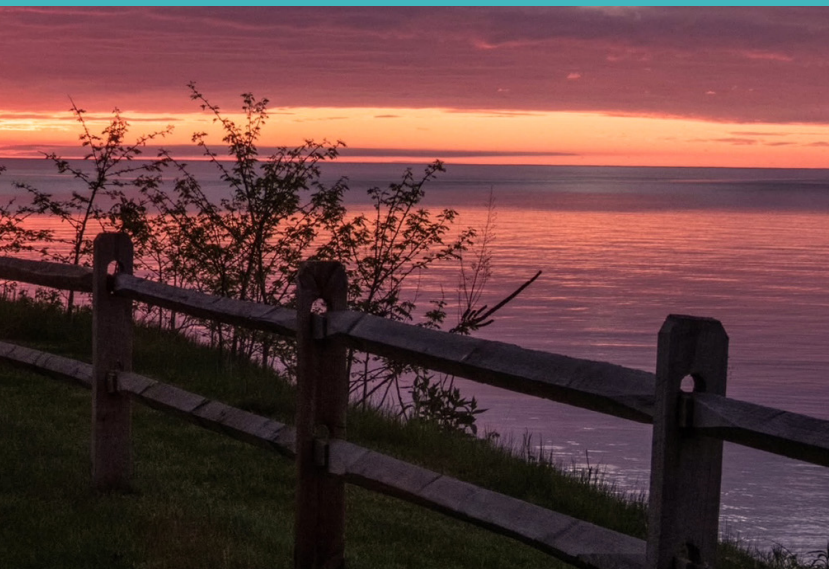




Joint Town and Village of Mexico

“Mother of Towns”

Comprehensive Plan

Adopted [month] 2026

www.townofmexicony.gov

Acknowledgments

The development of this document was made possible through the efforts of the original Comprehensive Planning Committee (2003). The Town and Village extend thanks to the following individuals for their contributions to the Joint Town and Village of Mexico Comprehensive Plan:

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Special Thanks

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Steve James Salatti, Emeritus - For his service to our committee, our community (planning board), and our country (navy captain). Steve was a community friend and member of our pre-covid comprehensive planning committee. He and his wife Lynn were assigned tasks and completed them in a thorough and complete manner. He unfortunately passed away in 2024.

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Disclaimer: All data obtained in this document is from the United States Census or American Community Survey unless stated otherwise.

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A Message from The Mayor and Town Supervisor

The only way you can plan for the future is to know where you are now. We believe that the 2026 Joint Town and Village of Mexico Comprehensive Plan enables us to do just that. We are fortunate to live in a community surrounded by rich water resources, world class recreation opportunities, small businesses, historic sites, an excellent school district, and a passionate community that deeply cares about the future of Mexico. The Town and Village of Mexico have many offerings - too many to show - but this document aims to highlight some of what makes Mexico special.

The newest Comprehensive Plan delves much deeper into everything our Town and Village provide for the present and for the future generations that will make Mexico their home. Untold hours and meetings, along with careful thought with introspection, have resulted in a Comprehensive Plan that will serve as a guide for the community over the next decade.

Part of the process was to hear from our citizens, and we appreciate all who took the opportunity to participate. We had participation from the public at information meetings, community surveys, “community leaders” discussions, and other opportunities for the public to provide critical input. Most importantly, the committee tried to listen to what the Mexico community was saying about their vision for the Town and Village for the next 10 - 20 years.

This has been a long tedious process that many have contributed to and it is not possible to thank everyone who helped lead this plan to completion. We wish to extend a special thanks to Gary Toth, Chair of the Comprehensive Planning Committee, and Marcia DeLong, Co-Chair of the Comprehensive Planning Committee, as well as Kari Cotter, Amanda Magro, James Hotchkiss, and Nancy Weber who have been involved for over 2 years on this project. A special thanks to the Central New York Regional Planning and Development Board staff: Dave Bottar, Aaron McKeon, and Michael Boccuzzi, without their partnership and patience we would have not gotten to the finish line.



Eric Behling, Supervisor, Town of Mexico



Terry Grimshaw, Mayor, Village of Mexico

Introduction



BACKGROUND

Located in northeastern Oswego County, along the shores of Lake Ontario, Mexico is a regionally significant community that contributes a wide variety of resources to the local and surrounding population. Mexico utilizes specific regulatory and community planning initiatives such as zoning laws, the 2003 Town of Mexico Comprehensive Plan, and 2024 Mexico Downtown Revitalization Plan to leverage its many assets and guide future development within the community. In addition to previous efforts, the Town and Village have recognized the need for a high-level and far reaching exploration of regional trends, the community's existing conditions, and the development of an inclusive vision for the future of Mexico.

In the Spring of 2024, a Comprehensive Planning Committee made up of local residents, business owners, government officials, and staff was formed to guide the development of this Comprehensive Plan for the Town and Village of Mexico. This is the first time that the Town and Village have participated in the comprehensive planning process together. The committee was diverse, representing an accurate cross section of the community. This Committee organized and facilitated public outreach efforts, reviewed draft documents, and developed the contents of the Plan by offering their local knowledge throughout the planning process. Overall, this Committee ensured that the Comprehensive Plan was built upon significant public input, incorporated the recommendations of other recent planning initiatives, and responded to the key issues and opportunities within the Mexico Community.

Purpose

The Comprehensive Plan is one of a community's most important documents. It assess local and regional data and trends impacting the community, identifies the community's future vision, and recommends goals and implementation items to help achieve that vision. The primary purpose of the Comprehensive Plan is to provide a framework to direct investment and resources within the community. It sets the long-term vision for that investment. It serves as the foundation for subsequent projects including zoning updates and revitalization initiatives. Additionally, a comprehensive plan provides a community with a strong defense for regulations adopted in conformance with the plan.

The plan serves as an accessible document that local stakeholders can reference to understand which types of projects the Town and Village are likely to support. Both public and private investment decisions should reflect the community's vision and be consistent with the goals identified within this plan. It is important to note that this Comprehensive Plan is not a static document. As community conditions and priorities change, it is recommended that the Plan be update to reflect new goals and implementation items. The typical lifespan of a Comprehensive Plan is 10 years.

BENEFITS

A comprehensive plan helps a community understand its strengths and opportunities. It encourages communities to engage in proactive (rather than reactionary) decision-making. Without a comprehensive plan, communities are vulnerable to undesirable development and unintended consequences. Therefore, it is in the best interest of a community to have a comprehensive plan by which public and private development can be guided. Comprehensive plans also open the door for a variety of new opportunities, as summarized below.

Grant Funding

A comprehensive plan indicates that a municipality has a deep understanding of its community's challenges, goals, and future vision. Referencing this knowledge can give applicants a competitive edge when pursuing grant funding.

Land Use

Land use regulations should be in accordance with a comprehensive plan. When updating a zoning code or making a zoning determination, a comprehensive plan can assist with the objective decision-making process.

Budgeting

Due to the identification of implementation items within a comprehensive plan, the document may be used to assist in the development of the municipal budget, ensuring that priority projects are accounted for.

Social & Economic Initiatives

Unlike conventional development strategies, comprehensive plans identify cultural, social, and environmental initiatives that improve overall quality of life for residents.

PLANNING CONTEXT

2003 Comprehensive Plan

The 2026 Town and Village Comprehensive Plan builds on the 2003 Town of Mexico Comprehensive Plan, which encouraged growth while preserving “the rural character that makes the Town of Mexico a desirable place to live”. The 2003 Plan emphasized the importance of agriculture and protecting groundwater resources with an expanded Aquifer Protection zone. This plan also expressed the desire to attract industrial and commercial development to the Route 11 corridor in order to provide local employment and improve the tax base. Expanding water districts throughout the Town was also a goal identified in the plan that has since been largely accomplished.

Oswego County Hazard Mitigation Plan

The Oswego County Hazard Mitigation Plan (HMP) for the Town and Village of Mexico identifies flooding along the Little Salmon River as a potential hazard. The HMP proposes that a back-up power supply be provided for both McAuslan Hall and the Village Hall so that they can better serve as emergency shelters. The HMP also proposes sidewalk rehabilitation along Route 104, especially to ensure a safe walking route to school for students.

Oswego County Housing Needs Assessment and Development Strategy

The Oswego County Housing Needs Assessment and Development Strategy was developed in 2025 by the Oswego County Industrial Development Authority (IDA) in response to concerns about the county’s housing supply and housing affordability. This plan included looking at infrastructure limitations that constrain housing supplies, as well as assessing the local housing market to determine what kinds of housing need to be built. As this report states “Over the course of 20 years, Micron’s direct employment could generate demand for a total of 1,338 single-family units and 368 rental units” in Oswego County.

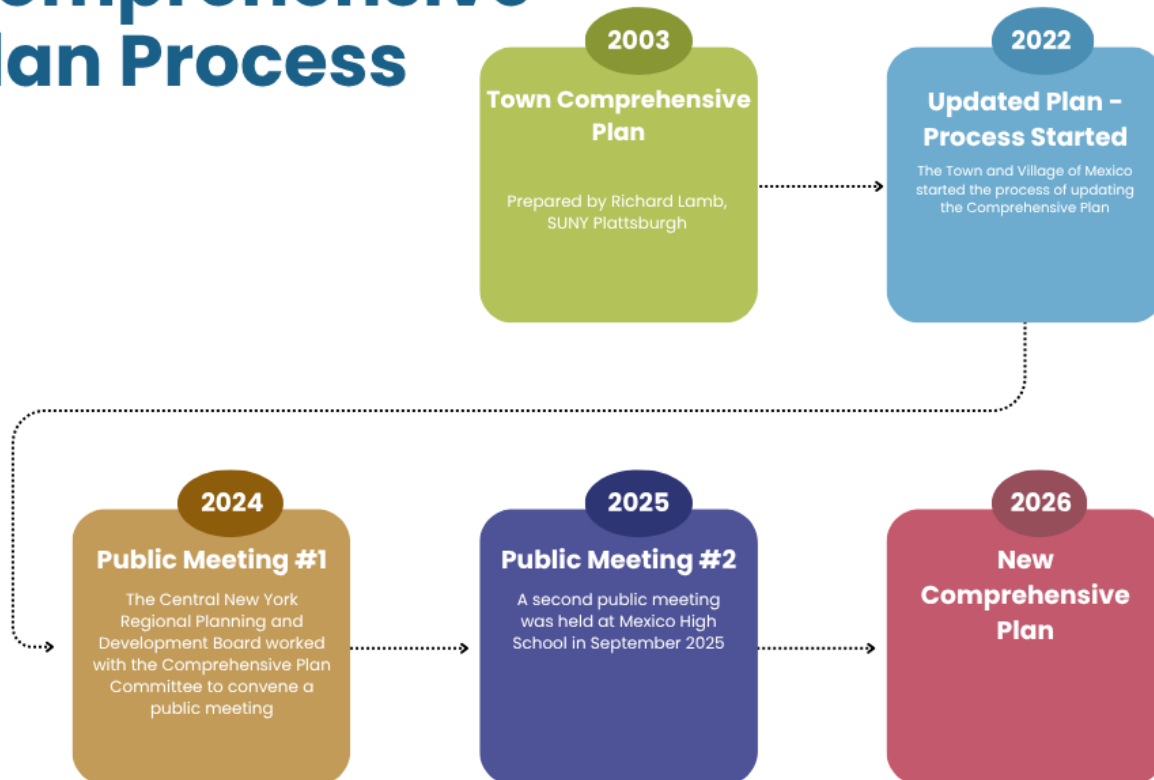
Village of Mexico Downtown Revitalization Plan

The 2024 Village of Mexico Downtown Revitalization Plan served as the Village’s application to the New York Forward Program. In 2025, the Village was awarded \$4.5 million in grant funds to implement the Revitalization Plan’s recommendations, including:

- Conducting a parking study for the downtown area
- Resurfacing and repairing sidewalks and roadways to boost safety and attractiveness
- Making improvements to the Downtown Park on Route 104
- Creating a fund to support façade improvements in downtown
- Streetscape and stormwater improvements on downtown streets
- Investing in pedestrian-scale lighting
- Developing a signage plan for downtown businesses

PROCESS TIMELINE

Comprehensive Plan Process



OUR VISION

The Comprehensive Plan for Mexico, New York, envisions a thriving, inclusive community that honors its heritage, embraces innovation, and provides a high quality of life for all residents.

With strategic planning and collaboration, Mexico is poised to become a model of rural resilience and opportunity in Central New York. The Town and Village present a unified vision for sustainable growth, community enrichment, and economic vitality through this Comprehensive Plan.

Rooted in the area's rich history, natural resources, the aspirations of its residents, and drawing from regional plans and resources, this plan outlines actionable strategies to guide the community toward a prosperous future while preserving its small-town charm and unique identity.



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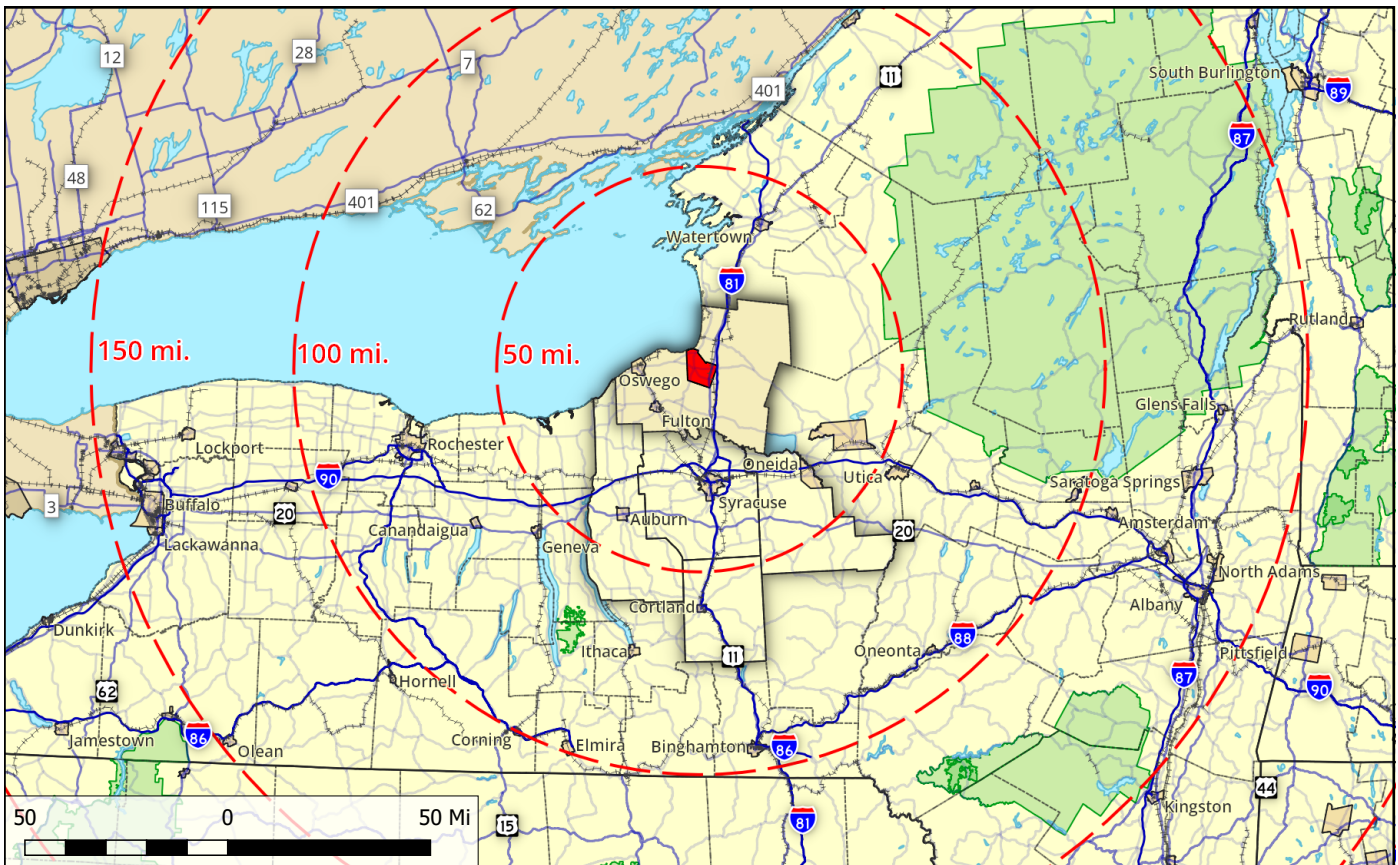
MEXICO PUBLIC
LIBRARY

NOI
LIBRARY

GEOGRAPHIC CONTEXT

The Town and Village of Mexico are centrally located in Oswego County along the shore of Lake Ontario. The Town is surrounded by natural and built assets. Approximately 36 miles south is the City of Syracuse, a regional hub for jobs, goods, and services. Fifteen miles to the west is the City of Oswego, another regional hub which contains SUNY Oswego. Within a 30 minute drive is also the City of Fulton to the south of Oswego. These three cities represent major employment centers for Mexico residents. Nearby natural resources include the Little Salmon River, Black Creek, and Sage Creek, which flow through the Town up to Lake Ontario. Approximately 25 miles south is Oneida Lake. Because Mexico is situated in the center of Oswego County, it is within driving distance of many of New York State's tourism destinations such as the Finger Lakes, Thousand Islands, and Adirondack Park.

Within the Town of Mexico boundary is the Village of Mexico. The Village covers approximately 5% of the Town's total land area. While the Town and Village have their own governments, and a wide variety of services are shared between them.



Regional Location

HISTORY

The town is famously referred to as the “Mother of Towns,” a title that underscores its foundational and expansive role in shaping the administrative and demographic landscape of the region. This designation arises from its original vast territory, first established in 1792 and then re-established in 1796. This immense area ultimately contributed to the formation of six present-day counties—Onondaga, Cortland, Oneida, Lewis, Jefferson, and Oswego—which collectively encompass the 84 towns that were once part of the original Town of Mexico. This profound and lasting impact of early governmental and private land decisions on the administrative and social landscape of New York illustrates how initial, large-scale planning or speculative ventures laid the groundwork for future municipal structures, creating a shared heritage and interconnectedness among these “daughter” towns.

A pivotal moment in the town’s establishment occurred in December 1794. George Frederick William Augustus Scriba, a prominent land speculator, purchased a substantial tract of land and subsequently named this acquisition “Mexico”. This “second Mexico” was vast, stretching from the Oswego River, across Oneida Lake, northward to southern Lewis County, and then along the Lake Ontario shore to Oswego. Benjamin Wright, who surveyed this territory, specifically designated the 20th township within Scriba’s patent as “Mexico”. This dual naming led to the concurrent existence of both a village and a town named Mexico, a distinction that persists today. The Village of Mexico was formally incorporated on January 15, 1851, with a population of 948.

The early years of Mexico were marked by significant hardships. Health crises were prevalent, fires posed a constant threat, lake disasters were common, and transportation and communication was rudimentary. The collective experience of enduring and overcoming significant challenges—such as widespread disease, difficult travel conditions, and destructive fires—likely played a crucial role in forging strong bonds and a shared identity among Mexico’s early inhabitants. The necessity of mutual support and cooperation in the face of these adversities would have fostered a deep sense of community, contributing to the town’s long-term cohesion and resilience.

Mexico’s economy in its formative years was built upon industries vital for a frontier settlement. These included numerous sawmills, oil-mills, gristmills, asheries (for potash production), tanneries, blacksmiths, tinsmiths, coopers, cheese plants, cloth-dressings, distilleries, shoe-shops, hotels, general merchandise stores, and jewelers.

Education was prioritized early in Mexico’s history. A formal system of public schools, comprising 14 districts, was established in 1813. In 1826, the school was incorporated by a special act of legislature under the name of Rensselaer Academy. The Mexico Academy was admitted into the state school system in 1833. In 1936, 31 districts were consolidated to form the Mexico Academy & Central School, with the current high school building being constructed in 1937. In



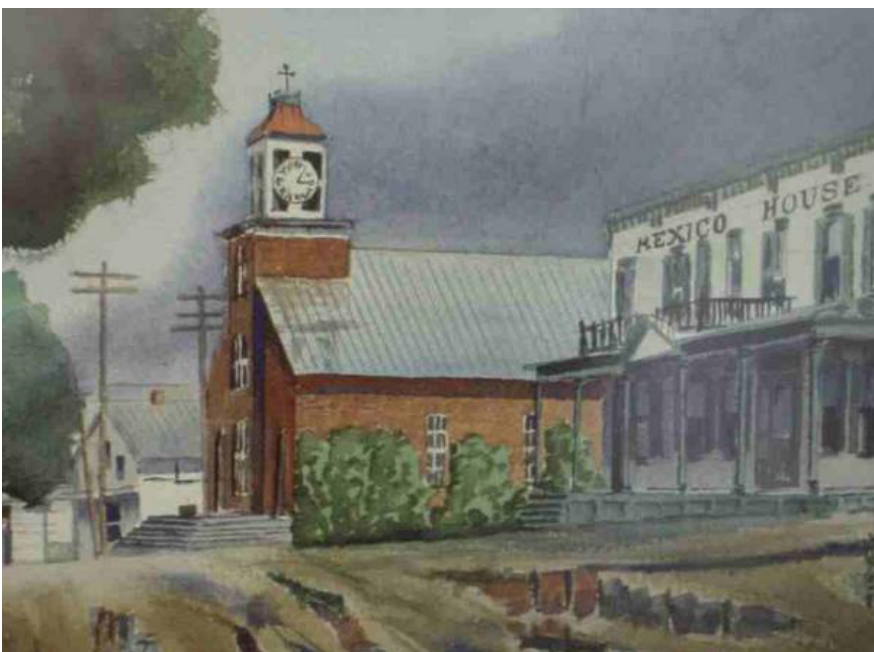
Starr Clark Tin Shop

2026 the Mexico Academy and Central School District celebrated their bi-centennial anniversary-marking 200 years of education in Mexico NY

Mexico played a notable and active role in the national abolitionist movement. As early as 1835, citizens demonstrated their commitment by signing petitions advocating for the abolition of slavery, which were then sent to Washington. The Oswego County Anti-Slavery Society held meetings at the Historic Church (Congregational Society) in February 1839, further cementing Mexico's role as a hub for abolitionist activism. Mexico's early and sustained involvement in the Abolitionist movement, evidenced by petitions, prominent speakers, such as Frederick Douglass, and its role in the Underground Railroad, goes beyond mere civic participation. It indicates a strong moral conviction and a willingness to engage in significant social reform, even on the frontier.



