

PARISH COMPREHENSIVE PLAN



ADOPTED BY VILLAGE BOARD - MAY 16, 2001

ADOPTED BY TOWN BOARD - MAY 17, 2001

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INTRODUCTION

The Comprehensive Planning Committee

The Parish Town and Village Boards established a Comprehensive Planning Committee in the summer of 1999 to help develop a new joint comprehensive plan for the Town and Village of Parish. The Committee was composed of the Town and Village Boards, the Joint Town/Village Planning Board, and other town and village officials. This committee was charged with studying the Town and Village and reporting to the Town and Village Boards their recommendations on a joint Town/Village comprehensive plan.

The last comprehensive plan for the Town was prepared in the early 1980s. This was a multi-town plan prepared by the Salmon Rivers Cooperative Planning Board and Conservation Council, and included the Town of Parish. This plan is now of limited help to the Town in meeting current growth challenges. The committee felt that there was a need to develop an entirely new plan, and that this was an appropriate time to do so. The comprehensive plan committee enlisted the assistance of the New York State Tug Hill Commission in helping them with the technical aspects of preparing a new plan.

Purpose Of The Plan

The purpose of the plan is to provide a blueprint for the physical development of the Town/Village area for the future. It prepares for the new waves of residential, commercial and industrial development that Parish may face as the growth of the Syracuse Metropolitan Area continues to expand into the region. The plan will provide a framework for the existing zoning and land subdivision controls. It will also help assure that the growth of the area will be in concert with existing plans for future water, sewer and road development. Finally, it is hoped that other levels of government (state, county, and other local governments) will find the plan useful in shaping their future development activities. It is the purpose of this plan to help others to plan and develop in accord with the desires of the citizens of the area.

Community Surveys

There have been two general community opinion surveys conducted in the Town/Village over the years. The first in about 1978, and another in 1992. Because many of the same questions were asked on both surveys, they are very comparable. A community visioning session which included members of the public was conducted in 1998. This session examined community strengths, weaknesses, opportunities, and threats.

Periodic Review And Update Of The Plan

It is the recommendation of the Planning Committee that this plan be periodically reviewed and updated by the Town and Village Board and others, as designated by the

Town and Village board, every three years. A three year review will refresh the Town and Village Boards' perspectives on the longer range issues affecting Parish, and help to reinforce the link between day-to-day development decisions and longer range Town and Village policies. In addition, a periodic update will keep the plan current with the ever-changing conditions of the Town and Village without the need for large-scale planning efforts.

The Organization Of This Document

This document is organized into the following parts:

Part I. Community Profile

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

Part II. Community Goals, Objectives and Strategies

This section presents the community goals which reflect the general desires for the direction in which the citizens of the Town/Village wish to go, based upon public meetings and the community survey.

Appendix A. Development Plan

This appendix is composed of a blueprint for the physical development of the Town/Village based upon implementing the goals of Part II. This includes a description of how the Town/Village should develop for the next few decades, as well as a map detailing several identified development character areas.

PART I. COMMUNITY PROFILE

General Background

The Town of Parish is presently defined by New York State law as a second class town (population under 10,000). It was established on March 20, 1828, being formerly a part of the Town of Mexico. The Town is named after David Parish, a land proprietor, and early owner of the land of the town.

The Town is located in central Oswego County, in Central New York State. It is 8 miles southeast of Lake Ontario, 24 miles north of City of Syracuse, and 50 miles west of the Adirondack Mountains. The Town is approximately 25,000 acres. Parish is bordered on the north by the Town of Albion; on the east by the Town of Amboy; on the west by the Town of Mexico; and on the south by the towns of Hastings and West Monroe.

The Village of Parish, incorporated in 1883, is in the southwestern part of the Town.

The intersection of Main St. and Railroad St. in the Village - 1913



HISTORY

Early Settlement

Although no permanent Native American settlements were located within the Town of Parish, the area was part of the hunting grounds of the Oneida Nation of the Iroquois Confederacy. Permanent settlement in Parish began with the arrival of families from New England in search of arable land. Rev. Gamaliel Barnes and his son-in-law Stephen D. Morse settled on lot 60 in the extreme southwest corner of the Town in 1803. Barnes, a Baptist minister who lived to be 96, built the first log cabin, the first barn, and the first frame dwelling in Parish. David Parish, after whom the town was named, acquired most of the Town's land (then known as Survey Township #23 of the Scriba Patent) from George Scriba in 1822. Previously in 1805, Scriba sold lesser tracts in the northeast corner of the Town to Richard Stockton and Joseph Bloomfield. The community grew steadily with the exception of the period between 1810 and 1820 due to the War of 1812 and the climatic hardships of 1816, known as the "the year without a summer." Ephraim E. Ford opened the first store in 1829, and, in the same year, Isam Simons built the first tavern.

Economy

In the first half of the 19th century, lumbering provided most of the settlers' income. By 1867 eleven saw mills and four shingle mills were located on the North and South Branches of the Little Salmon River. Barrel manufacturing for the Syracuse salt trade was an important sideline of the lumber industry. Prominent local businesses established in the 19th century that remain today are the Harter Funeral Home and the F.E. Miller & Sons Lumber Company. About 1865, dairying superseded the lumber industry in importance. Farmers built large barns and a multitude of outbuildings. Several cheese factories also were established. By 1917, Parish contained more than 200 farms.

