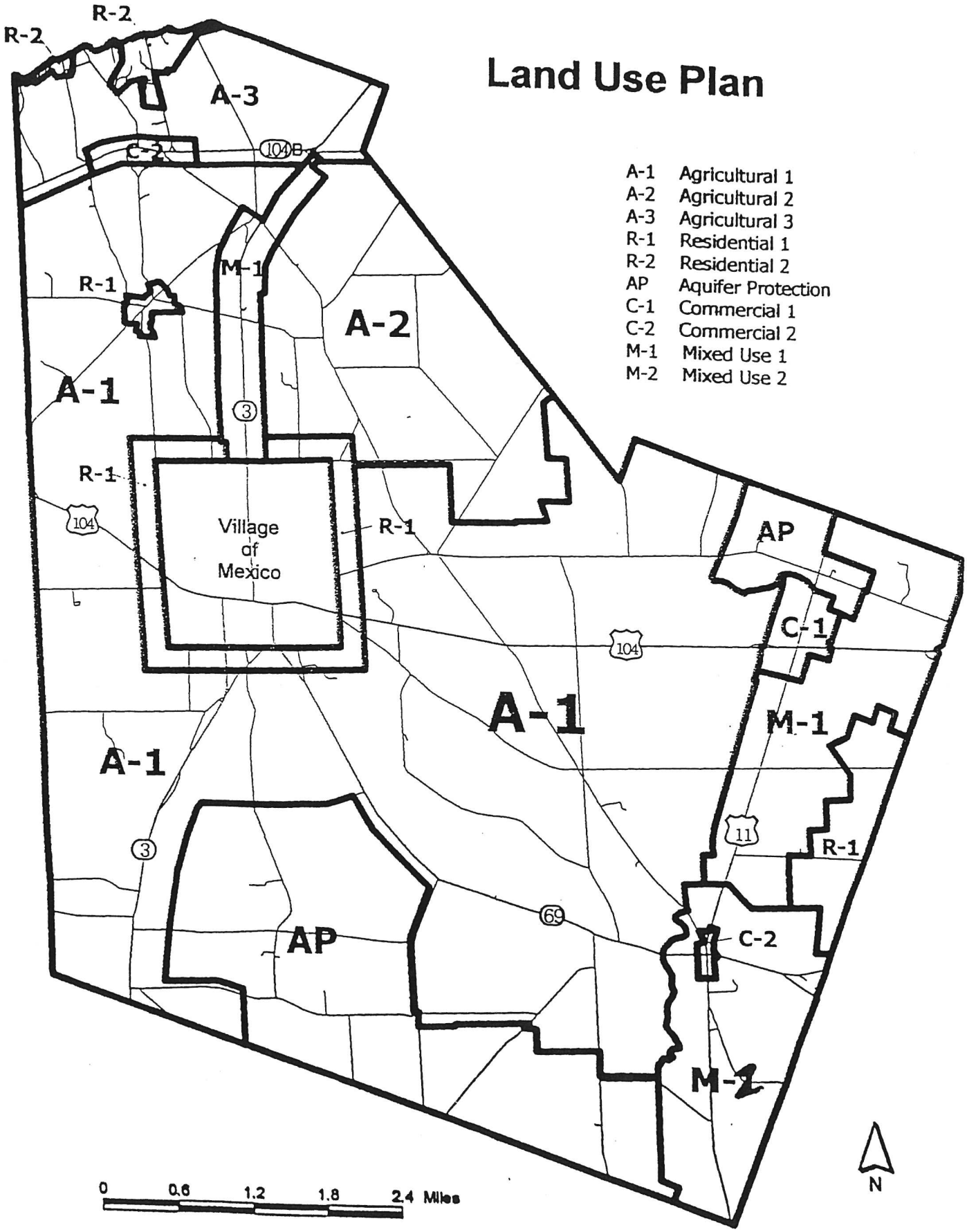
3. A sidewalk or cinder trail should be constructed from the Village of Mexico to the Town of Mexico Community Park.

4. Walking and cross-country ski trails should be provided within the Town of Mexico Community Park enabling it to be used year round.

5. The Town should continue to work with The Friends of Mexico Point and the Oswego County Department of Planning and Community Development to provide improvements at the Mexico Point Park. Improvements include meeting rooms in existing buildings, cross-country skiing, nature trails, historic displays, and sports fields.

6. A network of roads suitable for biking and hiking within the Town should be identified and mapped. These should consist of low traffic volume roads of adequate road width and shoulder width. There should be connections to the Seaway Trail, an existing bike route. This may be good project for a volunteer group and/or students to work on.


PARKS AND
RECREATION PLAN
Mexico Point Park
104
Seaway Trail bike route
3
Abandoned Railroad Bed
Trail link
104
Mexico Community Park
Sidewalk or cinder trail
104
11
3
69
0
1
2 Miles
N


Land Use Plan
A-1 Agricultural 1
A-2 Agricultural 2
A-3 Agricultural 3
R-1 Residential 1
R-2 Residential 2
AP Aquifer Protection
C-1 Commercial 1
C-2 Commercial 2
M-1 Mixed Use 1
M-2 Mixed Use 2
R-2
R-2
A-3
C-2
104B
M-1
R-1
A-2
A-1
3
R-1
104
Village of Mexico
R-1
AP
C-1
104
A-1
M-1
A-1
11
R-1
3
69
AP
C-2
M-2
0 0.6 1.2 1.8 2.4 Miles
N

Historic Preservation Plan

The Town of Mexico has a long and rich history and contains many historical sites of interest. Some such sites are listed on the state or national registers of historic places, but others are of local interest. The plan seeks to protect and recognize the town's historical assets, but not to regulate owners of historical properties. Because historical sites are in scattered locations rather than existing within a district, as in the Village of Mexico, the creation of an historic preservation district to regulate the protection of such sites is not deemed desirable.

1. An inventory of locally important places should be completed.

2. A program to notify owners of properties of historical interest, and to provide recognition in the form of signage, should be instituted.

3. A map and brochure describing historic resources in the town should be prepared. This could be accompanied a map of a driving tour.

4. The Planning Board should use their powers of site plan review contained in the land use regulation law to mitigate potential adverse impacts of neighboring developments of the integrity of historical properties.

Tourism Promotion Plan

The Town seeks to promote tourism in order to improve local businesses and provide employment opportunities. Actions that should be taken include the following.

1. A Town of Mexico brochure describing points of interest should be created and distributed.

2. A driving tour should be mapped, and included in the brochure.

3. Tent cards should be provided for restaurants.

4. Town events and points of interest should be included in county-wide and region-wide promotion efforts.

5. The Birdfest should be promoted.

6. Brochures should be given to the Oswego County Fair, the College Tourism Center, and to hotels/motels.

7. The Town should work with the Greater Mexico Chamber of Commerce and the Oswego County Department of Promotion and Tourism in promotional efforts.

8. A kiosk or visitor information center should be constructed to house promotion materials.

9. Promotions should include a wide range of opportunities such as agri-tourism, birding, fishing, boating, and history-tourism.