Mexico Railroad Depot - (currently Oswego County Federal Credit Union) - Eugenjis Kaskin



Mexico Town Hall - (now McAuslan Hall) - Eugenjis Kaskin, Mexico Historical Society

POPULATION

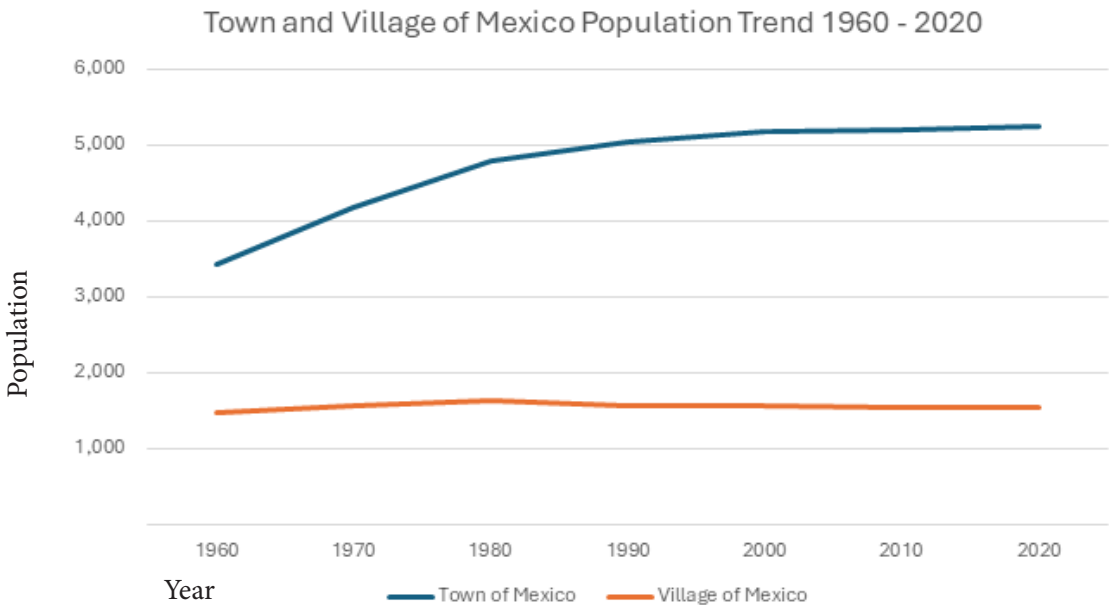
The population for the Town of Mexico has remained relatively stable over the past decade. According to the U.S. Decennial Census, in 2010, the population in the Town of Mexico was 5,197, increasing by 1.2% to 5,259 in 2020 (Table 1, Figure 1). In the Village of Mexico, the population in 2010 was 1,624 and decreased by 5.7% to 1,531 in 2020. In comparison, the rest of Oswego County has seen a 4.8% decrease in population from 2010 – 2020, while the neighboring Town of Richland has seen a 2.4% decrease from 2010 – 2020 (Figure 2).

Table 1. Population for the Town and Village of Mexico 2000 - 2020

YEAR	2000	2010	2020
Mexico (T)	5,181	5,197	5,259
Mexico (V)	1,572	1,624	1,531

Source: US Census

Figure 1. Town and Village of Mexico Population Trend 1960 - 2020



Source: US Census

The median age for residents of the Town of Mexico is 41.3 years old. This is an increase from 2010, when the median age was 39.3 years old. The Village of Mexico follows similar trends. Based on ESRI data, it is anticipated that by 2029 the median age of the Town and Village of Mexico will increase to 42.4 years old. This is in line with trends seen throughout Oswego County and New York State, where median age increases slightly over time (Table 2). Enrollment data for the Mexico Central School District show that total K-12 enrollment declined by nearly 15 percent from 2010 to 2024, from 2,281 to 1,945.

Table 2. Median Age 2010 - 2024 with Projections to 2029

YEAR	2010	2020	2024 (ESRI)	2029 (ESRI)
Mexico (T)	39	40.8	41	42
Mexico (V)	39	41	41	42
Oswego County	38	40.6	51	42
New York	38	39	40	41

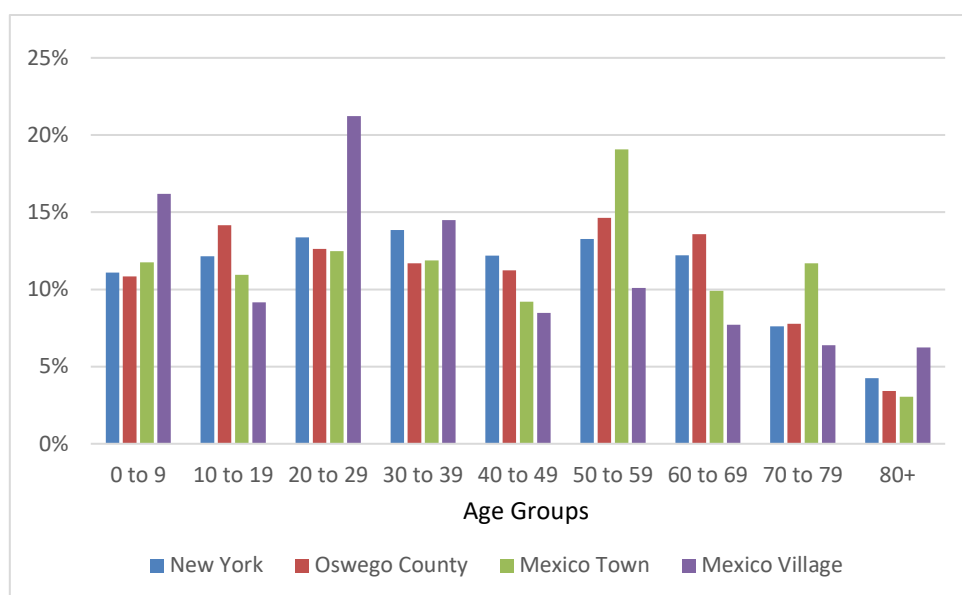
Source: US Census

Like the population statewide, and the population of the United States as a whole, the population of Mexico is aging. In 2026, the US Census reported that the median age nationally had increased slightly from 39.2 in 2024 to 39.4 in 2025 (Rogers & Hayward, 2026). Similarly, the median age in the Town of Mexico edged up slightly from 40.8 in 2020 to 41.3 in 2024 (see Table 2). The Village's population saw a much smaller increase in its median age in this period (40.6 to 40.9 year).

As Figure 2 shows, the Village of Mexico's population is considerably younger, on average than the Town's. This is likely related to the availability of rental housing in the Village (see Table 3), which is affordable to younger workers and younger families. In the Town, where nearly 70% of all housing units are owner-occupied, 44% of residents are over the age of 50; in the Village, only 30% of residents are over 50.

Geospatial information services company ESRI projects that Mexico's median age will increase to 42.4 years by 2029, compared to 41.9 years countywide and 40.8 years statewide. The growth of the 65+ population will likely cause increased demand for senior-friendly infrastructure and services, such as senior housing, public transportation, walkable neighborhoods, care facilities, and senior programming.

Figure 2. Population by Age



Source: US Census (2023 American Community Survey, 5-yr data)

HOUSING

As of the 2020 Census, the Town of Mexico has 2,316 housing units. Of these, 68% are owner-occupied and 19% are renter-occupied. The remaining 13% of units are classified as “vacant”, but half of the town’s vacant units are seasonal residences (i.e., camps). There are 722 housing units in the Village of Mexico, of which 54% are owner-occupied, 36% are renter-occupied, and 10% are vacant (Table 3).

More than a quarter of the Town of Mexico’s housing stock was built before 1939 (26%), which is similar to the countywide proportion (28%). Approximately 33% of the housing stock was built between 1970 – 1989. The Village of Mexico has an even older housing stock, with nearly 30% of homes being built before 1939. This can be explained by the presence of many historic buildings within the Village as well as a historic district. The majority of housing within the Town and Village is single family detached housing. There are some apartments within the Village, these include John W. Wight apartments, Kimberly apartments, and Parkview Manor as well as some apartments located above first floor shops on Main Street.

The number of older homes in the community is relevant, especially with an aging population. New York State has the 3rd highest cost burden for homeowners, and housing insecurity among seniors in the state exceeds the national average.

Table 3. Occupied and Vacant Units in the Town and Village of Mexico

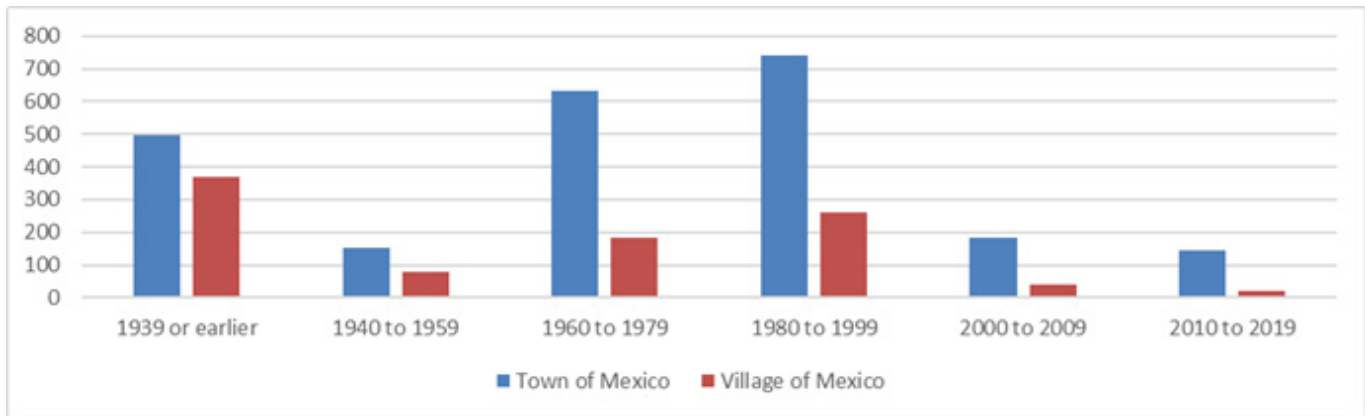
	Owner Occupied Units		Renter Occupied Units		Vacant Units		Total Units
	Number	%	Number	%	Number	%	
Mexico (T)	1,583	68%	438	19%	295	13%	2,316
Mexico (V)	389	54%	261	36%	72	10%	722

Source: US Census (2020 Decennial Census)



Kimberly Apartments

Figure 3. Housing: Year Built Town & Village of Mexico

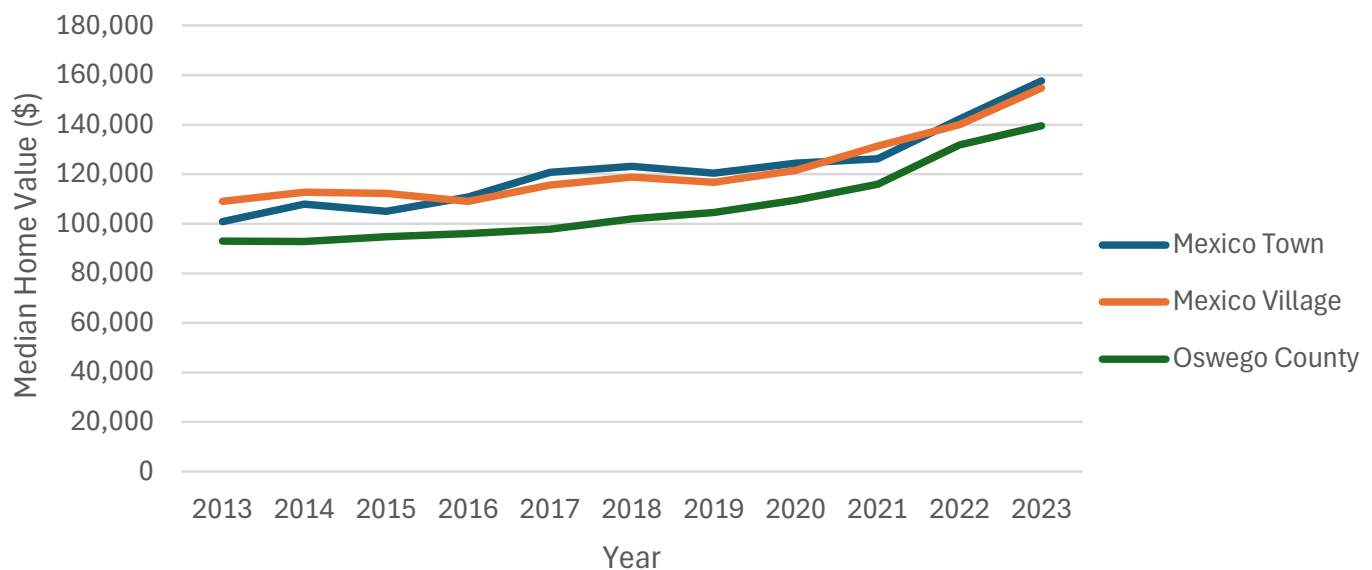


Source: US Census (2024 American Community Survey Data, 5-year data)

Residents, especially seniors, who own older homes may have to spend a significant portion of their income on home maintenance and repairs.

The median home value for the Town of Mexico according to the 2023 American Community Survey was \$157,700. This is similar to the Village at \$154,800. Compared to the rest of the county, the median home value is higher in both the Town and Village of Mexico. Median home value increased from 2013 – 2023, with sharp increases in both the Town and Village from 2021 – 2023. This suggests that housing costs are rising and will most likely continue to rise over time.

Figure 4. Median Home Value 2013 - 2023



Source: US Census - American Community Survey

ECONOMIC BASE

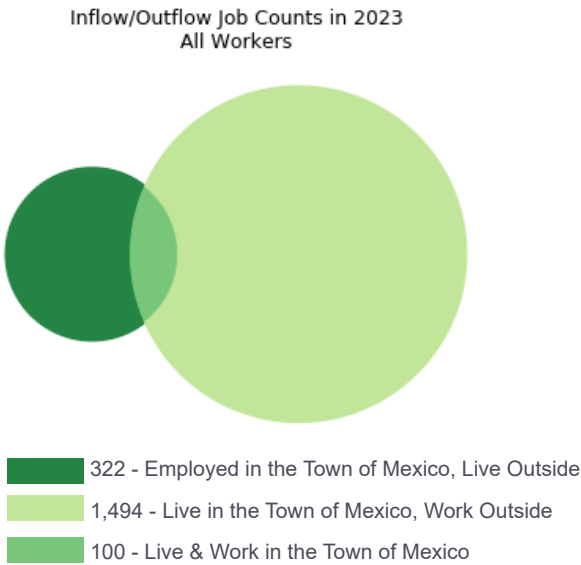
An analysis of median household income, poverty, and unemployment rates compared to Oswego County provides a look into the overall health of the local economy. The median household income (MHI) for the Town of Mexico is \$64,016, lower than the countywide MHI of \$70,076. The Village has an MHI of \$72,772 which is higher than the rest of Oswego County (Table 4). Compared to the County (14.9%), both the Town (12.9%) and Village (9.3%) have a lower poverty rate. The unemployment rate for individuals 16+ is also significantly lower in both the Town (1.7%) and Village (1.3%) compared to the County (4.1%). This suggests that although unemployment among Town residents is low, workers may be underpaid or underemployed compared to their peers in the village or county.

Table 4. Median Household Income, Poverty Rate, and Unemployment Rate

	Median Household Income	Poverty Rate	Unemployment Rate
Mexico (T)	\$64,016	12.90%	1.70%
Mexico (V)	\$72,772	9.30%	1.30%
Oswego County	\$70,076	14.90%	4.10%

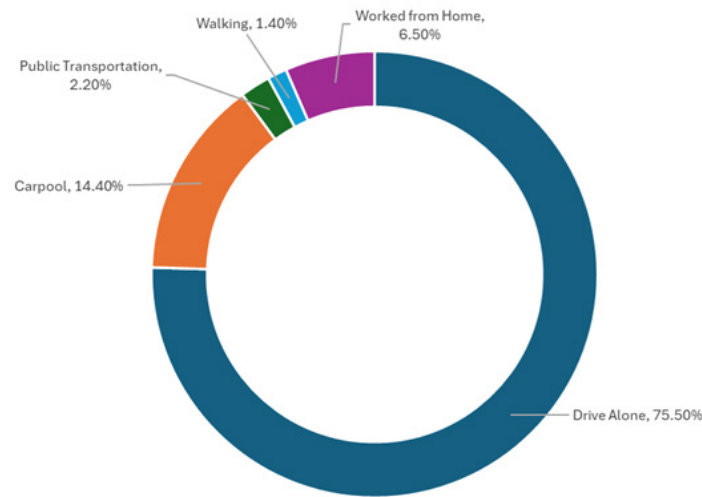
Source: US Census - American Community Survey

Figure 5. Inflow and Outflow of Workers - Town of Mexico



Source: US Census, On The Map; <https://onthemap.ces.census.gov/>

Figure 6. Commute Profile for Mexico



According to the U.S. Census Bureau, the majority of employed residents of the Town (86.7%) and Village (93.7%) are employed outside of the community. A plurality of these residents work in the City of Oswego, City of Fulton, and Village of Pulaski, with several also going to Syracuse for employment. The outflow of workers can mean that there are fewer residents staying within the Town and Village to patronize local businesses and fill local jobs. There are 1,149 workers who live outside of Mexico and enter the community for work, but this does not replace the 1,972 that are leaving. Only 7% of residents live and work in either the Town or Village of Mexico.

The overwhelming majority of residents (75.5%) drive alone to work. This is followed by carpooling (14.4%), public transportation (2.2%), and walking (1.4%) (Figure 6). Approximately 6.5% of residents worked from home. The data suggests that either due to a lack of available alternatives or personal choice, most individuals in Mexico are using cars as their primary mode of transportation to work. The average commute time is 25.3 minutes.

The top employment industry for both Town and Village residents is overwhelmingly educational services, healthcare, and social assistance (Table 5). Major industries within the Town and Village include public administration, health care and social assistance, construction, and retail. Agriculture makes up approximately 2% of businesses within the Town of Mexico. The greatest concentration of businesses within the community is in the Village of Mexico along Main Street. The largest employer is the Mexico Central School District.

Table 5. Town of Mexico Residents' Employment by Industry

Industry	Jobs	Pct
Agriculture, forestry, fishing and hunting, and mining	127	5%
Construction	82	3%
Manufacturing	300	12%
Wholesale trade	65	3%
Retail trade	345	14%
Transportation and warehousing, and utilities	153	6%
Information	47	2%
Finance and insurance, and real estate and rental and leasing	85	3%
Professional, scientific, and management, and administrative and waste management services	165	7%
Educational services, and health care and social assistance	751	31%
Arts, entertainment, and recreation, and accommodation and food services	171	7%
Other services, except public administration	68	3%
Public administration	81	3%
TOTAL	2,440	100%

Source: US Census ACS 2024 5-year data

LAND USE

As the name suggests “land use” refers to the current, predominant use of a given parcel. Land use is distinct from zoning, which is a legal definition that relates to a parcel’s approved uses. Land use is generally determined utilizing data from local property records. Local assessors assign a land use code to every parcel in their jurisdiction; these land use codes can be one of several factors used to determine a given property’s assessment. In the case of this comprehensive plan, the Agricultural and Farmland Protection Plan included a review of agricultural land use in Mexico.

Together, the Town and Village of Mexico encompass 28,795 acres, with residential land use occupying 40% of the community’s total area (Table 6). Agriculture and agriculture combined with residential uses makes up 30% of total land area (nearly 9,000 acres). Roughly a fifth (21.3%, or 6,300 acres) of Mexico is classified as “vacant” land, which generally indicates that land is underutilized, often because it is agricultural land that is no longer cultivated.

Most commercial parcels are located within the Village; the Village is the community’s commercial core, home to shops, restaurants, banks, and other services. There is a historic district in the Village that protect several of the 19th and 20th century properties in the community. Many of these properties have ties to abolitionists and the Underground Railroad, making their preservation a key priority for the Village and Town. Residential development is concentrated in the Village; residential use in the Town is less dense and tends to be on larger parcels than in the Village. There are pockets of denser development within the Town along Lake Ontario and the Little Salmon River.

There are five hamlets within the Town. These are unincorporated areas where residential and other forms of development are concentrated. These include Texas, Colosse, Maple View, Arthur, and Graftons Square.

Table 6. Land Use in Mexico

Land Use	Number of Parcels	Acres	Pct of Town
Agricultural	111	5,923.70	20.00%
Residential with Agriculture	57	2,961.20	10.00%
Residential	1864	11,895.10	40.10%
Commercial	77	376	1.30%
Industrial	14	286.2	1.00%
Community Services	47	302.4	1.00%
Public Services	18	115	0.40%
Recreation and Entertainment	11	227.5	0.80%
Parks and Conservation	8	258	0.90%
Private Forest	4	129.6	0.40%
Vacant	548	6,319.80	21.30%
Total	2759	28,795	97%

Note: Land use is determined by assessment codes, with some refinement. Parcels determined to be primarily in agricultural use or vacant with significant ag use are included in the Agricultural category. Residential parcels with significant ag use are classified as Residential with Agriculture. Parcels with only accessory ag uses are classified by their assessment codes. Town or Village owned private forest (920 class code) or parks and playgrounds (500 class codes) are included in the Parks and Conservation class.



Village of Mexico Main Street



Snowmobile trails are a feature of Mexico

CURRENT TOWN AND VILLAGE ZONING

Agricultural

The Town of Mexico has three agricultural zones: A1, A2, and A3. These districts permit a variety of residential and commercial uses related to agriculture. Single family and two family housing is permitted, however multifamily residences are not. Other uses may be permitted with a special use permit. These zones make up the majority of the Town.

Residential

There are two residential districts within the Town of Mexico: R1 and R2. The R1 zone allows for a slightly wider range of housing options including two-family homes and multifamily dwellings with a special use permit. The R2 zone only permits single-family housing.

The Village has a Residential District (R), Residential Single-Family Attached District (R1), and a Residential Business District (RB). These districts each have their own set of restrictions and permitted uses. The R district permits only one and two family dwelling units. The R1 district allows for attached, single family dwellings. The RB district covers portions of the Main Street of Mexico and permits one and two family units as well as certain businesses following site plan review and approval by the Zoning Board of Appeals.

Commercial

The Town has two commercial districts: C1 and C2. Both allow for different types of businesses to be established within the Town, with certain restrictions depending on the business. Residential single family homes are permitted in areas zoned C1 and C2.

The Village has a business district, labeled B. The business district covers much of Main Street from the Salmon River Bridge to the Black Creek Bridge. This district permits a range of commercial uses with a few restrictions. Projects are subject to site plan review by the Zoning Board of Appeals and must be consistent with the historic character of the community. Certain residential uses are permitted in this district.

Industrial

The Town has a floating industrial zone which means that industrial land uses are only permitted if certain conditions are met, following site plan review. Storage of toxic or radioactive chemicals, solid waste incinerators, hazardous waste disposal, slaughterhouses, and the manufacture of explosives or petroleum based fuels are prohibited in all land use districts.

The Village does have an industrial zone and permits residential, commercial, and commercial wholesale uses in the district. Special use permits may be granted for hospitals and nursing homes, warehousing facilities, and wholesale businesses.

Mixed Use

The Town of Mexico has two mixed use zones (M-1 and M-2). Within these zones a variety of uses is permitted. For residential uses these include: one and two family dwellings, and individual mobile homes. Multi-family dwellings are permitted only after the issuance of a special permit. Permitted commercial uses include: banks, health care facilities,

home occupations, lawn and garden equipment sales, and nurseries. Most other commercial and industrial uses are either prohibited or require a special use permit.

EDUCATION

The Mexico Academy and Central School District covers an area of approximately 100 square miles and includes the Town of Mexico, and parts of Hastings, New Haven, Palermo, Parish, Richland, Scriba, and Volney. The district serves approximately 2,000 students housed in five buildings: Mexico High School, grades 9-12 (650) students; Mexico Middle School, grades 5-8 (600 students); and Mexico Elementary, New Haven Elementary, and Palermo Elementary, grades K-4 is home to a total of approximately 750 students for the three elementary schools. The district has a universal Pre-K program in all of the elementary buildings, serving about 100 students.

Since 1969, the Center for Instruction, Technology & Innovation (CiTi), formerly known as Oswego County BOCES, has been offering educational services to all nine Oswego County school districts from its facility in the Town of Mexico. Created to provide shared services to local school districts, CiTi has grown into a dynamic hub of programming that prepares both youth and adults for success in a rapidly evolving world. CiTi's main campus serves more than 1,400 students daily and offers a diverse portfolio of programs that address academic, vocational, and social-emotional needs. In 2025, CiTi opened the Mexico Community Career Center in the Village of Mexico. The center will offer career counseling, workforce training, and community based programming - bringing valuable resources directly into the community and enhancing accessibility for residents of all ages.

There are a few home childcare/daycare providers in Mexico, although there is a need for increased access to affordable childcare in the community.



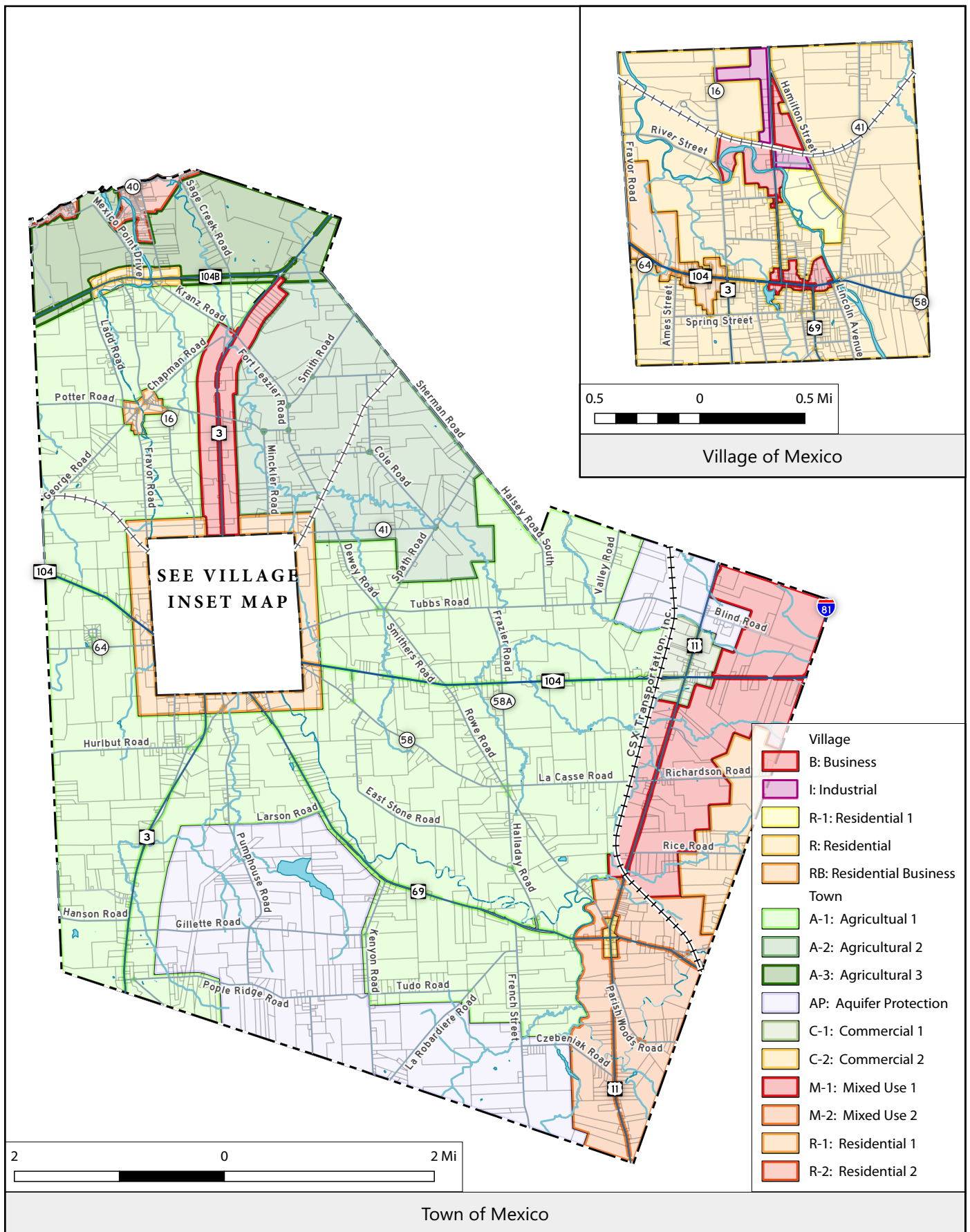
Mexico Academy (William G. Pomeroy Foundation)



Students receiving career information at CiTi BOCES

AGRICULTURE

The Town's open spaces, natural resources, scenic views, and agricultural lands contribute substantially to the community's character and identity, scenic quality, food systems, and recreational opportunities. Many agricultural properties in the town are protected under a NYS Agricultural District program as shown in the Agricultural Inventory map. The municipality will seek to protect farmlands where feasible, while supporting farmers in fostering a wide range of productive uses for their land. In the Summer of 2025, Mexico held its first farmer's market, which ran every Wednesday evening from July until the end of August. It was considered a great success by both vendors and residents, and the Town



Zoning

and Village are eager to continue the market into the future. For more detail on agriculture in the Town and Village of Mexico, please refer to Agricultural and Farmland Protection Plan located within this document.

HEALTHCARE

For a small rural community, Mexico is fortunate to have most aspects of health care coverage located within Village limits. Mexico residents can access dental, eyecare, family practice, prescriptions and vaccinations, addiction counseling, and ambulance service. Over a dozen hospitals and medical centers are located within a short 30-minute drive of Mexico.

School Based Health

The Mexico Central Schools System has partnered with a local healthcare provider to offer families a district wide School Based Health Center (SBHC) which is a full service health center. The SBHC will provide prompt, quality and convenient primary healthcare to enrolled students, staffed by a Nurse Practitioner or a Physician Assistant. A physician will always be available for consultation if illness or injury warrants. They also will give comprehensive physical examinations in accordance with the American Academy of Pediatrics guidelines. Dental services and behavioral health services are available to students and their families.

Other Medical Services

General dentistry is provided for all dental needs ranging from cleanings, exams, advanced restorative treatments, and traumatic dental injuries. There is a full-service pharmacy on Main Street in the Village of Mexico.

Hospitals and Medical Centers

There are several hospitals and medical centers providing specialized care and emergency services within a 30-40 minute driving distance from Mexico. These include the Oswego Hospital, Fulton Medical Center, Central Square Medical Center, Pulaski Medical Center, St. Joseph's Health Hospital, Crouse Hospital, Samaritan Hospital in Watertown, the Syracuse VA Medical Center, and Upstate University Hospital in Syracuse.

Donald McFee Memorial Ambulance Service is a non-profit emergency service that was founded in 1972. More commonly referred to as McFee Ambulance, the organization serves the townships of New Haven, Mexico, Palermo, Parish, and West Amboy.

PUBLIC INFRASTRUCTURE

Water and Sewer

The Village of Mexico currently has a wastewater treatment facility that serves portions of the Village; this facility is close to capacity due to stormwater infiltration and aging sewage infrastructure. The Village also operates a municipal drinking water system with service that includes the Village and much of the Town. Additionally, one water district serves a limited number of residents in the Town of New Haven. The most recent water district was recently completed which now means that 70-80% of the Town has public water. Water sources are protected through a special aquifer protection zone in the Town zoning code, with wellheads located on the south end of Town near Black Creek. Many homes in the community rely on septic systems and well water for their needs. This is important to note because the

lack of sewer and water limits the types of land uses that are possible on a given parcel. It also forces a minimum parcel size large enough to provide space for the septic system to function with minimal environmental impacts. Funding opportunities will have to be explored in order to support sewer system repair and expansion. It is also critical that the Town and Village continue to maintain their wellhead protection zones and encourage residents to keep up with septic and well maintenance. Currently, the Village has an additional 6 acres of land set aside for future sewer plant expansion.

Power & Gas

Electric service throughout the Town is provided by National Grid, and the Village is also provided natural gas service. Outside of the Village, delivered fuels such as propane and oil are used. There is currently a planned grid upgrade from National Grid that will include transmission lines that pass through the existing utility right of way within the Town of Mexico. According to NYSERDA, from 2000 – 2025, 612 solar projects have been completed in Oswego County, leading to a total installed capacity of 85.96 MW. Utilities such as 3 phase power will be necessary to support emerging industries and businesses in Mexico over the next few decades.

TRANSPORTATION

Interstate 81 cuts through the eastern edge of the Town and provides connections to Syracuse and Watertown. This runs parallel to US Route 11 near the hamlet of Maple View. Bisecting the Town from east to west is Route 104, also known as Main St within the Village, and provides a connection to Oswego. Route 104 experiences an average annual daily traffic (AADT) count of 7,404. Route 3 runs from north to south through the Town and Village. Going south on Route 3 will take you through Palermo and Volney into Fulton. Mexico is strategically located between these major routes, allowing for easy commutes for workers between employment hubs in Oswego and Onondaga County, as well as the potential for commercial and industrial development. While these corridors provide connectivity between the community and surrounding areas, they also contribute to traffic congestion. This may be alleviated by providing residents with transportation options that extend beyond a car or truck.

Sidewalks and pedestrian infrastructure are located mostly within the Village. The “downtown” and historic areas of the Village are fairly walkable, although some sections of sidewalk are in need of maintenance. There is currently limited bicycle infrastructure in the Town or Village, and cyclists are expected to share the road with vehicles, creating hazards for both cyclists and motorists. On road and offroad cycling trails are marked with signage. The Peacemaker cycling trail goes through the southern portion of the Town, through the Village, and then connects north to the Seaway Trail Scenic Byway. This provides a cycling connection up to Lake Ontario from the southern portion of the Town of Mexico.

Public transit options in Mexico include a bus line, MEX3, operated by the Central New York Regional Transportation Authority (Centro) that loops from West Bridge Street in Oswego to CiTi BOCES in Mexico, and the Department of Social Services in Mexico, down to the City of Fulton. From both Fulton and Oswego residents can take connecting busses to Syracuse. Oswego County also offers a “dial-a-bus” service that residents can schedule ahead of time.

NATURAL RESOURCES

Mexico is rich in open space and natural resources, however, the impacts of a changing climate and development on natural spaces presents threats and challenges that this plan aims to address. Tree canopy, impervious surfaces, wetlands, and floodplains are useful indicators that can help the Town understand and address concerns related to environmental health.

Tree Canopy

The Town of Mexico is fortunate to have substantial green space. Even within the Village of Mexico, where higher density development is present, park and street trees provide greenery, shade, carbon storage and help control stormwater runoff, in addition to other ecological services. It is important that Mexico maintain its tree canopy, document the existing canopy conditions, and develop a plan to grow the tree canopy where possible. Threats posed by invasive species should encourage the Town and Village to maintain close relationships with local forestry resources such as the Oswego County Soil and Water Conservation District, the St. Lawrence - Eastern Lake Ontario Partnership for Regional Invasive Species Management, NYS DEC, and Cornell Cooperative Extension.

Impervious Surfaces

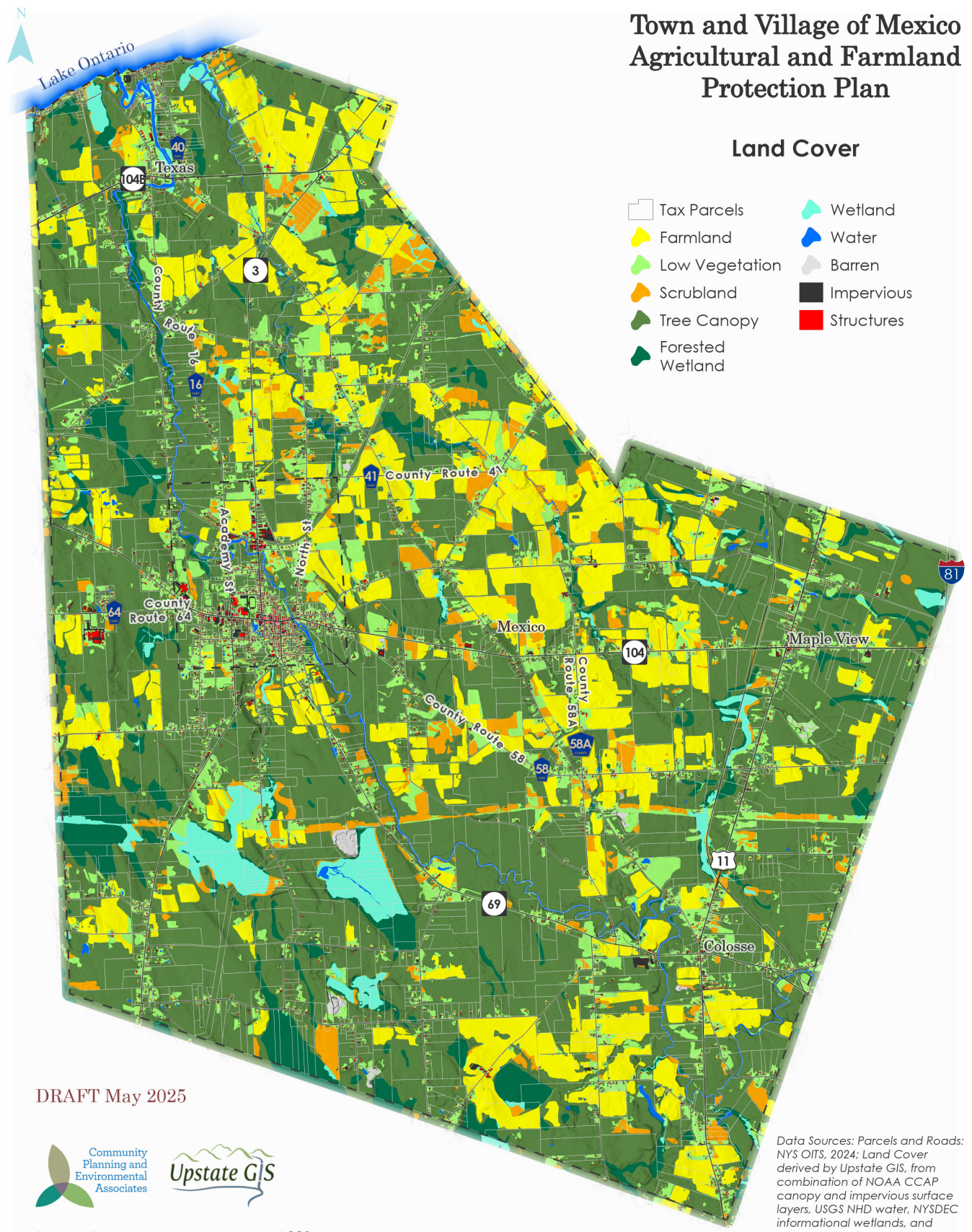
Impervious surfaces such as buildings, roads, and parking lots are largely concentrated within the Village. Not only do these surfaces contribute to stormwater runoff and flooding, but they also exacerbate the urban heat island effect. This presents health and safety concerns, especially for young children and elderly residents. It is key that the amount of impervious surfaces in aquifer protection zones remain at a minimum, which allows aquifers to properly recharge over time.

Wetlands and Floodplains

It is important to note the location of wetlands and floodplains¹. Wetlands and floodplains provide critical ecological services, while also presenting challenges for development. There are wetlands present throughout the Town, with many being located on the southern end of Town near the wellhead aquifers and the northern end near Lake Ontario. Two main water bodies run through the Town: the Little Salmon River and Black Creek. The Little Salmon River is a navigable waterway close to the lake. Many residents have docks and boat launches along the Little Salmon River, as it is a popular fishing destination.

These waterways may also present dangers to residents during flood events. According to the 2023 Oswego County Hazard Mitigation Plan, 10% of the Village and 9% of the Town is within the 100-year floodplain. The majority of parcels located within the floodplain are residential. This is significant as residents may not be aware of the risks of living in the floodplain, and therefore may not have equipped their homes to withstand flooding. The Town of Mexico participates in the FEMA National Flood Insurance Program (NFIP), which provides affordable insurance for property owners in an effort to mitigate the impact of flooding on private and public structures. Long-term mitigation of potential flood impacts can be best achieved through comprehensive floodplain management regulations and enforcement at a local level.

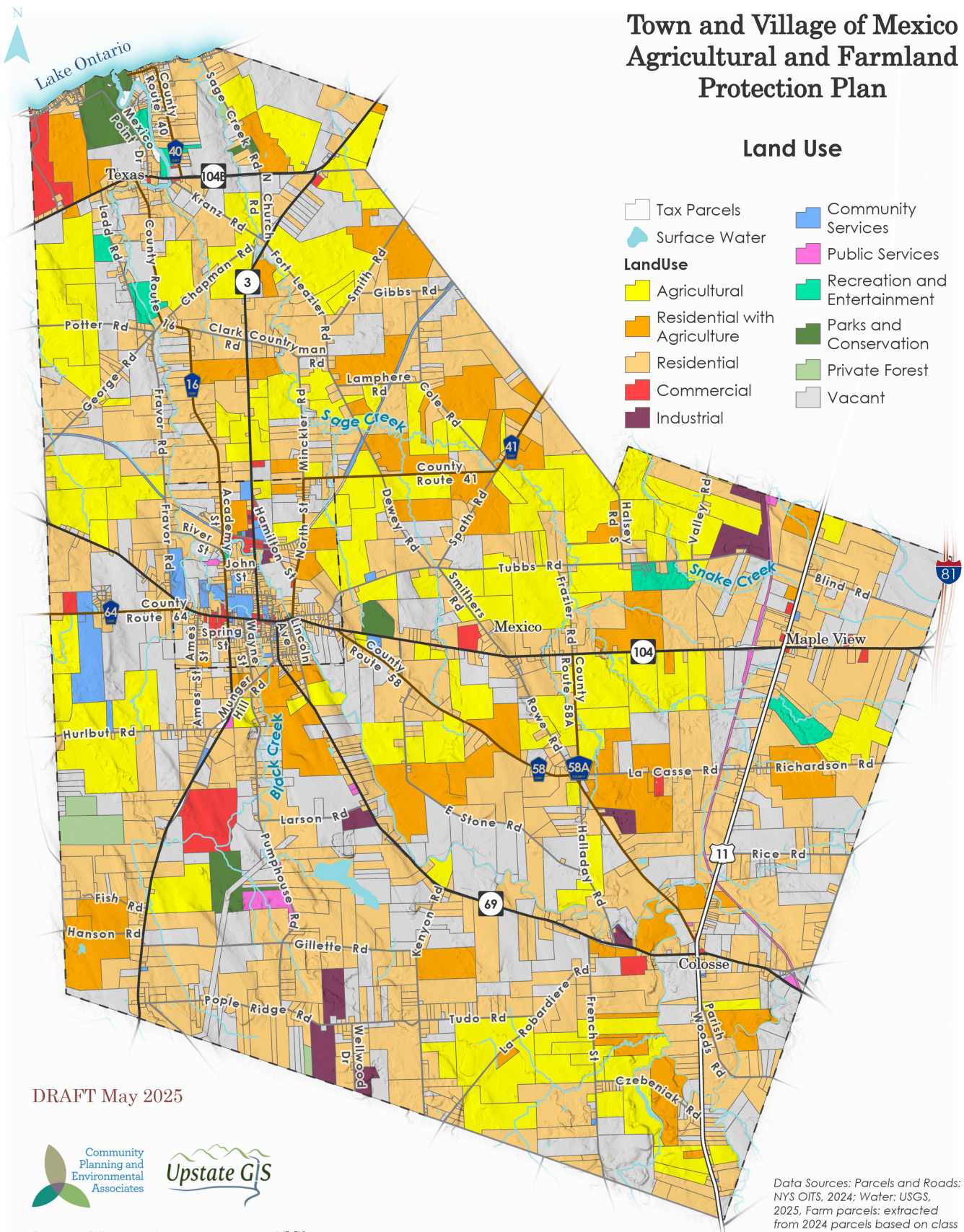
¹ In 2022, New York State passed an amendment to the law governing the protection of wetlands (the New York State Freshwater Wetlands Act). This amendment expanded the definition of protected wetlands beyond what had been previously mapped. As a result, the DEC's wetland maps are now advisory; jurisdictional wetlands may be located in any area that meets the State's statutory definition of a wetland.



Town and Village of Mexico Agricultural and Farmland Protection Plan

Land Use

- Tax Parcels
- Surface Water
- LandUse**
- Agricultural
- Residential with Agriculture
- Residential
- Commercial
- Industrial
- Community Services
- Public Services
- Recreation and Entertainment
- Parks and Conservation
- Private Forest
- Vacant



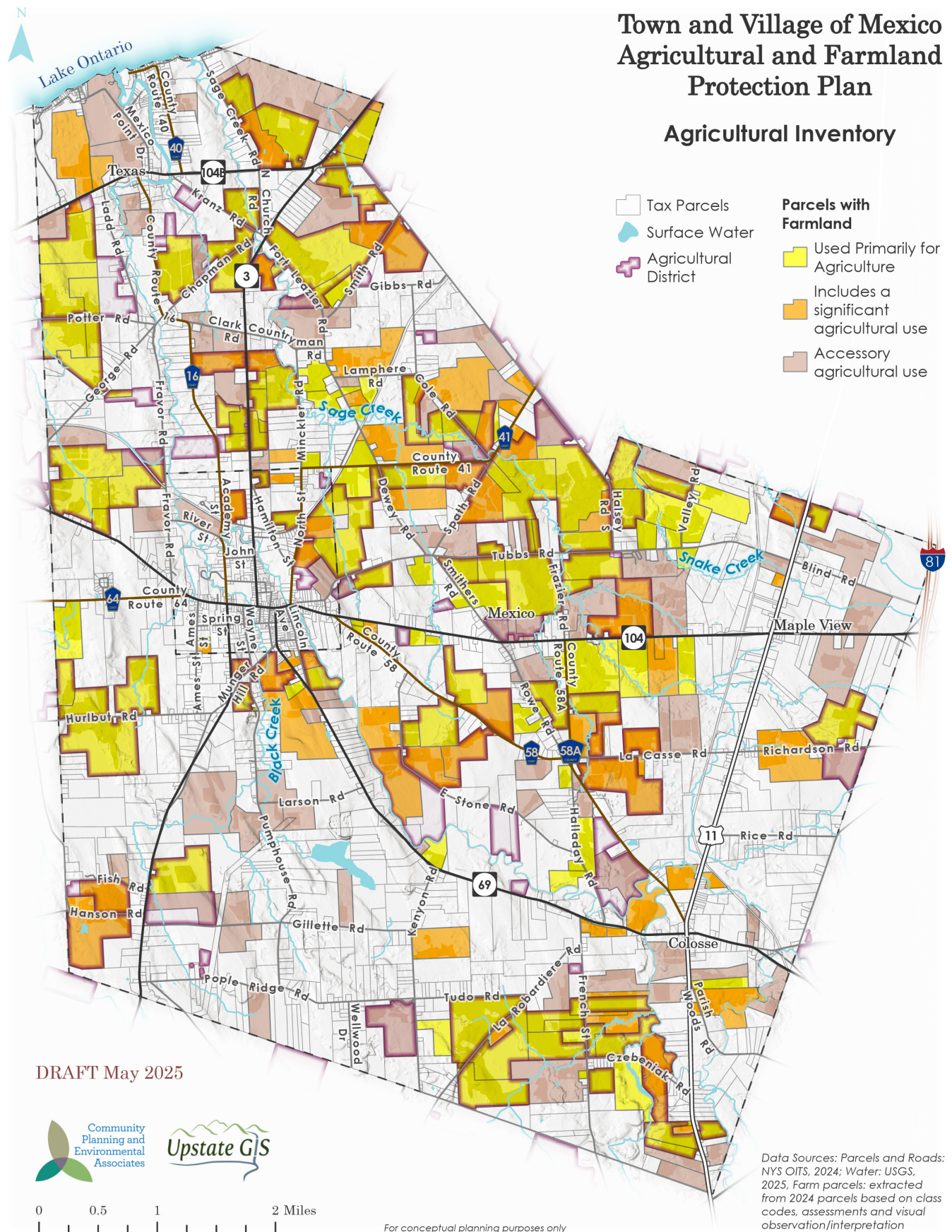
DRAFT May 2025

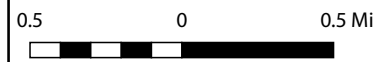
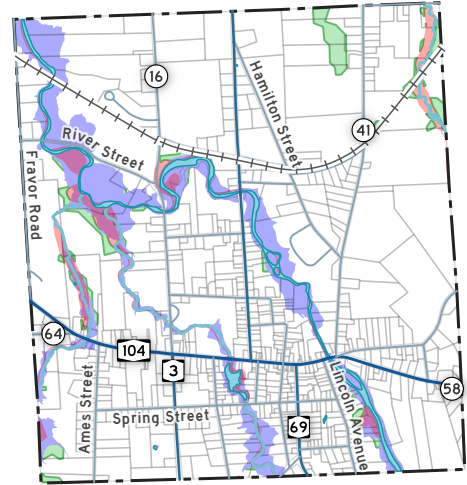


0 0.5 1 2 Miles

For conceptual planning purposes only

Data Sources: Parcels and Roads: NYS OITS, 2024; Water: USGS, 2025, Farm parcels: extracted from 2024 parcels based on class codes, assessments and visual observation/interpretation

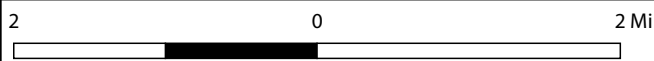




Village of Mexico

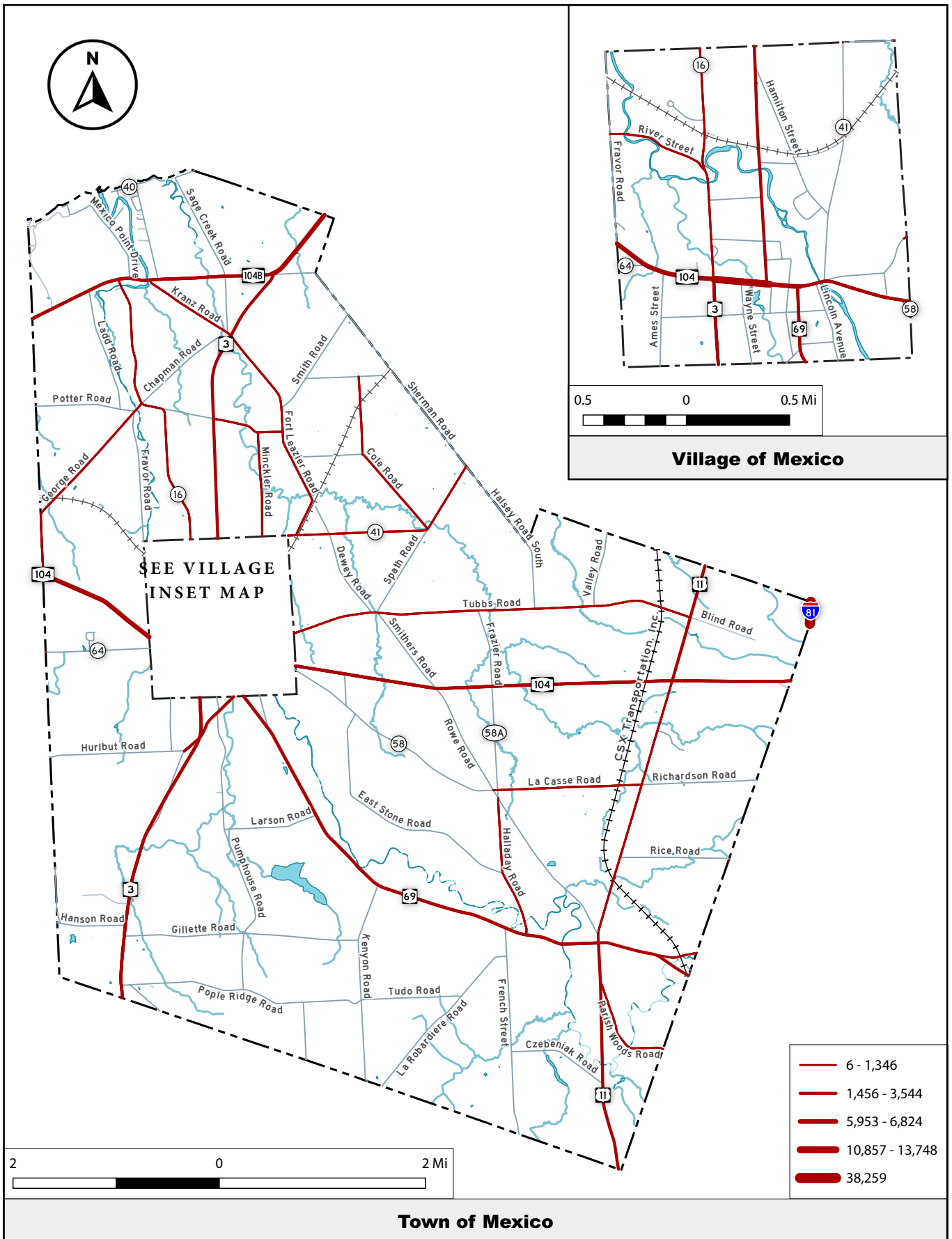
SEE VILLAGE
INSET MAP

- State and Federal Wetlands
- FEMA 100-year Flood
- Wetlands and Flood Overlap
- Wetland by Land Cover

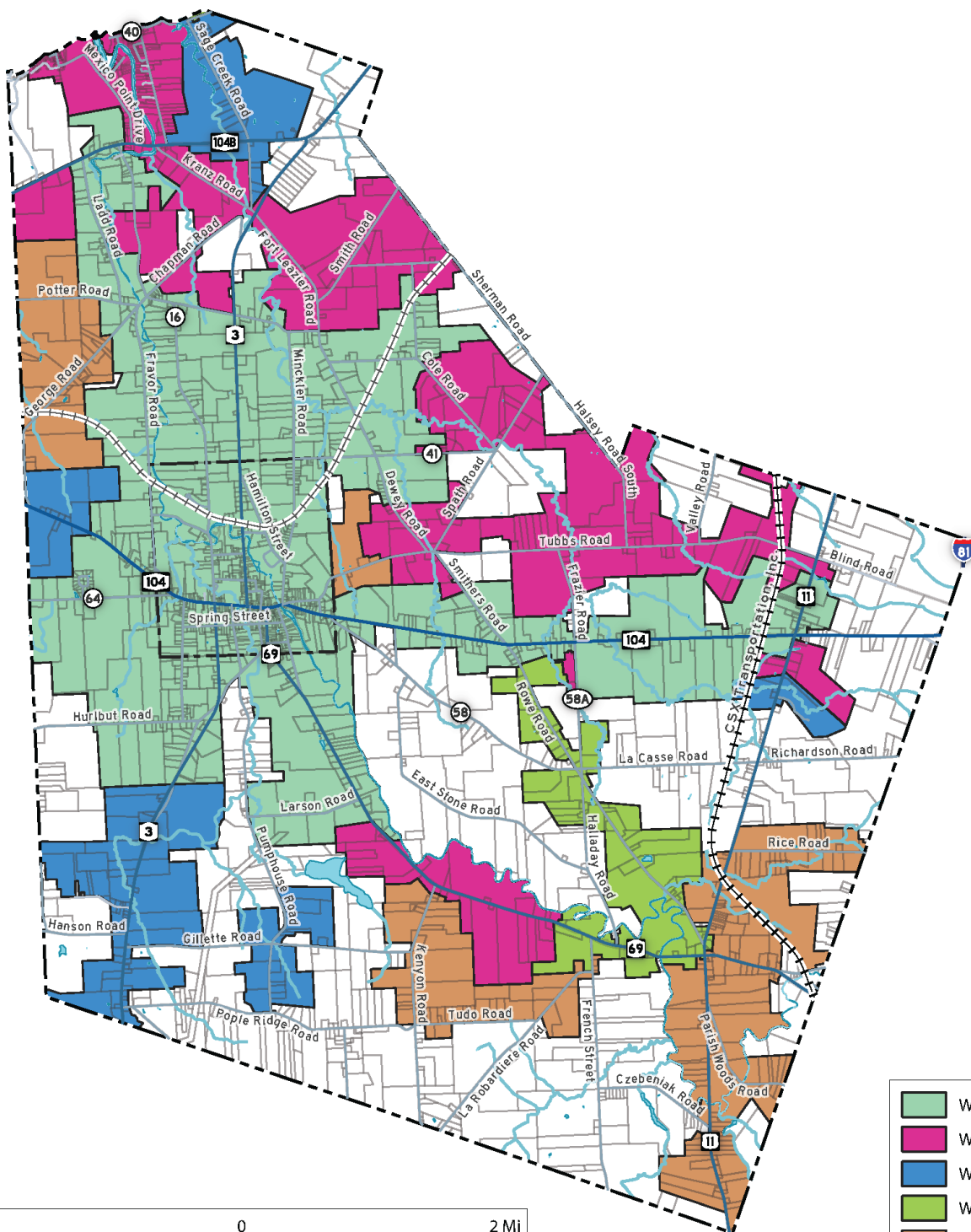


Town of Mexico

Wetland and Flood

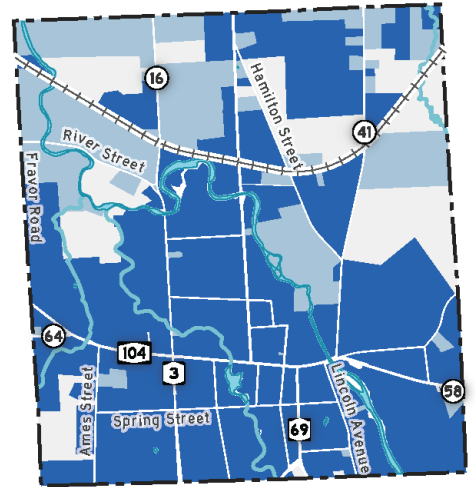
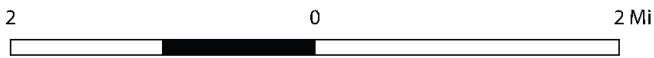
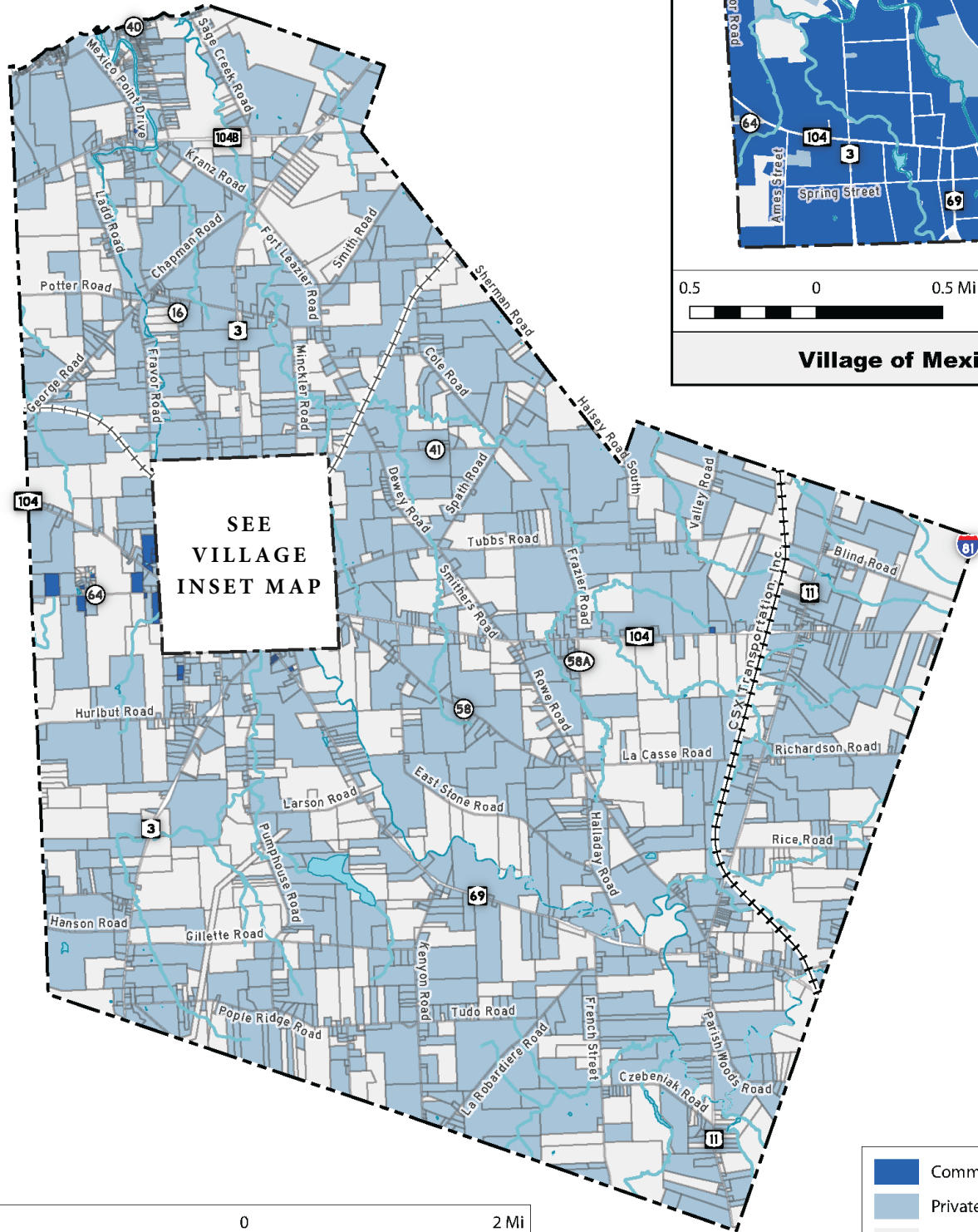


Average Annual Daily Traffic



Town of Mexico

Water Districts



Village of Mexico

- Commercial sewer service
- Private sewer service
- No sewer service

Town of Mexico

Sewer Service

COMMUNITY ASSETS

The community assets listed below are just a sample of what is available in the Town and Village of Mexico. There is much more to see and do in Mexico, but for the sake of brevity some of that information has been omitted. For more information, please visit www.townofmexicony.gov.

Parks

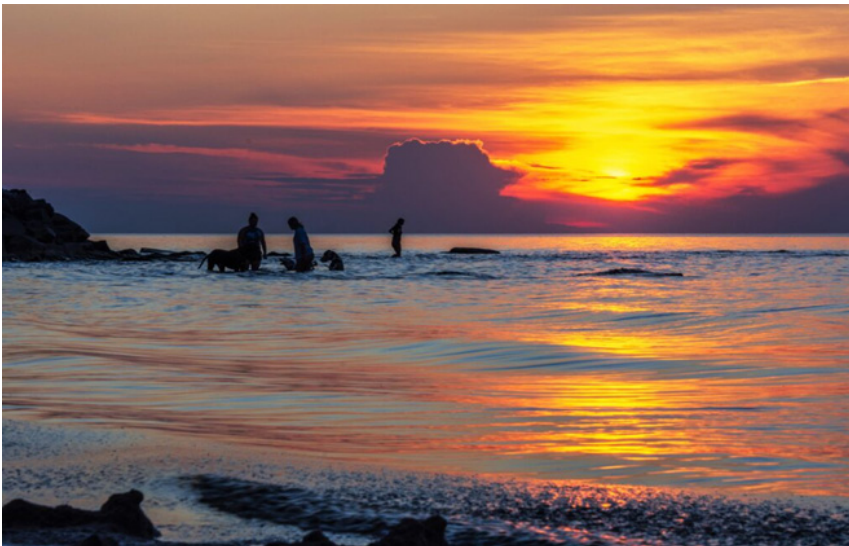
Mexico has several parks within the community where residents can relax, participate in outdoor recreation, and gather for community events.

The Town of Mexico Community Park is located on State Route 104 just outside of the Village of Mexico. From youth sports, graduation parties, family reunions, and athletic camps, the park allows for a wide range of activities. As of 2026 the Town is conducting a feasibility study to determine the best approach for expansion and care of the existing property. The goal is for the Community Park to remain a staple of the community for generations to come.



Mexico Youth Soccer at Mexico Community Park

Mexico Point Park is located in the northern section of the Town along the eastern shore of Lake Ontario. The area is rich with history dating all the way back to the original indigenous inhabitants of the region. During the early 20th century the location hosted the elegant Mexico Point Inn resort. Eventually, a fire burnt down the resort, after which it hosted the Mexico Point Club, a popular destination for many for boating, swimming, clambakes, and a “nightclub” type atmosphere. In the 1960s, the property was purchased by the State of New York. The mouth of the Little Salmon River was diverted to the east, and the Mexico Point Boat Launch was established and the western side of the Little Salmon River remained closed to the Public. In 1992, Grace Roop formed a group of dedicated citizens and with the support of the Town of Mexico was able to negotiate a cooperative agreement between the State of New York and the Town of Mexico. The agreement allows the Town to operate and maintain the 122 acre site as a public park now known as Mexico Point State Park. The park provides the public with serene picnic areas, nature trails, swimming, and cultural experiences.



Sunset in Mexico Point Park

Mexico Point park includes the historic Spy Island where American Revolutionary War soldier Silas Towne spied on British General St. Leger and learned of his plans to attack Fort Stanwick in Utica, NY, in time to warn the American troops there. The early warning allowed the Revolutionary forces to harden the defenses of the fort sufficiently that instead of quickly destroying the fort and marching on to support General Burgoyne at the Battle of Saratoga, Leger and his troops were delayed at the siege of Fort Stanwick, and did not make it to Saratoga in time to aid Burgoyne at the Battle of Saratoga which was lost to the Americans.



Casey's Cottage



Casey's Cottage



Monument to Silas Towne on Spy Island

Casey's Cottage is nestled among the trees near the former mouth of the Little Salmon River at Mexico Point Park. The land that is now the park was once home to the elegant Mexico Point Club House (1906). Guests were met at the train station in Mexico and brought to the Club House by a horse-drawn carriage. The horses were kept in the carriage house. What remained of the carriage house was transformed into a medieval manor house, known as Casey's Cottage, by Dr. William C. Casey and Severin Bischof. Bill Casey provided the means and Severin Bischof provided the designs for the building.

Across the street from Mexico High School is the Village of Mexico Park. This is a small "pocket park" that consists of a gravel lot with a pavilion located in the center. Off to the side of the pavilion natural recessed seating giving the location an "amphitheater" type of feel. Local school bands will perform at the pavilion and it is a great location to gather with friends or family. It is worth noting that aside from the Village of Mexico Park, none of the other parks in Mexico are easily accessible by foot or biking, which leads many residents to drive to these recreation areas.

Derby Hill Bird Observatory

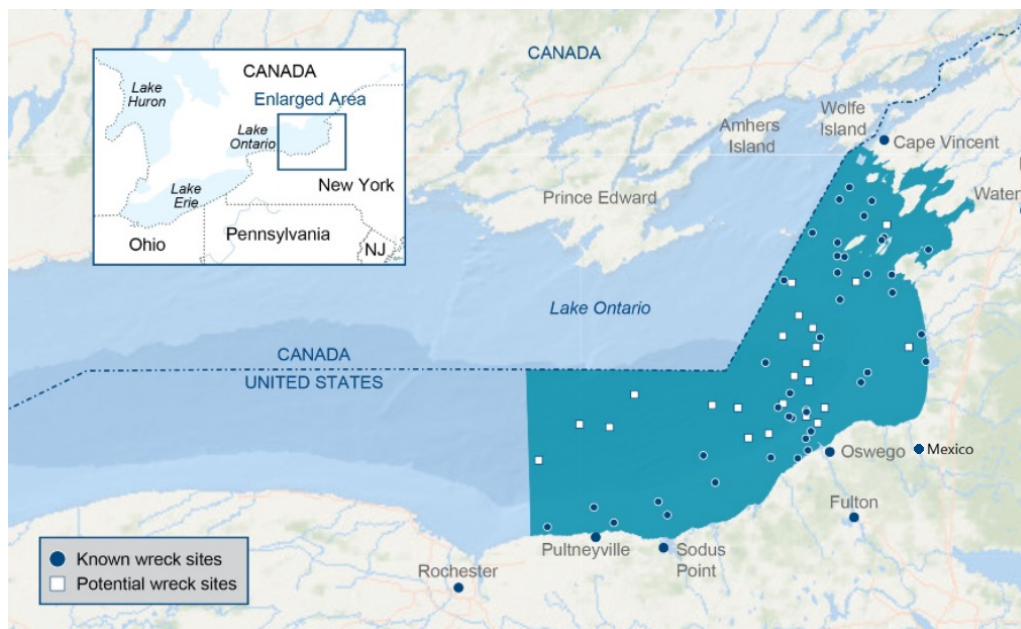
Onondaga Audubon's Derby Hill, located at Mexico Bay on the southeastern corner of Lake Ontario in Mexico NY, is one of the springs premier eagle/hawk observation sites in the northeastern United States. Hawk counts at the site were started in the mid-1960's and since 1979 have been conducted every year in a standardized way. On average 40,000 raptors are counted each spring as they migrate northwards, making this site one of the best spring sites in the country. In late fall, the bluffs at Derby Hill provide an excellent site for lake watches, which each year turn up pelagic birds.



Derby Hill Bird Observatory

Lake Ontario Marine Sanctuary

Designated in 2024, the Lake Ontario National Marine Sanctuary borders the Counties of Wayne, Cayuga, Jefferson, and Oswego, including the Town of Mexico. This is a historically rich area where the long interactions between human activity and the maritime environment has fostered a deep sense of meaning and place. The lake shores and bottomlands of Lake Ontario offer an intriguing window into the history of this special area. The cultural legacy of people who lived along its shores and journeyed across its waters is showcased by the remains left behind and the stories passed down. Forgotten shipwrecks and archaeological resources, hidden in these cold fresh waters, are among the best preserved in the world, offering a chance to learn, share, and connect to the past. The marine sanctuary offers excellent freshwater scuba opportunities. Scuba diving, boating, fishing, and paddling are just a few of the recreational activities that locals and tourists enjoy on the waters of the Lake Ontario National Marine Sanctuary.



Lake Ontario National Marine Sanctuary map



Image credit: NOAA

Starr Clark Tin Shop

The Starr Clark Tin Shop was the property of Starr Clark and his wife, Harriet Loomis Clark. They were abolitionists and Underground Railroad activists in the Village of Mexico, from late 1832 until the Civil War. The Clarks welcomed freedom seekers, provided housing for them either in the Tin Shop, their own home, or in the homes of other antislavery families, arranged schedules for forwarding “the goods”, and provided transportation to the next station. The Tin Shop, neighboring the Clark residence, is a two-story wood-framed vernacular building built about 1827 with Federal details. It is located in the Village along three major transportation routes.

From his arrival in Mexico in 1832 until his death in 1866, Starr Clark helped make Mexico one of the most active abolitionist and Underground Railroad hub in Central New York. Clark helped to organize Mexico’s first antislavery society. In 1835 he wrote the first antislavery petition sent from Mexico. In addition to business, Starr contributed money for the Mexico Academy and served on its Board of Trustees.

The Tin Shop is currently listed on the National Register of Historic Places. The Mexico Historical Society owns and operates the building, and tours are available by appointment. Students from the Mexico school district regularly tour the building and learn about Mexico’s and Central New York’s abolitionist roots.



Interior of Starr Clark Tin Shop

Mexico Museum

Built around 1850 by attorney Levi Downing for his law office, the classic Greek Revival style Mexico Museum building houses many historic items and has a long history of its own. It originally consisted of just two rooms, but in 1854 a huge fire destroyed much of the building, and it was eventually repaired and a third room with attic space was added.

Over the years the building has been used for many purposes including a bakery, restaurant, millinery store, dressmakers shop, and a shipping express office. The door on the south side was where a loading dock was located. Packages were taken through the side door.

In 1926, it was the headquarters for the historical pageant commemorating the 100th anniversary of the Mexico Academy and High School. For many years it was a private home.

In 1980, it was sold to the Town of Mexico and was the home of the Mexico Historian, where she was assisted by the Historical Society for many years before they relocated to the Starr Clark Tin Shop. In 2025 the Museum exterior was repainted in classic Greek revival style colors, sage green and cream.

The Museum holds artifacts collected by the historians during the past 100 years including family bibles, farm tools, photographs, business advertising, school yearbooks, post cards, newspaper clippings, clothing, paintings by local artists and much more. The Town and Village Historian has a small office in the Museum. Admission is free and it is open to the public.

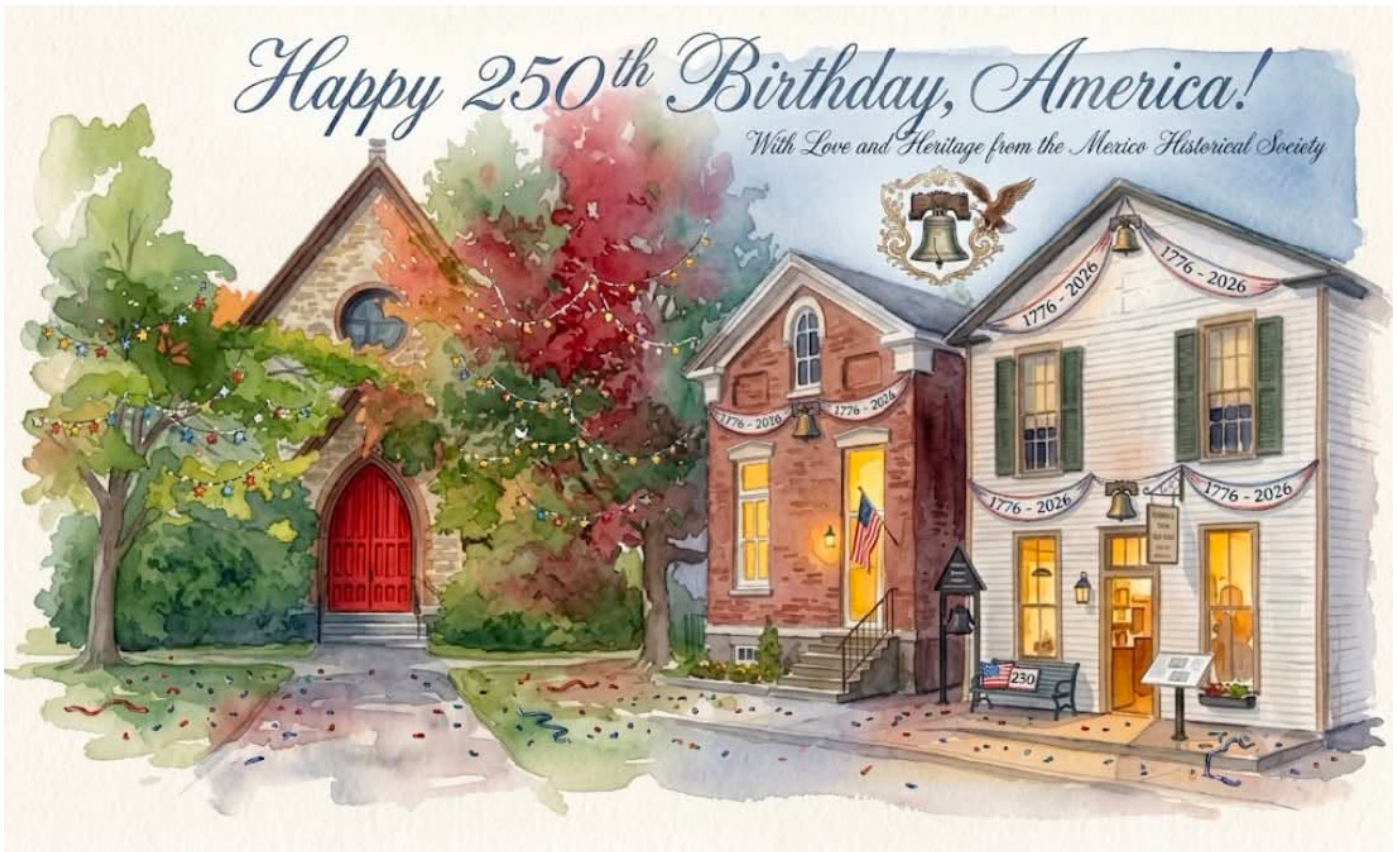


Mexico Museum

Chandler & Ames Bank Museum

In February of 2020, the Mexico Historical Society was able to purchase the building next to their Starr Clark Tin Shop and Underground Railroad Museum. A restoration committee was formed to oversee the plans for the restoration of the historic building to its original state. In August of 2023, an Open House was held to celebrate the completion of the renovation and to celebrate Starr Clark's 230th birthday.

In 1855, James S. Chandler and Leonard Ames Jr. built the brick bank on the site of McNair and Hatch's store. They carried on a private banking business until 1865 when Mr. Ames withdrew from the firm. J.S. Chandler carried on the business until 1867, when he was obliged to make assignment to Luther H. Conklin and D. W. C. Peck. Other bankers used the building until 1900, when the business was sold to Charles H. Peck, who moved the business to Jefferson Street in 1903. The Chandler-Ames Bank building consists of two floors of approximately 900 square feet each and a clean and dry basement. The first floor ceiling is about 8 feet in height. The original vault (made of concrete) still exists.



Mexico Historical Society buildings, from left: Grace Episcopal Church, Chandler & Ames Bank, and Starr Clark Tin Shop & Underground Railroad Museum

World Class Fishing

Mexico is a premier destination for anglers, offering world-class fishing opportunities throughout the year. All kinds of fishing are available in Mexico ranging from fly fishing to charter boats on Lake Ontario. This provides a diverse and rewarding fishing experience.

The Little Salmon River is a favorite among fly fishing enthusiasts. Its scenic banks make it ideal for targeting trout and salmon, especially during seasonal runs. Black Creek winds through the heart of the Village of Mexico, offering additional fishing spots in a peaceful, natural setting.

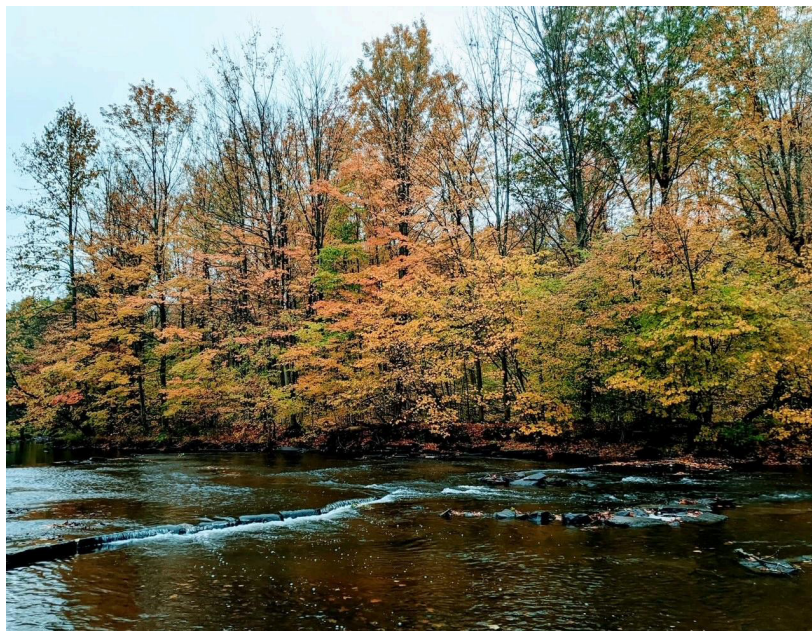
Lake Ontario offers some of the best deep-water fishing in the region. Charter boat services are available for those looking to land trophy-sized salmon and trout while enjoying a day on the open water.

Both Lake Ontario and the Little Salmon River are easily accessible from the Mexico Point public boat launch, providing a convenient starting point for fishing adventures.

One of the biggest challenges to anglers coming to fish in Mexico is the lack of public access to the Little Salmon River. The only public access is at the boat launch and is limited to a short stretch of the river. There is also a lack of accommodations and restaurants for tourists near public boat launch sites.

Camping

Mexico contains many campgrounds and camping options accessible to visitors and the local community. Each site has a unique location with features that can meet all camping needs. These range from tent camping, cabins with full kitchens, and RV sites and hookups. These campgrounds are family-owned businesses that have been in Mexico for decades.



Little Salmon River in Mexico, NY

Orchards

Mexico is home to a major apple-growing industry, with several large orchards that attract visitors from across Central New York. Sitting near Lake Ontario, the area's lake-effect weather moderates extreme temperatures and delays spring blooms, which protects trees from late frosts. This allows local orchards to successfully grow dozens of varieties of apples.

Skiing and Snowmobiling

Mexico's abundant snowfall from Lake Ontario's lake-effect systems means it is a region with a variety of winter sports options. Downhill skiing is available at multiple resorts in Central New York and the Tug Hill Plateau.

The Mexico Trail Riders, Inc. Snowmobile Club was founded in 1995 by a group of individuals from the Mexico area, with the goal of creating a multi-purpose recreational trail along the abandoned railroad bed that runs through the village of Mexico, New York. In 1996, the club decided to focus specifically on developing a snowmobile trail system. They also planned to expand the trail network by connecting the existing railroad bed section from Pulaski-Boylston to the Square Valley Club near the Grist Mill in Parish, ultimately enhancing the overall riding experience. The majority of these additional trails were established between 1998 and 1999, with ongoing additions and modifications continuing to this day.



A trail groomer maintaining a snowmobile trail

REGIONAL INFLUENCES

Tug Hill Plateau

The Tug Hill Plateau is located just north of Mexico and lays just outside of the Adirondack Park's Blue Line. The region receives record-breaking snowfall each winter and is home to numerous recreational activities. The landscape is a unique mix of thick forests, valley farmlands, deep gorges, large flowing rivers and scenic waterfalls, all setting the stage for a one-of-a-kind outdoor experience. During the warm weather, hiking, kayaking, canoeing, fishing, camping, birdwatching, bicycling and mountain biking are popular activities. Skiing and snowmobiling are popular activities in the winter months.

Fort Drum

Fort Drum is a military base located approximately 55 miles north of Mexico. Currently over 17,000 troops are stationed at the base, with over 3,500 civilian employees providing support services. Fort Drum is a prominent member of the northern New York community and provides millions of dollars in trade for local businesses. Soldiers and their family members receive health care from local institutions and attend local schools and colleges. The resulting economic and social impacts benefit the region, the Town of Mexico, and New York State as a whole.



One of the many waterfalls in the Tug Hill Plateau (source: Tug Hill Commission)



Training at Fort Drum
(source: U.S. Army)

Colleges and Universities

In Upstate New York there are over 44 institutions of higher education with a combined enrollment in excess of 215,000 students. A number of these institutions are within a reasonable driving distance of Mexico. In total there are at least 16 colleges and universities within 50 miles. Many are part of the State University of New York (SUNY) system, the nation's largest comprehensive system of public higher education. 30 minutes to the west of Mexico you can find SUNY Oswego. In Syracuse, less than an hour south, you can find universities such as the SUNY College of Environmental Science and Forestry, Syracuse University, SUNY Upstate Medical University, and LeMoyne College. Cornell Cooperative Extension operates a district office within the Village of Mexico. Several community colleges also serve Mexico residents including Jefferson Community College, Cayuga Community College, and Onondaga Community College.



Syracuse University



SUNY Oswego

Niagara Falls

Located approximately 3 hours west of Mexico, Niagara Falls is one of the most significant regional influences to the community. Niagara Falls are three waterfalls spanning the border between Ontario, Canada and New York. Over 20 million tourists visit the falls annually, making it the most frequented state park in New York State. Mexico is strategically located just north of Interstate 90, which makes it convenient for tourists to stay in Mexico and then visit the falls as part of a day trip or longer stay. In addition to tourism, the falls are a valuable source of hydroelectric power, producing energy for both the New York Power Authority (NYPA) and Ontario Power Generation.

Adirondack Park

The Town and Village of Mexico are located approximately 2 hours west of the Adirondack State Park. At 6.1 million acres, the park is the largest park in the contiguous United States. The park is unique in that the entire area is considered parkland, but approximately 52 percent of the land within the boundary is privately owned, while the remaining 48 percent is public. The park has a population of 130,000 permanent residents, and sees over 12 million visitors annually. It is a popular destination for hiking, skiing, birding, kayaking, and other forms of outdoor recreation. The park also contains a number of endangered species of animals and plants, making conservation of the land a significant priority.



Niagara Falls



Adirondack Park

The City of Oswego

The City of Oswego is known as the Port City of Central New York and is located in Oswego County on the southeast shore of Lake Ontario at the mouth of the Oswego River. With an estimated population of 18,096 in 2000, Oswego is home to an interesting history with the Revolutionary Fort Ontario and museums as well as restaurants, festivals, fishing and hiking opportunities. Oswego is just 15 miles from the Town of Mexico, and is also home to the Oswego Speedway and the State University of New York - SUNY Oswego. The City of Oswego is a major employment center of Mexico residents.

Oswego County Fair and Harborfest

The Oswego County Fair is held each year for six consecutive days in July. The fairgrounds are located on 6 acres of land on Ellisburg Street in the Town of Sandy Creek. An estimated 30,000 people attend each year and the event features over 60 vendors and numerous fair events.

In July the City of Oswego hosts a four-day Harborfest event. Harborfest brings more than 100 choices of admission free entertainment to stages located at scenic venues throughout the city. These stages feature local, regional and nationally known recording artists and entertainers. On the Saturday night, there is a fireworks show that brings in more than 100,000 spectators. The event is popular with people of all ages.



City of Oswego



Fireworks at Harborfest (source: syracuse.com)

The City of Syracuse

The City of Syracuse, located in Onondaga County in the geographic center of New York State and less than 40 miles from Mexico, is a major northeast metropolitan center with an estimated population of ~140,000 people. With a labor force of 66,288, Syracuse is home to several major employers. Featuring much distinctive architecture from the nineteenth and twentieth centuries, Syracuse is also a major cultural center in Upstate New York. The city offers dozens of parks, nature centers, golf courses, a zoo, museums, and more.

New York State Fair

One of the most celebrated and time-honored tourist attractions for the region is the New York State Fair, held in Syracuse. The New York State Fair is the oldest Fair in the United States and draws over 900,000 people each year. This summer fair includes over 30,000 displays, exhibits, demonstrations, and competitions. During the remainder of the year, the State Fairgrounds are the site of numerous events including livestock competitions, art exhibits, and various other exhibitions and shows.



City of Syracuse (Source: <https://www.visitsyracuse.com/things-to-do/neighborhoods-towns/clinton-square/>)



New York State Fair

Nine Mile Point and James A. Fitzpatrick Nuclear Power Plants

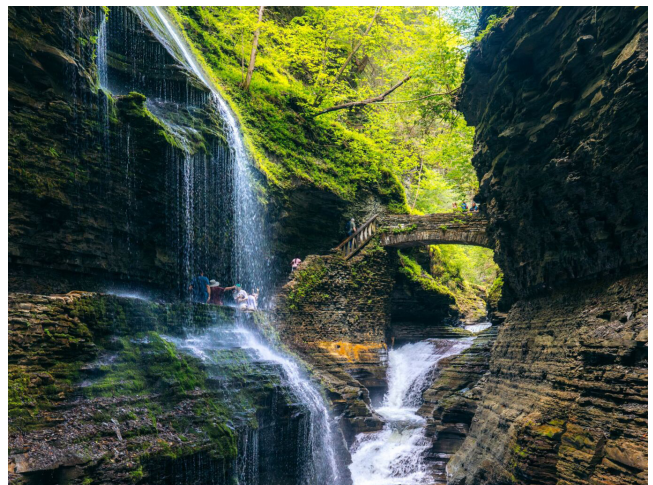
The Nine Mile Point Nuclear Station and James A. Fitzpatrick Nuclear Power Plant are two nuclear power plants located on a 900-acre site in the Town of Scriba, approximately 12 miles (20 minutes) from the Town of Mexico. The two facilities are owned by Constellation Energy and combined produce up to 2,832 MW of power. Constellation Energy is the second largest employer in Oswego County, with over 1,300 employees at the Nine Mile Point and James A. Fitzpatrick facilities. The reactors produce energy for over 1.2 million homes, and is a significant contributor to the clean energy generation for Upstate New York and portions of Long Island. Mexico is a prime location for employees of the facilities due to its proximity and ease of access for commuting.

Finger Lakes

The Finger Lakes region of New York is a top travel destination year-round, offering breathtaking landscapes, outdoor adventures, and charming small towns. Home to 11 pristine lakes in the heart of Upstate New York, it is the perfect getaway for a vacation, weekend escape, business trip, or overnight stay. It is conveniently located just a short drive from Mexico, NY and is accessible for travelers near and far. The lakes are known for their long, narrow, finger like shapes formed by glaciers during the last ice age. The region is a popular tourist destination for outdoor recreation and wine tasting, with each lake offering its own unique characteristics and attractions. A number of state parks are located in the Finger Lakes, including Watkins Glen State Park, Letchworth State Park, and Taughannock Falls State Park.



Nine Mile Point Nuclear Power Plant (source: Constellation Energy)



Watkins Glen State Park (source: <https://theadventuresatlas.com/hiking-watkins-glen-state-park-rainbow-falls/>)

Great Lakes Seaway Trail

The Great Lakes Seaway Trail journeys through the Town of Mexico. Established in 1978, it is a 518 mile scenic route running parallel to Lake Erie, the Niagara River, Lake Ontario, and the St. Lawrence River in Pennsylvania and New York State. The trail tells the story of the Great Lakes Region as travelers make their way through sophisticated cities, quaint villages, quiet fishing ports, family attractions, restaurants, accommodations, and shops. The trail is marked with green and white trailblazers to guide tourists from West Springfield, PA to Roosevelttown, NY. The four big waters of the Seaway Trail: the St. Lawrence River, Lake Ontario, the Niagara River, and Lake Erie, in addition to the fish rich tributaries, the Salmon River, Black River, and Oak Orchard Creek, make for world class freshwater fishing. The Seaway Trail is dotted with numerous lighthouses, some of which are open to the public and available for overnight accommodations. The trail was selected as one of “America’s Byways” by the U.S. Department of Transportation because it “possess outstanding qualities that exemplify the regional characteristics of our nation.” The red line on the map below indicates the location of the Great Lakes Seaway Trail.



Great Lakes Seaway Trail

Halls of Fame

New York State is one of the “Hall of Fame Capitals” of the world. The state is home to several national and international halls of fame. Less than two hours from Mexico, NY reside some of the most iconic and viewed halls of fame.

One of the most well known and visited hall’s of fame, and shrine to America’s pastime, the National Baseball Hall of Fame and Museum is located two hours southeast of Mexico. The museum features interactive exhibits and the Hall of Fame Gallery, which honors baseball’s greatest players. The National Baseball Hall of Fame receives approximately 250,000 visitors each year.

Located one hour south of Mexico is the International Boxing Hall of Fame in the Village of Canastota. This Hall of Fame displays memorabilia and honors boxing’s rich heritage. Hall of Fame boxer Carmen Basilio, a Central New York native, trained in Mexico at various points in his career. Approximately three hours east of Mexico is the National Museum of Racing and Hall of Fame in Saratoga Springs. This museum tells the history of more than three centuries of thoroughbred racing throughout the world.

New York State has been a leader in preserving and promoting civil rights. In Seneca Falls, the birthplace of the American women’s rights movement, the National Women’s Hall of Fame honors and celebrates the achievements of American women. The National Abolition Hall of Fame and Museum in Peterboro honors those who helped end slavery and worked toward ending discrimination in the United States.

National Baseball Hall of Fame, Cooperstown, NY



National Women’s Hall of Fame



National Abolition Hall of Fame



Micron, Inc.—White Pine Commerce Park, Clay

White Pine Commerce Park, an industrial park in Clay, New York, has been selected as the site of a new Micron semiconductor factory. In 2022, Micron announced its plan to invest up to \$100 billion over the next 20-plus years into a new facility in Clay. Micron is an American information technology company that manufactures memory and storage systems for uses such as automotive, mobile, and data center servers. The new facility will be the largest semiconductor fabrication facility in U.S. history, creating thousands of local jobs, an increase in domestic supply of microchips, and an enhanced local and regional economy.

With Micron's announcement has come the potential for new housing and business development opportunities in the Central New York region. The population of the region is expected to grow by some 125,000 people over the next 20 years, creating opportunities to redevelop the region's vacant and underused properties.

The Micron development and associated regional growth have altered the trajectory for development in Central New York. The region's total population has neither increased nor decreased significantly over the last 30 years. The potential addition of a large number of people to the region means that, for the first time in a generation, there is a prospect of a significant increase in development throughout Central New York. In rural communities and smaller villages like Mexico, there is a need to strategically plan for this potential growth. The Micron facility is within 20 miles of the Mexico.



Rendering of the Micron facility in Clay, NY

Vision And Goal Framework



The Framework

A successful comprehensive plan is developed and implemented on multiple levels, addressing the short and long term community needs while providing varying levels of detail. In an effort to accomplish this, the Joint Town and Village of Mexico Comprehensive Plan vision framework is comprised of the following elements:

Vision

An overarching statement that describes the aspirations and desires of the community as a whole. The goals, objectives, and implementation items in this plan are aimed at achieving this end. The vision is developed collaboratively with community and stakeholder input, and reflects the needs of all community members. The vision statement serves as a guide for the long term identity of the Town and Village and should not change dramatically over time.

Goal

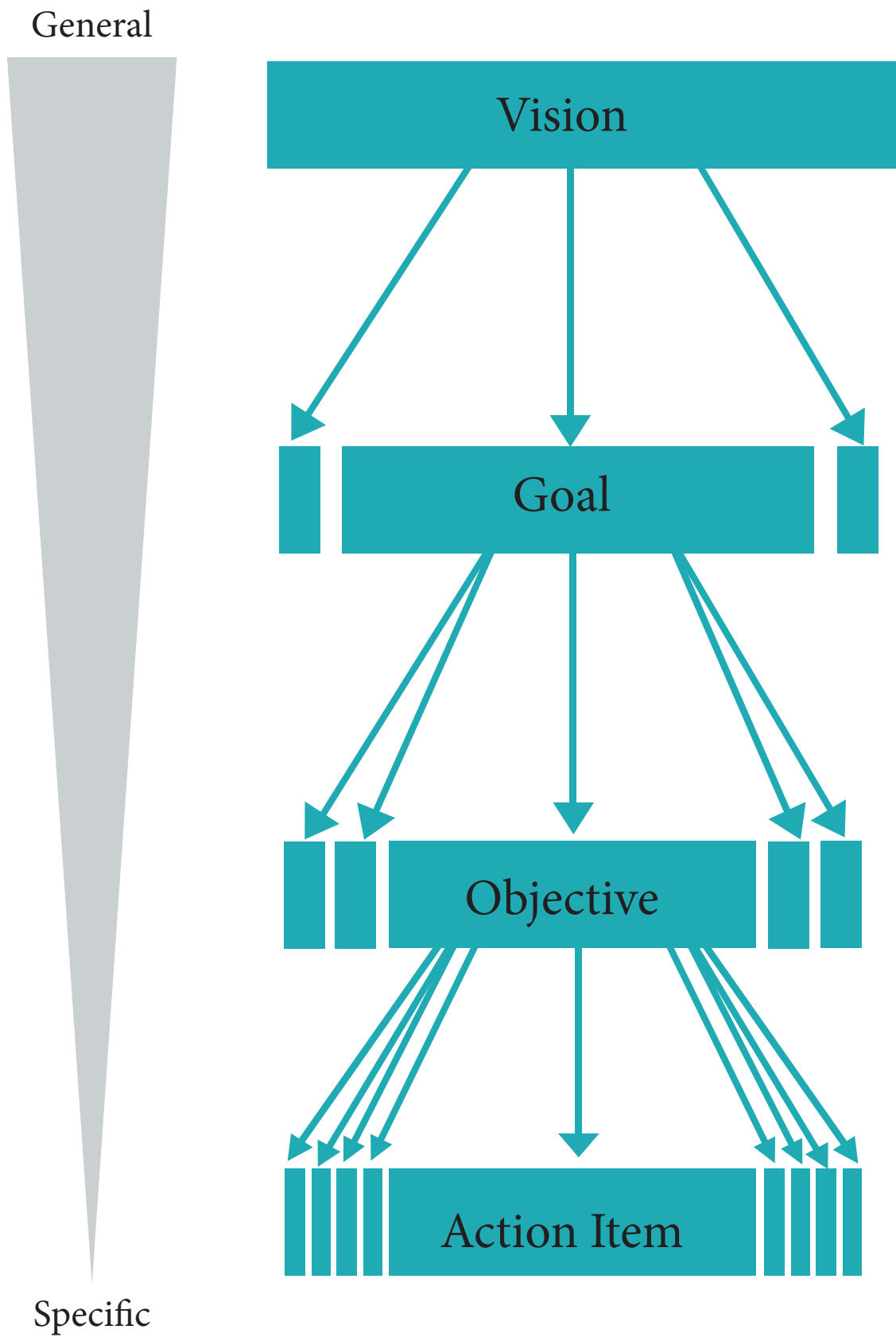
Goals are general statements of future conditions toward which actions are aimed. Goals provide direction on the various facets of the larger vision statement. The scope of a goal is narrower and focuses on a specific topic or issue facing the community. Goals should remain steady over time, and should be referenced when considering a 10-year planning outlook.

Objective

An objective is a measurable action statement to be accomplished in pursuit of the goal, it refers to some specific aspiration that is reasonably attainable. Terms such as “increase”, “develop”, “enhance” are action words that can be tied to specific and measurable objectives. Performance towards an objective should be evaluated every 5-10 years. Depending on the performance, the objective can then be reassessed and adjusted as needed. Some objectives may be met in the short-term, while other objectives are a longer term process.

Action Item

The action item is a specific proposal to implement something that relates directly to completing an objective. It can take the form of a plan, project, or program. Implementation items address both short and long term objectives and can range from small projects to major improvements. The action items listed in this document are not in any particular order, and simply represent a guide for the community to consider when implementing a project. The municipality should regularly assess the status of action items and determine progress towards implementation.



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Goal: Housing



Goal: Housing

The Town and Village of Mexico supports the development of new housing and revitalization of existing housing in the community. The community has a unique “small-town” feel that can provide opportunities to increase housing development and density within the Village and hamlets in the Town. The Town and Village recognize that there is a need for a variety of housing options, including multifamily, senior housing, and rental options to support community members of all different incomes and needs. Both communities are certified ProHousing communities. Future housing in Mexico will enhance its traditional character while preserving open space, utilizing infill areas or existing structures where possible, and maintaining affordability.

Objectives

- A. Increase the available housing stock in the Town and Village of Mexico to accommodate at least 10% growth over the next 20 years.
- B. Improve the quality of available housing.
- C. Provide a diversity of housing options, including affordable homes, senior housing, and rentals.
- D. Locate housing in infill areas where possible and preserve open and agricultural spaces throughout the community.

Action Items

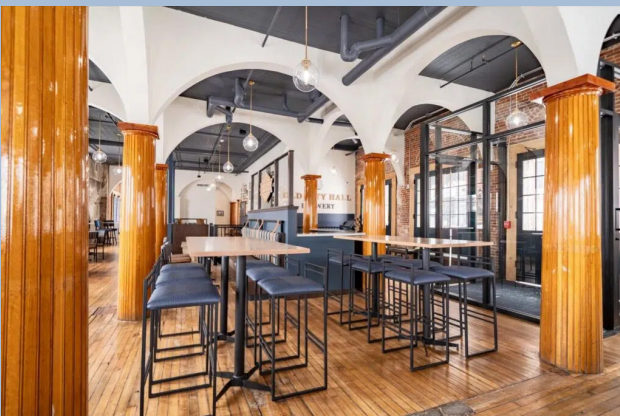
- 1. Complete a housing needs assessment and explore tools for expanding housing choice such as mixed density residential zoning, mixed use development (in particular, commercial and residential in the same building), and accessory dwelling units.
- 2. Continue to seek opportunities for an enhanced, graduated senior living and long-term care facility.
- 3. Develop design guidelines for new construction in the Village, particularly in the historic district, which helps create a sense of cohesiveness in the historic Village. This can coincide with the creation of a historic overlay district which provides a basis for continued successful grant funding to improve economic growth and quality of life in the Village.
- 4. Pursue grant funding to assist in rehabilitation of deteriorating properties and preservation of historic structures.
- 5. Work with landowners and developers to create designated housing for young professionals on J1 Visa Waivers and healthcare/social service related professions.
- 6. Collaborate with the NYS Office of Community Renewal to work with the Affordable Housing Corporation to receive grants to support homeownership, develop affordable housing, and assist homeowners in funding necessary repairs.
- 7. Establish Mixed Density Residential Districts within potentially walkable distance to the Village Center.
- 8. Address equity in land use by encouraging a mix of building and home types that meet housing needs for different ages and incomes.
- 9. Consider a reduction in minimum residential parcel size requirements for adjacent village areas.
- 10. Encourage redevelopment in and development adjacent to the Village to ensure conservation of open space.
- 11. Open space preservation should be encouraged as a condition of all large-scale developments.
- 12. Connect residents with the Oswego Housing Development Council, Inc. and their first time home buyers program and home improvement program.

Case Study: Market House Apartments and Old City Hall Brewery

Built in 1836 and overlooking the Oswego River, Market House is a cherished local landmark in the City of Oswego listed on the National Register of Historic Places. After years of vacancy, it has been fully rehabilitated into a vibrant mixed-use development featuring market-rate apartments above a ground-floor restaurant and brewpub.



Originally serving as the City Hall building for the City of Oswego until 1870, the building has passed through numerous private entities over the years. For many years the northern-most section of the first floor housed a bar called “Old City Hall” which eventually closed down. Eventually, developer Ed Alberts decided to rehabilitate the building. With the support of the City of Oswego, Oswego County IDA incentives, and two New York State Main Street grants, the developer was able to rehabilitate the building. The renovation balanced State Historic Preservation Office (SHPO) guidelines with modernization. The original entry doors and a two-story spiral staircase were preserved. Materials were salvaged and reused wherever possible, and masonry restoration was done on the foundation and new boardwalk deck. The completed building stands as a model of adaptive reuse and community revitalization, preserving Oswego’s architectural heritage while contributing to the city’s growing downtown vibrancy. This project can serve as a model for Mexico. For example, the redevelopment of Beck’s Hotel in the Village can follow a similar template, where the original heritage of the building is preserved but the building is modernized and supports additional housing and businesses for the community.



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Goal: Economic Development and Tourism



Goal: Economic Development and Tourism

The Town and Village of Mexico have set a goal to boost economic development and tourism in the community in a manner that enhances the character of the community. From productive farmland to a vibrant main street, Mexico is an attractive location for businesses to thrive. Mexico seeks to promote a mix of businesses in the community that can meet the needs of residents and visitors. The Town and Village will work to provide adequate infrastructure and services where feasible to support local business. In addition to economic development, the Town and Village will try to promote the rich natural and cultural resources of Mexico. This will be in an effort to boost Mexico's status as a tourist destination.

Objectives

- A. Promote small businesses, light industry, and tourism development throughout the Town and Village
- B. Provide adequate infrastructure, such as water and sewer, for businesses to develop.
- C. Leverage the Town and Village's historic sites, parks, and natural features to promote local tourism.
- D. Encourage a diversity of businesses throughout the community. Expand lodging options for visitors to encourage tourism to the Town and Village.

Action Items

- 1. Where appropriate, consider removing zoning barriers, such as special use permits, that might deter the development of destination businesses. Also consider strategic property acquisitions as needed to foster economic development.
- 2. Maintain public facilities at consistently high levels and commit resources for street and sidewalk maintenance, street cleaning, and general community appearance.
- 3. Incentivize the development of a daycare within the Town or Village.
- 4. Work with local health providers to bring an urgent care facility to the community.
- 5. Support and attract commercial activity that is consistent with community values and does not disrupt the surrounding natural environment.
- 6. Maintain close coordination with economic and job development organizations, particularly with respect to the development of a potential business park, or higher educational satellite.
- 7. Continue to support and expand local and regional farmers' markets.
- 8. Create a site profile of potential industrial sites that can be developed with minimal disruption to the surrounding environment.
- 9. Provide signage and context for historic and significant sites within the municipality to inform residents and tourists.
- 10. Explore the redevelopment or new development of a hotel/motel/short-term rentals. Establish formal definitions and guidelines for short-term rentals (e.g. AirBnB).
- 11. Upgrade electrical utilities on the public boat launch site to improve safety and convenience for boaters.
- 12. Support agricultural tourism enterprises that are compatible with the rural agricultural landscape.
- 13. Support development of a public/private shared-use test kitchen.
- 14. Support development of tourism opportunities, including seasonal employment.
- 15. Take advantage of the proximity of I-81 to support tourism in Mexico.

Goal: Agriculture



Goal: Agriculture

Agriculture is a defining and highly valued component of life in the Town and Village of Mexico. Farms and farmland contribute to local food production, economic activity, environmental stewardship, and the rural character that residents consistently identify as central to the community's identity. Recognizing both the importance of agriculture and the pressures it faces, the Town and Village of Mexico jointly prepared an Agricultural & Farmland Protection Plan as part of this Comprehensive Plan to provide a coordinated framework for sustaining agriculture as a viable long-term land use and economic sector.

Objectives

- A. Ensure that farmland remains available, affordable, and productive, and that open space is protected.
- B. Expand opportunities for farmers to diversify income, reduce costs, and access new markets.
- C. Work to enhance connections of farms to local and regional markets to strengthen the farm-to-table economy.
- D. Create a positive perception of agriculture that inspires future generations and increases agricultural literacy and career exposure.

Action Items

- 1. Ensure that assessors use agricultural assessment values when taxing farmland. Require assessors to receive training on the real value of agricultural buildings and structures. Work with SWCD and CCE, and other organizations to include in training.
- 2. Ensure the success and sustainability of the recently launched Mexico Farmers' Market. Continue to create partnerships to grow the farmers market into a three-season and possibly year-round market if the public supports it.
- 3. Seek funding and work with land conservation organizations such as Tug Hill Tomorrow to secure affordable farmland for new and existing farmers. All conservation easements are voluntary and negotiated with willing landowners, consistent with State and federal program requirements. While conservation easements can reduce development pressure and help stabilize land values, additional tools are often needed to ensure long-term affordability for farmers.
- 4. Encourage local landowners to participate in lease-to-own initiatives that gradually transfer land ownership to young farmers.
- 5. Facilitate the development of an educational pipeline to introduce students in the Mexico Central School District to local agriculture and food production. This educational pipeline should be based on a strong partnership between our formal educational institutions (i.e., school districts) and our informal educational institutions (e.g., CCE).
- 6. Establish a mentoring program or shared apprenticeship/internship program for new and young farmers. Students in both the CiTi BOCES Agricultural Studies Program (farmers) and the Culinary Arts Program (value-added producers) need opportunities for apprenticeships and internships within the County to encourage them to stay.
- 7. As part of a marketing and communications plan for agriculture in Mexico, create a campaign to promote the community as an attractive place where people can "experience" agriculture and purchase high-quality agricultural products
- 8. Encourage County and regional tourism agencies and organizations to promote farms and other agricultural operations in existing tourism/recreational marketing efforts.
- 9. Create annual events and activities that celebrate local agriculture. In planning events, consider partnership opportunities with neighboring communities (e.g., the seven other towns served by the Mexico CSD).

Renewable Energy Systems & the Comprehensive Plan

The emergence of large-scale, commercial solar systems in Upstate New York over the past 15 years has altered the traditional landscape in rural communities like Mexico. Viewsheds that have for generations been dominated by rolling farmland dotted with barns and homes now include acres of photovoltaic panels and small utility structures – industrial additions to an otherwise rustic and picturesque landscape.

The Town of Mexico's 2017 Energy System Regulations (Local Law 2 of 2017) were intended to preserve property owners' rights to install energy systems while minimizing their potential impacts on residents. The 2017 regulations differentiate between "small" and "large scale" solar systems, with large scale solar energy systems defined as those that are "intended to supply energy principally into a utility grid for sale to the general public."

Specific provisions for large scale systems include:

- These systems need to be located and screened in such a way as to avoid or minimize visual impacts as viewed from publicly dedicated roads and highways and existing residential dwellings located on contiguous parcels.
- The average height of the panel arrays is capped at 15 feet "at maximum tilt".
- Perimeter fencing that is at least 8.5 feet high.
- Previously cleared or disturbed areas are preferred locations; additional land clearing is limited to 30% of existing woodlands.
- Lot coverage of ground mounted systems cannot exceed 20% of the lot size, with a maximum of 14 acres of a given lot.
- Avoid prime agricultural soils to the maximum extent feasible.

The public survey developed for this Comprehensive Plan included the question: "Do you support initiatives to develop wind energy projects in the Mexico community?" Responses included:

- Yes: 31%
- No: 49%
- Depends on the scale and siting: 7%
- No strong opinion / not sure: 8%

At a public hearing for the Comprehensive Plan held in June 2022, numerous attendees expressed opposition to large scale solar systems, citing impacts to farmland, potential groundwater contamination, and long-term site cleanup responsibilities, in addition to other comments.

The Comprehensive Plan's Agricultural and Farmland Protection Plan element recommends that the Town's regulations be more prescriptive about the protection of prime farmlands and the mitigation of impacts on active farms. The Agricultural and Farmland Protection Plan provides a wealth of data on the value of Mexico's farmland, its importance to the community's way of life and economy, and the development pressures that threaten this irreplaceable natural resource.

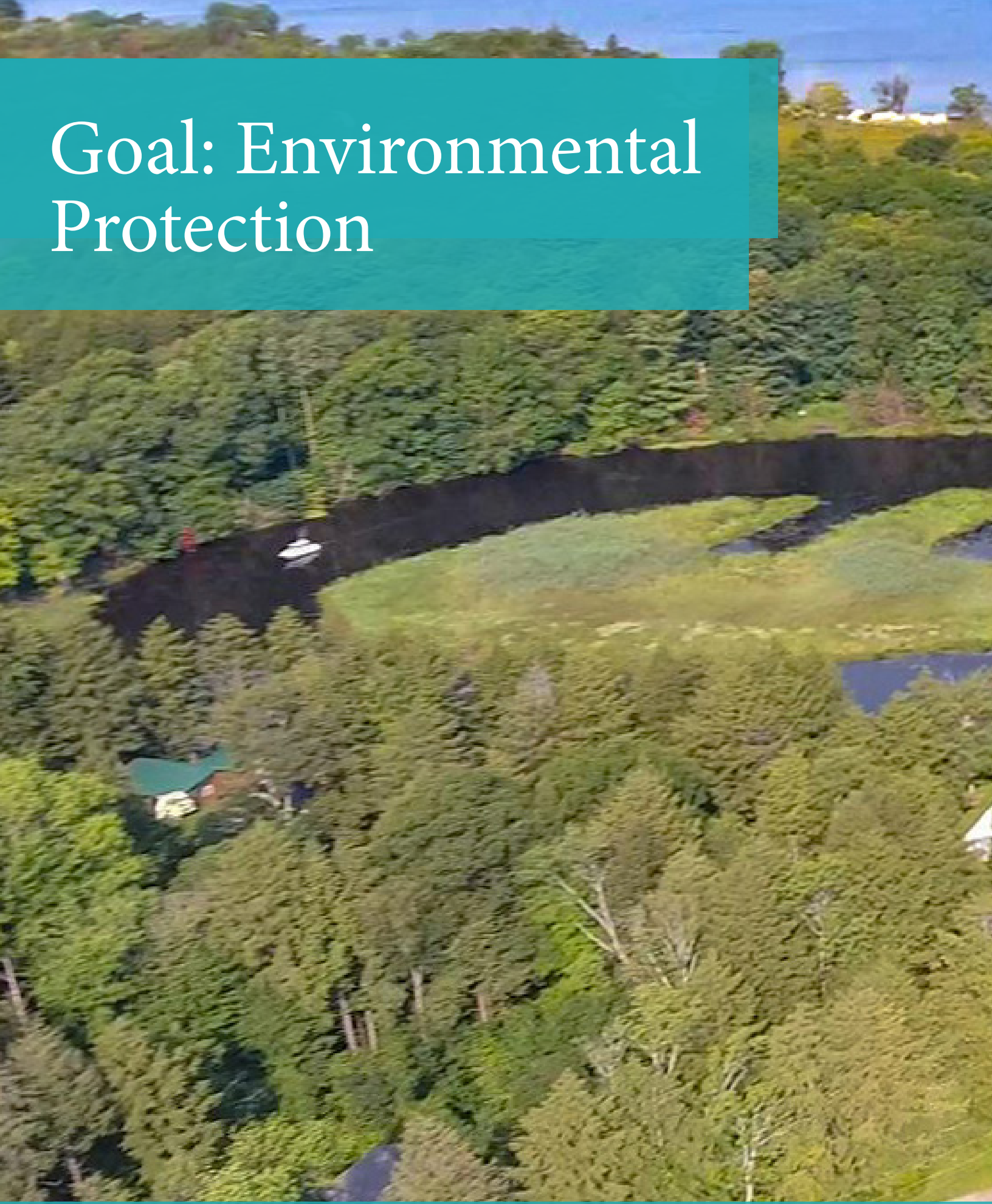
Input from community members indicates that large-scale commercial solar systems are a nuisance; their visual impacts and their disruption of agricultural activity detract from residential property values and damage the community's character.

Given that there is a strong current of community opposition to large scale solar systems in Mexico, and that these installations can add to the pressure to convert high quality arable land to non-agricultural uses, the Comprehensive Plan recommends that the Town and Village consider undertaking additional research to develop a revised regulation for energy systems, paying attention to specific elements including:

- Defining solar energy system projects more clearly by their nameplate energy production scale, to make the distinction between residential/small business use, community scale (i.e., under 25 MW), and industrial scale (i.e., 25 MW and larger) clearer.
- Defining reasonable setback distances for large scale solar systems, including setback distances for adjacent, non-participating occupied residences, public rights-of-way, and residential parcels.
- Providing detailed screening requirements, potentially including the creation of a scenic resources inventory and an overlay zone to protect scenic resources.
- Protections for prime agricultural soils (sometimes defined as Mineral Soil Groups 1 – 4), potentially including the creation of an agricultural overlay district in which no large scale solar development would be permitted.
- Providing clear requirements for system decommissioning (similar to what is currently found in the Town's Energy System Regulations).
- Developing minimum requirements for community benefit agreements to ensure that projects' negative impacts are mitigated and benefits to Mexico are maximized.
- Other emerging technologies, such as battery storage facilities and data centers, should also receive further evaluation and be discussed in local law updates. Public comment on these topics indicates that Mexico residents are opposed to the introduction of these developments, given their potential adverse environmental impacts.



Goal: Environmental Protection



Goal: Environmental Protection

Environmental protection is an important goal for both the Town and Village. Mexico has a wealth of natural resources that form an important part of the character of the community. For that reason, the Town and Village should seek to ensure that growth is targeted in such a way that the impacts to the environment are minimized. Water resources such as wetlands, streams, and aquifers should continue to be protected against potential contaminants. Open space is a defining feature of Mexico and developers are encouraged to preserve open space where possible. By protecting the environment the Mexico community is creating a healthier, more resilient place for future generations.

Objectives

- A. Conserve open space where possible. Encourage developers to conserve open space.
- B. Protect water resources including aquifers, rivers, Lake Ontario, and wetlands.
- C. Promote a sense of stewardship among residents, especially future generations who will inherit these resources.
- D. Create a resilient community that can adapt to changes in natural systems.

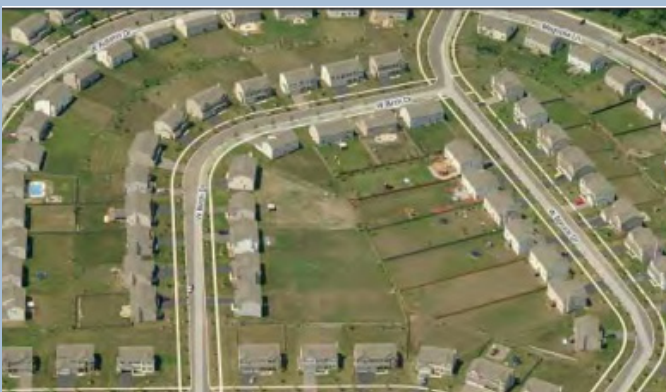
Action Items

- 1. Update the zoning code to include guidance on mitigating adverse impacts of development on environment and surrounding neighborhoods (buffering, stormwater controls, traffic mitigation, etc).
- 2. Adopt a local law addressing developing technologies such as battery storage and AI data centers so that these facilities have a minimal impact on the local environment.
- 3. Partner with local organizations (Cornell Cooperative Extension, 4-H, Oswego Soil & Water Conservation District, etc.) to promote educational programs targeted to kids, residents, and other local stakeholders.
- 4. Update municipal zoning code to allow for renewable energy systems only in desirable locations.
- 5. Discourage development in floodplains and protected wetlands.
- 6. Work toward Climate Smart Communities certification to improve energy efficiency, reduce air pollution, and adapt to extreme weather events in Mexico. The Town and Village are currently registered in the program.
- 7. Establish creekside buffers along floodplains to help reduce the impacts of localized flooding.
- 8. Encourage existing property owners within the floodplain to purchase FEMA National Flood Insurance Program (NFIP) flood insurance and implement flood mitigation practices (e.g. freeboarding).
- 9. Participate in the FEMA Community Rating System to implement flood resiliency actions and earn residents discounts on NFIP insurance policies.
- 10. Conduct a sediment study of the Little Salmon River to identify potential solutions to navigation issues due to sediment buildup.
- 11. Conduct a study of the Little Salmon River to evaluate its water quality.

Case Study: Future Development and Conservation Subdivision Design

Conventional subdivision regulations currently in use in the Town and Village of Mexico are not supportive of the community's desire to protect the scenic, rural character of the Town and Village. As demands for new subdivisions of land increase, it will be important to employ land use strategies that conserve the community's valued rural-agrarian character. There are methods for the subdivision of land that allow an opportunity to preserve or protect natural, scenic, historic, or cultural features that are of value to a community while also allowing flexibility in subdivision design and an opportunity for developers to initiate creative solutions to development. Planning and development studies in recent years have demonstrated clear economic and environmental benefits of using a method called conservation subdivision design vs. conventional subdivision design methods. Implementing a process to encourage conservation subdivision design can result in far less open land being consumed by development, and less money spent by a municipality on infrastructure and community services than would be spent as a result of conventional subdivision design.

The process of Conservation Subdivision Design entails a conservation analysis prior to site plan layout, and allows a community an opportunity to identify and recommend protection for valued natural and cultural resources prior to subdivision and development decisions. The first step in the process required identifying the location of any significant natural or cultural resources, or areas with conservation value on the parent tract and within 200 feet of the parcel boundaries. This information should be required on a sketch plan along with a description of the land, and an analysis of the conservation value of various site features. Resources that should be identified on the initial sketch plan and considered for the conservation value include constrained land such as steep slopes, scenic views, prime agricultural soils, public water supply watersheds and wellheads, trail corridors, stream corridors, wetlands, woodlands, historic structures, archaeological sites, and stone walls. Land exhibiting present or potential future recreational value, as determined by the Planning Board should also be identified. Prior to any major subdivision of land, a dialogue about the conservation value of the lands proposed for development should occur between the property owner and the Town/Village Planning Board.



A conventional subdivision development in Manlius, New York consumes large tracts of the rural landscape without any protected open space.



Compact development (Annesgrove) in Camillus, New York consumes far less open land than convention large lot subdivisions.

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Goal: Transportation



Goal: Transportation

The Town and Village has set a goal to make Mexico a community that is accessible for all. This includes taking consideration of all forms of transportation, including biking and walking. Going forward, Mexico will pursue opportunities to improve its transportation infrastructure. This includes things such as sidewalks, roads, and trails. Where possible, Mexico will seek to collaborate with entities such as CENTRO and Oswego County to improve public transit options for residents. Wherever feasible, the Town and Village should continue to try and find new connections between destinations by utilizing right of ways and public-private partnerships.

Objectives

- A. Support multimodal (a mix of biking, walking, buses, cars, etc.) transportation infrastructure when feasible.
- B. Maintain transportation infrastructure, including pedestrian infrastructure, on a consistent basis so that the community is accessible to everyone.
- C. Explore opportunities for further partnerships with CENTRO and Oswego County to expand public transit opportunities.
- D. Minimize congestion on Main St. and reduce air pollution from vehicle traffic.

Action Items

- 1. Consult with residents and Town and Village departments to identify areas where there is need for new or enhanced pedestrian and bicycle infrastructure.
- 2. Address sidewalk sections in poor condition as identified by the 2024 sidewalk inventory. Identify gaps within the existing network. Consider establishing a maintenance plan.
- 3. Foster a pedestrian-friendly environment through implementing traffic calming strategies such as public art, parklets, street trees, lawns, bump-outs, and high-visibility crosswalks.
- 4. Revise the zoning code to reflect recent mobility and transportation trends, such as flexible curbs, ADA-compliant curb ramps, shared/joint parking facilities, electric vehicle charging stations, and bicycle parking.
- 5. Review policies regarding public and private roadway design and use to maintain consistency of standards for all future roadways and roadway improvements.
- 6. Work with local, state, and regional transportation departments and authorities to include on-street bicycle facilities, where appropriate, when re-stripping roadways.
- 7. Seek funding for Town Highway Garage improvements, including roof replacement, additional bay and wash bay, cold storage, and salt shed repair.

Goal: Downtown Revitalization



Goal: Downtown Revitalization

In 2024, the Village of Mexico worked with MSPEN Consulting to develop the Village of Mexico Downtown Revitalization Plan. This plan focused on the village's downtown area, primarily along Route 104, and ideas for building on this area's assets "to support growth over the next several years but also setting the stage for long-term prosperity". The Revitalization Plan served as a successful application for New York Forward funding; New York State awarded the Village \$4.5 million in grant funding in 2025 to carry out the Plan's recommendations. The Town and Village of Mexico Comprehensive Plan supports full implementation of this Revitalization Plan.

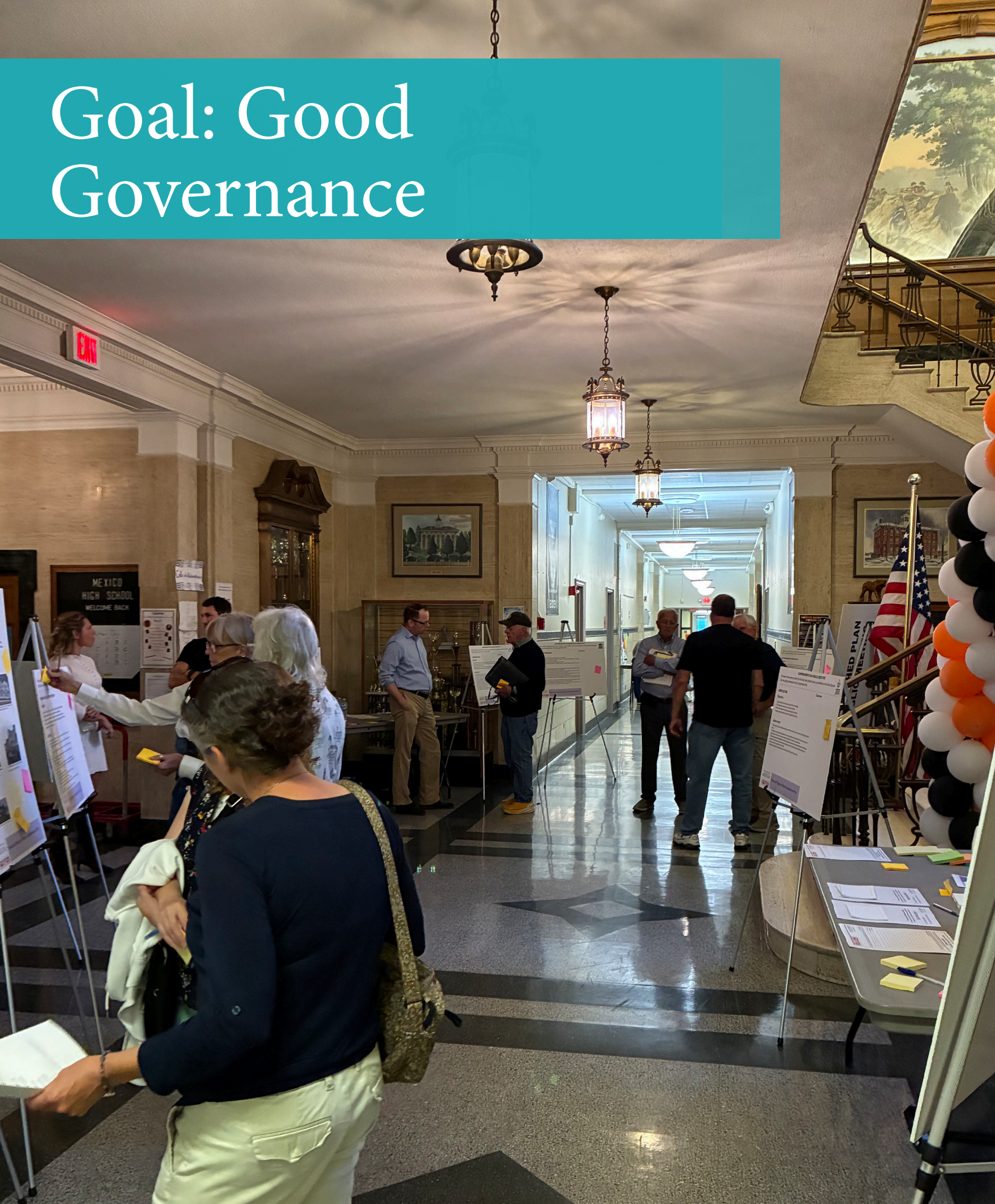
Objectives

- A. Upgrade downtown's appearance, through streetscape, façade, and pavement improvements, as well as through a consistent building color scheme and signage regulations.
- B. Promote access to downtown with improvements to parking, sidewalks, and lighting.
- C. Invest in community facilities, including the Downtown Park and green infrastructure.
- D. Support business development through economic development and tourism programs.

Action Items

- 1. Support the redevelopment of existing structures for a mix of uses, including commercial/retail and business/professional uses in combination with second or third floor residential units.
- 2. Conduct a parking study for the downtown area.
- 3. Resurface and repair sidewalks and roadways to boost safety and attractiveness.
- 4. Invest in the Downtown Park on Route 104, including new landscaping, walkways, and a man-made pond/reflecting pool.
- 5. Create a fund to support façade improvements in downtown, including a consistent color scheme for downtown's row buildings.
- 6. Upgrade downtown's streetscape elements, including benches and landscaping. Adding new trees, shrubs, and flowers enhances the street's visual appeal and contributes to a pleasant environment.
- 7. Improve stormwater infrastructure using permeable surfaces, improved drainage systems, and green infrastructure such as rain gardens.
- 8. Create a cohesive lighting plan, including introducing historically styled lighting fixtures to enhance the downtown area's character and upgrading lighting in key areas like pedestrian walkways, crosswalks, and gathering spaces.
- 9. Develop a signage plan for downtown businesses
- 10. Move electrical lines underground, creating a cleaner, more attractive streetscape, allowing the architectural and natural features to stand out.

Goal: Good Governance



Goal: Good Governance

The Town and Village aims to promote good governance and hold itself to the highest standards. Good governance requires frequent and transparent communication between the municipality and residents. It also requires local participation from residents in activities such as public meetings, holiday events, and community celebrations. Mexico should seek to engage residents whenever possible and explore new methods of outreach to residents. This can include the use of websites, newsletters, and social media pages.

Objectives

- A. Build trust and respect between the local government and residents.
- B. Encourage resident participation during public forums such as Town and Village board comprehensive plan open houses, and workshops.
- C. Foster a sense of community and belonging among all residents.
- D. Create a local government that listens to resident's needs and gathers stakeholder feedback projects.

Action Items

- 1. Hold stakeholder and general public meetings when creating new planning documents including comprehensive plans, watershed management plans, hazard mitigation plans, and zoning updates.
- 2. Host community events such as community yard sales and holiday celebrations to allow for dialogue between local officials and the public as well as between residents. Build a sense of community that residents are proud of.
- 3. Work with the local school district to coordinate municipal services, resources, and community programming efforts.
- 4. Maintain communication with the general public through digital and print newsletters that are sent to residents monthly or quarterly. Identify the staff needed to maintain this level of communication.
- 5. Maintain the municipal website and allow for digital access to municipal services when possible. Ensure that the site is up to date with staff, elected officials, and other key personnel's contact information.
- 6. Encourage partnerships and collaboration between the municipality and local organizations.
- 7. Conduct a feasibility study for the modernization/conversion of McAuslan Hall to a community center and as an emergency shelter. This could include its use as a cooling center in the summer months.
- 8. Invest in modernization efforts for Town and Village facilities, including enterprise software licensing, data digitization (transition from paper-based systems), and security system upgrades across municipal properties.

Goal: Infrastructure



Goal: Infrastructure

Infrastructure, including roads, water and wastewater services, electrical service, and communications technology, form the backbone of any municipality. Infrastructure maintenance is not glamorous but is vital to ensure that there is safe water to drink and passable roads and bridges to move residents and employees around the community. The Town and Village will maintain and strategically improve infrastructure to ensure that these vital facilities support the community's residents and future development.

Objectives

- A. Leverage grant opportunities such as the Green Innovation Grant Program, Climate Smart Communities grant program, and New York Forward grants to install new public infrastructure such as water, sewer and sidewalks in the Town and Village where feasible.
- B. Maintain existing transportation, sanitary, electrical, and communications infrastructure.

Action Items

- 1. Identify infrastructure assets and their current rights of way, including above/below ground existing cable and pipe, and future planned cable and pipe.
- 2. Work with developers on potential independent wastewater systems outside of the Village, such as for an industrial site or major residential development.
- 3. Support future public and private investment through grants and tax incentives to build sustainable infrastructure.
- 4. Identify areas for future development nodes, such as the Route 11 corridor, and consider pursuing funding for water and sewer development.
- 5. Continue water system upgrades to include solar panels at wells and upgrading pipes from 6" to 8".
- 6. Work with internet providers to expand broadband availability and improve wireless cellular services, including the expansion of 5G throughout the entire Town and Village.
- 7. Install smart water meters on buildings within water districts to improve system efficiency and provide accurate usage data for both the customer and system operator; modernize water billing processes and utility IT systems.
- 8. Secure funding for emergency generators for McAuslan Hall and other key facilities.
- 9. Improve water and wastewater system efficiency and infrastructure reliability.

Goal: Community Services



Goal: Community Services

Community services are often taken for granted. The Comprehensive Plan recognizes the importance of the many civic and volunteer organizations that help ensure that Mexico continues to be a desirable place to live. The Town and Village should continue to invest in the programs, facilities, and equipment that community service providers rely on for public safety, education, and residents' health.

Objectives

- A. Ensure that residents are receiving high quality and consistent services from their local government.
- B. Leverage existing workforce development programs in the Town to transform Mexico into an education hub for CiTi BOCES, the Mexico Central School District, and other apprentice programs.
- C. Partner with private organizations and nonprofits to expand the types of services available to the community.

Action Items

- 1. Work with farmers and local businesses to provide more opportunities and space for local farmer's markets and community events.
- 2. Work with local libraries to promote programming and learning events at the library. Encourage residents to get library cards.
- 3. Identify opportunities to provide additional amenities and spaces (e.g. study areas, ball fields, natural spaces, etc.) to the school district and vice versa.
- 4. Secure funding for emergency generators for McAuslan Hall and other key facilities.
- 5. Expand the Sheriff's office in Mexico.
- 6. Seek funding for a new ladder truck for the Mexico Volunteer Fire Department and upgrades to fire and EMS upgrades.
- 7. Pursue the development of new athletic facilities and an indoor recreation area at the Town of Mexico's Community Park.

Goal: Recreation



Goal: Recreation

The Town and Village of Mexico recognize the recreational opportunities that exist in the community. Enhancing and promoting these opportunities is an important priority for Mexico. Local parks and trails are visited by both tourists and residents alike. Mexico is a community that can support a wide variety of recreation including fishing, hiking, kayaking, snowmobiling, boating, and birding. Residents and visitors are able to find activities to do during any season. For this reason, it is critical that Mexico continue to explore new recreation opportunities and maintain existing spaces.

Objectives

- A. Support existing recreation facilities and opportunities, such as trails, sports fields, parks, and events.
- B. Identify opportunities to expand facilities, including new trails connecting existing parks. Enhance the Village of Mexico downtown park and gazebo.
- C. Partner with local businesses such as campgrounds and marinas to encourage outdoor recreation opportunities.
- D. Attract visitors to the community using recreation activities such as birding at Derby Hill, bike trails, kayaking, snowmobiling, boating fishing, and hiking. Highlight aquatic assets such as Lake Ontario, Little Salmon River, and Black Creek.

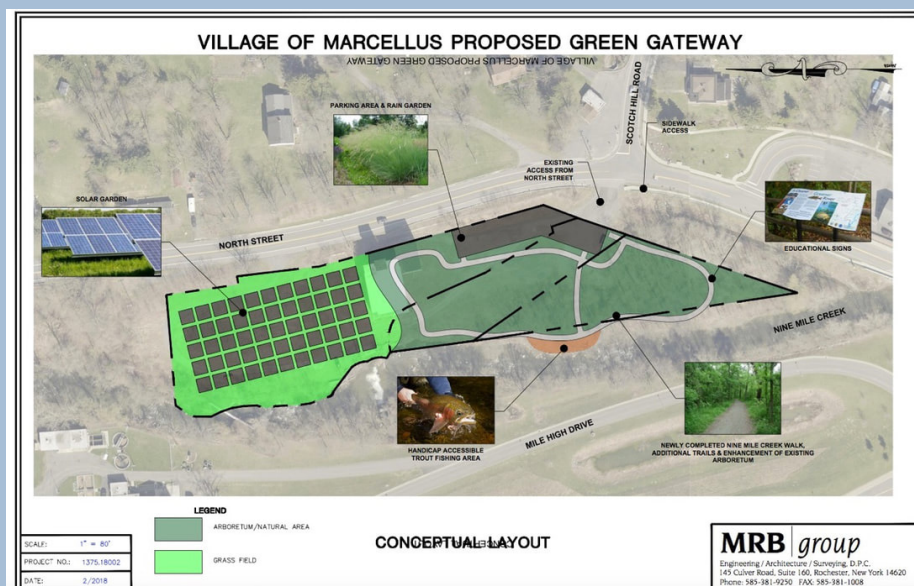
Action Items

- 1. Improve facilities at the Town of Mexico Community Park, such as an exercise trail around the park and a recreation center.
- 2. Pursue the development of an indoor recreational facility and other improvements, such as playground equipment, dugouts, and restroom facilities, at Community Park.
- 3. Protect and preserve the rural scenic beauty that provides the foundation, setting and backdrop of many outdoor recreation opportunities.
- 4. Build trails that connect community parks and other green spaces to each other.
- 5. Establish a Village Park with green space, shaded trails, possible amphitheater, and a community garden, either through the enhancement of the existing downtown park or the creation of a new park.
- 6. Promote public and private partnerships and coalitions to spur heritage tourism, agritourism, and other recreational development opportunities, especially in conjunction with the National Marine Sanctuary.
- 7. Identify a trail system for biking and walking along existing roadways within the community.
- 8. Pursue grant opportunities through NYS parks to maintain and construct new walking and biking trails, specifically leveraging the “Rails to Trails” program.
- 9. Develop areas around Mexico Point, the Little Salmon River, and Black Creek for public fishing.
- 10. Incentivize the development of motels, cabins, or short-term rentals to bring tourists into the community.
- 11. Explore the development of a creekwalk or trail along Black Creek.
- 12. Work with landowners to purchase public easements for access along the Little Salmon River.
- 13. Support improvements to the Mexico Museum and Casey’s Cottage.
- 14. Enhance the community’s sports fields for softball and soccer.

Case Study: The Green Gateway in Marcellus, NY

The Green Gateway is a project that began as a vision to create a park at an abandoned woolen mill site, using a variety of eco-friendly and “green” initiatives, and involving Village and Town employees, civic and community leaders and environmental students at Marcellus Central School. The project has become a collaboration between the Marcellus School District and the Village of Marcellus, allowing students to conceptualize and research site improvements including a number of creative designs such as outdoor classroom space, an ADA compliant fishing platform, public trails connecting Village sidewalks and the Village creek walk, as well as an arboretum for residents and tourists alike to enjoy.

The project represents an excellent example of repurposing underutilized land in a manner that promotes recreation and tourism to the community. It also builds community by tying in efforts from local students and community leaders. The project is evolving over time, with grant funds supporting the installation of new features, such as a pedestrian foot bridge installed in July, 2023. The Town and Village of Mexico can explore similar opportunities to convert underutilized land into recreation areas for residents and visitors. By leveraging grant funds to build amenities into these sites, Mexico can create a parks and trail system that encourages use by residents and visitors of all ages. Collaboration with the Mexico Academy and Central School District would be integral to the success of a similar “Green Gateway” project in Mexico.



Grant Funding Opportunities

Many of the action items identified in this plan will require support in the form of state and federal grant funds. The Town and Village should consider applying to the following New York State grant programs for funding to implement the projects outlined in this plan.

NYS Department of State—Local Waterfront Revitalization Plan (LWRP): The DOS LWRP is a comprehensive land and water use program that defines the waterfront revitalization area of a municipality, expresses a vision, and describes the means to achieve that vision.

Empire State Economic Development Fund Program: The Empire State Economic Development Fund is flexible, providing a range of assistance to ensure that the state is meeting the diversity of business needs.

NYS Department of Environmental Conservation—Drinking Water Source Protection Program (DWSP2): The DWSP2 is a locally led, state-supported initiative in New York that helps municipalities proactively protect their public drinking water sources. The program provides free technical assistance to help communities evaluate their water sources, map surrounding areas, and create customized protection plans.

Water Quality Improvement Program (WQIP): The DEC's WQIP program is a competitive, statewide reimbursement grant program that funds local projects that directly improve water quality, upgrade wastewater infrastructure, reduce flood risks, and protect drinking water sources.

New York State Environmental Facilities (EFC) Corporation—Clean Water State Revolving Fund: Low-cost financing that empowers communities to affordably invest in projects that modernize aging sewer systems and protect our State's abundant natural resources.

EFC—Drinking Water State Revolving Fund & Infrastructure Grants: Low-cost/no-cost financing to help communities affordably invest in drinking water system improvements.

EFC—Green Resiliency Grants and Green Innovation Grant Program: Grants for implementing green infrastructure projects including stormwater management, water efficiency, and energy efficiency.

EFC—Septic System Replacement Fund: Funding to counties to help homeowners and small businesses replace cesspools and septic systems (the Town should seek eligibility for septic systems near the lakeshore).

Land Use Strategy



Purpose

The objective of the future land use strategy is to identify the preferred distribution of land uses to be achieved within the next 10—20 years. These land use types and locations were determined based on existing land uses, knowledge of predicted future conditions, development preferences expressed by community members, and the Goals, Objectives, and Action items established in the previous section. By mapping and describing the desired distribution of future land uses, decision makers and community leaders are better prepared to make determinations on development proposals, plan infrastructure improvements, and update zoning regulations. This future land use strategy also serves the private sector by providing guidance on the types of development patterns that are desired by and likely to be supported by the community.

What is Smart Growth?

Smart growth can look different from community to community, but generally it is an approach to development that encourages a mix of land uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. The ten principles below represent the foundation of smart growth:

1. Allow for an encourage neighborhoods with a mix of uses, such as residential, commercial, and community spaces.
2. Enable a diverse mix of housing types, providing opportunity and choice for people of all ages, abilities, and incomes.
3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtown, including areas around public transit.
4. Provide well-planned, equitable, and accessible public spaces for people of all ages and abilities.
5. Encourage compact neighborhood design and concentrated development around existing infrastructure.
6. Preserve open space, agricultural resources, and natural resources.
7. Prioritize transportation options that are safe and accessible for everyone, including pedestrians, cyclists, and public transit users.
8. Promote climate resiliency and adaptation, preferably through nature-based solutions.
9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.
10. Engage in an inclusive collaborative public planning process that considers the needs and character of the community..

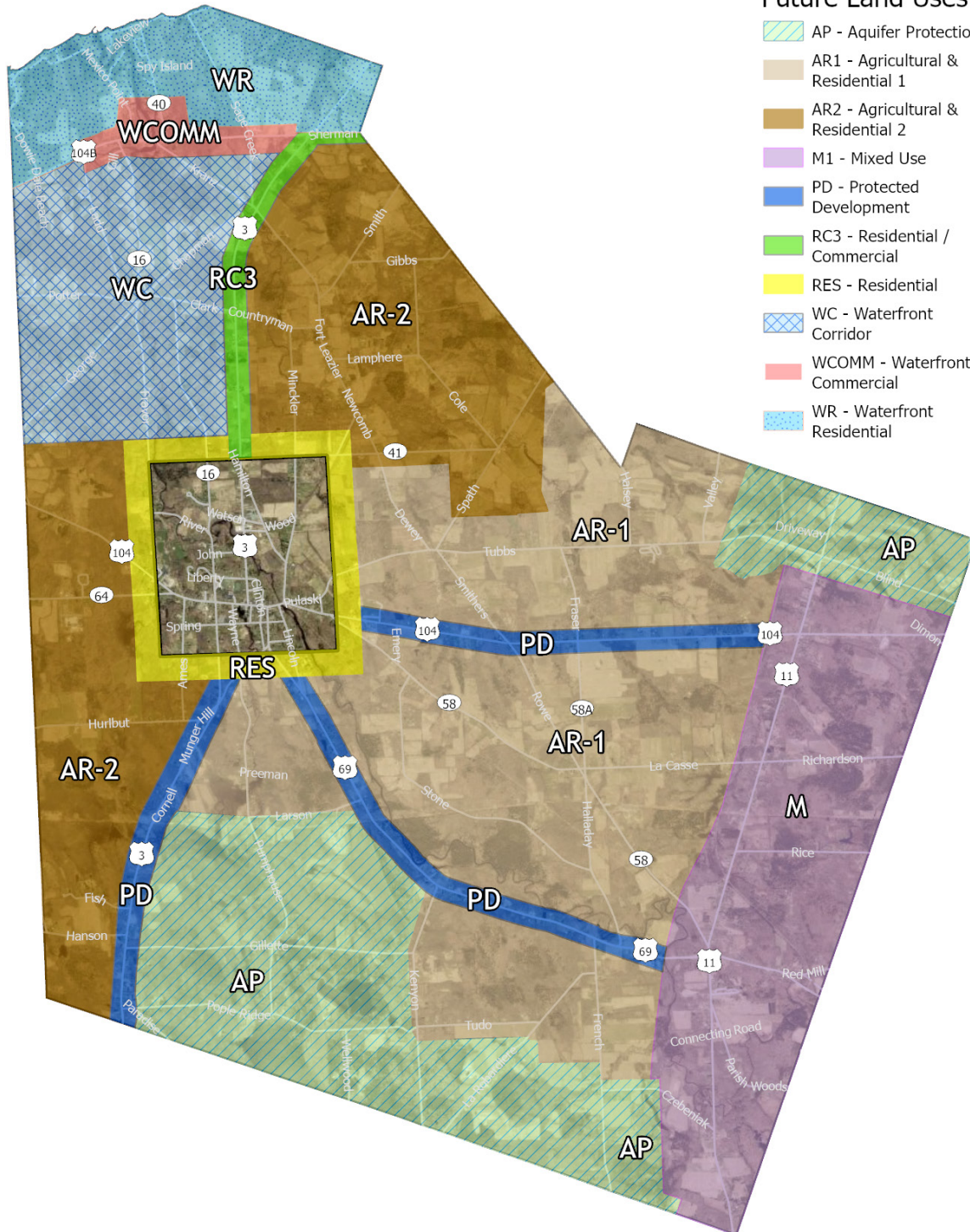
Future Land Use Map—Town of Mexico



Legend

Future Land Uses

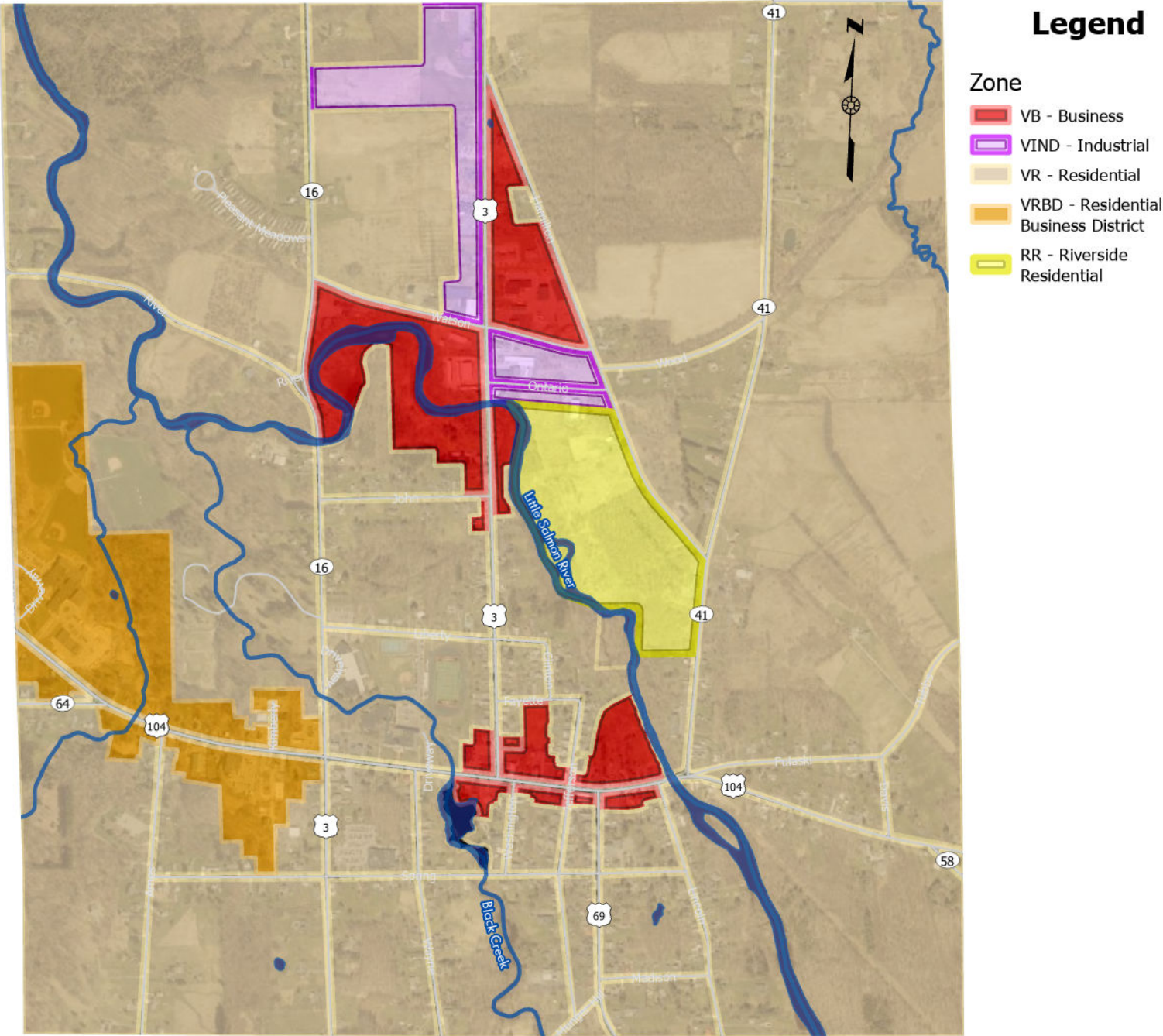
- AP - Aquifer Protection
- AR1 - Agricultural & Residential 1
- AR2 - Agricultural & Residential 2
- M1 - Mixed Use
- PD - Protected Development
- RC3 - Residential / Commercial
- RES - Residential
- WC - Waterfront Corridor
- WCOMM - Waterfront Commercial
- WR - Waterfront Residential



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Future Land Use Map—Village of Mexico



The Future Land Use Map

The Future Land Use Maps for the Town and Village on the previous pages identify the desired distribution of land use types that the community aspires to realize over the next 10—20 years. This is based on the information and analysis presented in this document and the goals and objectives described above, and as result of considerable discussion among members of the Town of Mexico Comprehensive Plan Committee. Ultimately, it is intended that the current zoning districts contained in the Town and Village Local Laws regulating land use be amended to reflect this Future Land Use Plan, but it should be noted that the Comprehensive Plan is not a legal document and does not establish zoning districts. Zoning district boundaries will be established following adoption of the Comprehensive Plan. The zoning districts may differ from the boundaries shown in the Future Land Use Map and discussed below, based on further public input and analysis.

In some cases, these areas lay out a new vision for an area, but in most cases the vision for the future is to ensure continuity with the past and present. In all zones, where parcels are divided by two or more different zones, regulations from the more restrictive zones would be applied.

In cases where the current use of a parcel conflicts with a new land use adopted in the municipality's local laws, it creates a legal nonconforming use, meaning a property owner can continue to use a building or land in a way that was perfectly legal when it started, but violates current zoning rules. This “grandfathered” use is attached to the property, not the owner, and can continue even if the property changes hands.

Town Of Mexico—Future Land Use Map—Districts

Agricultural & Residential Use (AR1)

Character description: These are rural areas characterized by a mixture of agricultural, farmland, tourism, and recreation, as well as other open land, low-density residential development, and commercial uses (requires special permit) related to tourism, recreation, or agricultural uses. The dominant form of new development is conventional single-family dwellings, but not mobile homes. Consideration when planning lot sizes should include septic and well needs for lots not serviced by water.

Why is this changing? Acreage devoted to this use has been slightly reduced due to the anticipated development needs of the community. It is believed that close attention needs to be paid to our agricultural and farmlands (see the Agricultural and Farmland Protection Plan, Part 2 of the Comprehensive Plan). Permitted uses will be conducive to preserving open spaces, agricultural and farmlands.

Location: see Future Land Use Map

Agricultural & Residential Use w/Mobile Home (AR2)

Character description: The AR2 district has the same characteristics as the AR1 district, but residential development is sparser and consists of a higher proportion of mobile homes. Individually sited mobiles are allowed in this district, as well as registered short-term rentals such as VRBO or B&B.

Why is this changing? A new AR-2 district is recommended to the west of the Village of Mexico, from the southern Town line 500 feet west of State Route 3 to the southern edge of the RES Zone, west to the western side of RES Zone north to southern State Route 104 west to Town line, south to the town line. This will expand the area for individually-sited manufactured homes in the Town.

Aquifer Protection (AP)

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 such as single-family dwellings (but not mobile homes). Larger lot sizes should be considered to encourage low-density development. It is recommended that mining operations, such as sand and gravel mines, not be permitted in the AP zones. Commercial mining may pose risks to the groundwater supply. As sand or gravel is extracted from the bottom of the pit, 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.

Why is this changing?: This area has been expanded to consider the protection of tributary areas that could contaminate municipal water sources. Growth and development of this area must be done with caution.

Location: Two aquifer protection zones are identified, one due south of the Village of Mexico and the other in the northeast corner of the Town. The area south of the Village runs from 500 feet west of State Route 3 from the southern town line to the southern border of Larson Road, east to 500 feet west of State Route 69 to east to the west side of Kenyon Road, south to Tudo Road, along the southern side of Tudo Road to Larobardiere Road, 1600 feet south, 2600 feet to the east, west side of French Street, 1250 feet south (to Czebeniak Road), east to 500 feet from State Route 11, and then south to the southern town line. The AP area in the northeast part of the town runs westerly to the town line 500 feet south of Blind Road / Tubbs Road to the Tubbs Road / Valley Road intersection, north to the town line.

Industrial Floating Zones

Character description: These are areas of concentrated commercial, industrial and warehousing development. Residential uses are not allowed. Industrial districts are “floating zones” whose location on the land use map is not predetermined. There is no Industrial Zone shown on the Future Land Use Map. Industrial Districts are intended to be created on a case-by-case basis as specific proposals are put forth for suitable land areas.

To qualify for an Industrial Floating Zone, the following criteria must be met: the zone must be a minimum of 15 contiguous acres, shall provide multiple employment opportunities (minimum of 15 full-time, year-around, long-term positions). The larger the zone, the more jobs created for Mexico residents, a number that justifies the creation of the district. Additionally, the use should increase the municipal tax base. Major industrial developments are more complicated than other kinds of development and should involve more detailed discussions between the developer and the Town and/or Village.

Infrastructure support services (e.g., municipal water) will be a consideration with the possibility of the applicant paying for improvements. The Town and/or Village will have the opportunity to hire their own specialist to provide advice at the applicant's expense. The approval of major industrial projects will be contingent on an evaluation of possible significant adverse impacts on adjacent or nearby land uses, traffic patterns, and the environment. In making this decision the Town

and/or Village Boards should seek the opinions of the Zoning and the Planning Boards; creation of Industrial Floating Zone shall be in the interest of the health, safety, and general welfare of the Town/Village of Mexico. A resolution must be made that demonstrates that the project is in the best interest of the community and justify why an Industrial Floating Zone is an appropriate use. After a positive resolution is made, the project will follow the normal appropriate permit process (Special Permit and/or Area Variance).

Why is this changing? The updated language provides clearer guidance regarding criteria such as the number of full-time, long-term, resident jobs. The project must be in the best interest of the community, serve the needs of town residents and add to the tax base with the least amount of impacts on other existing and potential future uses. Once an Industrial Floating Zone is established it will remain an Industrial Floating Zone until the Town and/or Village Board removes the classification.

Mixed Use Commercial/Light Industry (M)

Character description: These parcels are low-density areas of mixed residential, commercial and light industrial use in the proximity of major highways. This is an area where concentrated commercial, light industrial, and warehousing development is desirable, especially on large lots (not individually sited mobile homes). Uses could include offices, light industrial, commercial uses, registered short-term rentals, and certain types of retail establishments, particularly those that require more space than may be available in other commercial districts. Special permit for all non-residential development would be reviewed for compatibility with existing and future residential neighborhoods.

Why is this changing? This area has been expanded to cover a much larger area and allows most commercial/light industrial projects in an area where transportation infrastructure is available. This could include warehousing, industrial parks, hotels, etc. This will also assist in traffic circulation through the village and the waterfront commercial areas. Mixed use: offices/business on lower floors, apartments on upper, apartment complexes will be allowed in this zone; they should, however, be limited so that the predominant use is commercial and light industrial, not residential housing.

Location: Easterly town line west along southern border of town to 500 feet west of US Route 11, north to 1000 feet south of State Route 104, 500 feet west, 2000 feet north, 500 feet east, 500 feet west of US Route 11 north to 500 feet south the intersection of Tubbs Road, Blind Road and US Route 11, east to the Town line.

Protected Development (PD)

Character description: These are areas located along State Route 3, State Route 104, and the County Route 69 corridors. These routes are the main access roads into the Village of Mexico and therefore should have a uniform, well kept, open space, agricultural feel that is associated with our Town and Village's goals to maintain the small rural community feel. Single and two-family dwellings would be allowed (mobile homes would not be permitted), but with an emphasis on agriculture and agritourism. Professional home businesses would be allowed, with special permit approval.

Why is this changing? These are areas where non-residential development in most cases will be by special permit. The intent of this area is to protect the open spaces, farmland, and rural feel that will maintain and enhance the main corridors to the village.

Location: Three PD corridors are defined in the community:

- For 500 feet on either side of State Route 3 from the southern Town line to the southern border of the RES area around the Village of Mexico

- For 500 feet on either side of State Route 69 from the M1 zone to the RES area around the Village of Mexico
- For 500 feet on either side of State 104 from the M1 zone to the RES area around the Village of Mexico.

Commercial (C)

Why is this changing? Commercial areas have been renamed; they are now in the Mixed-Use Commercial/Light Industrial Zone and in the Waterfront Commercial Zone.

Residential/Commercial (RC3)

Character description: These are existing and future residential areas suitable for development of conventional housing. Commercial uses will be allowed with issuance of a Special Permit. Agricultural-related service industries, agritourism, and small commercial operations that enhance the development of our community will also be allowed. Ideal for boarding houses, tourist home, adult care facility, community center, riding stables, home occupations, nursery, enclosed manufacturing, as well as registered short-term rentals.

Why is this changing? The Route 3 corridor north of the Village is a prime area for a combination of residential and commercial businesses; this area will have a variety of allowed uses when a special permit is issued.

Location: Runs for 500 feet on either side of Route 3 north of the RES Zone, to the WC Zone and 1000 feet to the east for 6000 feet then 500 feet to the south side of State Route 104B.

Residential (RES)

Character description: This area is close to the village and is conducive to multifamily, residential development, as well as small commercial ground-level uses with residential above. It is within easy walking access to the Village and bus routes.

Why is this changing? This district is not changing significantly.

Location: This district extends 1,000 feet around the village line.

Waterfront Commercial (WCOMM)

Character description: This is a commercial waterfront area, a rustic tranquil atmosphere area where life is centered around a quiet, cozy, slow-paced life. The area offers marinas, seasonal residents, a State Park that offers swimming, a boat launch, walking trails, and more. This area is conducive to a mix of uses, including small commercial (convenient stores, gift shops), single family residential, seasonal homes, charter boats, marinas, eating establishments, beauty salons, specialty shops with special permits, and registered short-term rentals (no mobile homes).

Why is this changing? The creation of this district is intended to create a quaint, relaxed, environment that speaks of slow-paced, cozy, environment near Lake Ontario with a mix of residential and retail on small lots, such as convenience stores, restaurants, watersport activities, gift shop, condos, and townhomes.

Location: From 500 feet on either side of the centerline of State Route 104B from the Ladd Road intersection 1250 feet to the east, 1000 feet to the south and north of State Route 104 for 2000 feet, and on the southern side of State Route 104B 500 feet to State Route 3.

Waterfront Corridor (WC)

Character description: This area is the main route to the Waterfront area from the Village. Rural feel with open spaces, agricultural uses, single family homes, agritourism, historic residences, seasonal homes, rivers, creeks, and abundant natural resources. This area should be protected and its rural character should be enhanced. No mobile homes, professional in-home offices and at home businesses with special permits

Why is this changing? Establishment of this district is intended to enhance the corridor between the Village of Mexico and planned waterfront development. This area is currently characterized by farmlands, agricultural uses, agricultural tourism, historic homes, the Little Salmon River, as well as tributaries that are conducive to potential trails from the Village to Mexico Point Park, Lake Ontario Marine Sanctuary and other attractions, including Derby Hill Bird Sanctuary.

Location: North of RES Zone and western Town line to 500 feet west of State Route 3 north to the WC / WR Zones.

Waterfront Residential (WR)

Character description: This area is characterized by small lots, a mix of year-round and seasonal residents, marinas, private docks, campground, rivers, creeks, the lake for water sports, boating, fishing, kayaking, walking trails, and natural resources including Derby Hill. Future development could include agricultural (no mobile homes), multi-family residences such as condos and townhomes with special permit, and special attention to design details.

Why is this changing? This area along the lake shore has many very small lots and seasonal camps; Mexico Point Park and boat launch are adjacent to this area. It is serviced by water, but not municipal sewer; septic systems on small lots are a potential water quality issue. This area is rich in natural resources and has many environmental considerations. There is room for development that would enhance the waterfront feel such as a golf course, condos, or townhomes. All would need special permit approval and careful consideration to design concepts. Because of its natural beauty and environmental challenges, extreme caution must be taken with development.

Location: Area north of State route 104B / the WCOMM Zone to the northerly town line.

Future Land Use Detail: Waterfront Commercial District

The proposed Future Land Use Map for the Town of Mexico includes a new Waterfront Commercial District. The goal of creating this district is to build on the assets of the Hamlet of Texas, historically home to bars and restaurants, and currently home to several small marinas. This area provides access to the navigable portion of the Little Salmon River, not far from its mouth in Lake Ontario. The combination of access to the river and proximity to Lake Ontario and Mexico Point State Park, all accessed by way of the Route 104b / Great Lakes Seaway Trail makes this a prime location for a small node of development oriented around the water.

The Town of Mexico should pursue the development of a set of design guidelines to ensure that, as development is proposed in this area, it has a cohesive look and feel. Features that should be considered include sidewalks, decorative street lighting, and uniform lighting, signage, and building setback standards. Design guidelines are critical to creating a neighborhood with a unified aesthetic.

Examples of waterfront districts are shown below:



Carmel By the Sea, California



Lake George, New York



Woods Hole, Massachusetts



Lake Placid, New York

Village of Mexico—Future Land Use Map—Districts

Business (VB)

Character description: This is the traditional central business district of the village. The purpose of this district is to encourage the harmonious development of land for uses appropriate in this district. Site plan review is required to ensure harmonious development and to foster a pleasing and aesthetic character to the property and surrounding area. Residential uses are allowed, as well as business and commercial uses that, in the opinion of the Village Zoning Board, are of the same general character as existing development.

Location: There are two VB districts in the Village: one extending roughly 1,600 feet along Route 104 between Lincoln Avenue and just west of Route 3 and the other in and around the area bounded by John Street, Watson Avenue, Hamilton Street, and Academy Street / Route 16 (see Future Land Use Map for details).

Industrial (VIND)

Character description: This area is appropriate for a mix of residential, business, and commercial uses, including commercial wholesale uses. Possible development could be medical facilities, nursing homes, warehousing, and wholesale businesses.

Location: The area along the west side of Route 3 north of Watson Avenue, north to the Village line, as well as the area south of Watson Avenue between Hamilton Street and Route 3, including the street frontage on the south side of Watson Avenue.

Residential (VR)

Character description: A mix of residential, commercial, community, and agricultural uses in a traditional village setting. A variety of uses may be appropriate, including medical facilities, nursing homes, churches, public parks, and other forms of development that is harmonious with existing uses. Site plan review should be required.

Location: All other areas of the Village not included in the I, B, R-1 or R-B Districts

Riverside Residential (VRR)

Character description: A residential zone intended to encourage the development of single- and multi-family dwellings in a harmonious manner adjacent to the Little Salmon River along Hamilton Street.

Location: Generally, the area south of the Industrial Zone, south to the southern property line of parcel #134.07-01.010 and the north property line of parcel# 134.11-01-02.000, bordered on the west by the Little Salmon River and on the east by the centerline of Hamilton and North Streets.

Residential Business District (VRBD)

Character description: This area recognizes the unique character of Main Street; there are several historic homes in this zone, as well as more recent commercial development. Further, it is the desire of the Village to maintain the residential character of this area as well as allow for future business development, as long as that development maintains the area's residential character and aesthetic quality.

Location: The area that is situated in the Village of Mexico from the intersection of Main Street, Academy Street and Norman Avenue and continuing westerly to the village line with frontage on Main Street.