In the 20th century, natural resource based industry has been primarily replaced by the service industry sector of restaurants, convenience stores, auto repair operations and small retail shops. Fewer than 25 farms remain today. Most farmland has reverted to woodland or has been subdivided into residential building lots.

Transportation

In 1793, George Scriba hired Benjamin Wright to survey a road from Constantia on Oneida Lake to Mexico Point on Lake Ontario. The road followed an already existing Native American trail and cut through the southwest corner of Parish to intersect the main north-south trail at what is today Colosse. Parts of this road are still used today in Parish, as Ward Drive, Dean Drive, Perry Drive and Harrington Drive. Parish's major east west road, State Route 69, also follows a former trail from Rome to Mexico and was completed around 1800. In 1870-71, the Syracuse Northern Railroad was built through Town. Today the tracks are operated by CSX. In 1961, Interstate 81 was opened providing for rapid transit to Syracuse, Watertown and points beyond, allowing many metropolitan commuters to settle in Parish.

Institutions

Parish has always supported several churches. The Methodists established a congregation in 1869 and today's church dates from 1900. The Presbyterian Church was built in 1893. St. Anne's Catholic Church, formerly an Odd Fellows Hall and a movie theater, was established in 1952. The Faith Church of the Nazarene dates from 1980.

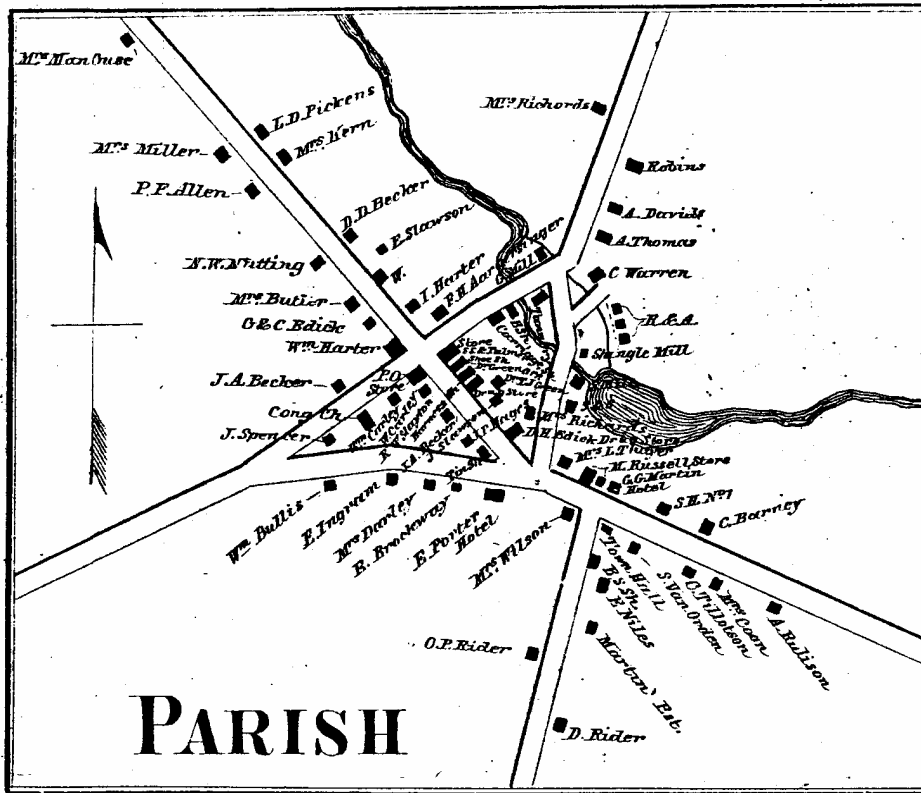
The first frame school was built on small lot 60 in 1814. In 1882 the Parish Union Free School and Academy was organized. By 1895, the town contained thirteen "one room" school districts. Parish High School consolidated with those of Altmar and Williamstown in the early 1950s to form Altmar-Parish-Williamstown Central (APW). The town currently contains three schools, Parish Elementary on Union Street in the Village, and the APW Middle and High Schools on County Route 22, just south of the Albion town line.

Several commercial and public areas provide recreational activities in the Town. These include the William E. Merrill Community Park, an Oswego County Reforestation Area, the Happy Valley State Wildlife Management Area (shared with Albion, Amboy and Williamstown), the East Coast Resorts Campground, and the Harmony Riders Association Campground. These sites provide hunting, fishing, camping and playground opportunities among others. In the early 20th century, two generous benefactors, Samuel E. Mills and Nathan A. Petrie donated several public structures to the Village, including the Village Park in 1911, the chapel at Pleasant Lawn Cemetery in 1917, the public library in 1923, the village clock in 1923 and the public gymnasium in 1925.

Present and Future Settlement

Today Parish is characterized as a bedroom community with many commuters traveling to Syracuse, Watertown, Oswego or Rome. While the population of the Town has grown during the late 20th century – a trend that is expected to continue - the Village has lost population. Parish must strive to integrate new development, historic preservation and the provision of public services with the preservation of natural and cultural resources as it enters the 21st century.

Downtown Parish in the late 1860s



DEMOGRAPHICS

All demographic data is based upon the United States Census of Population and Housing.

Population

There has been growth in the combined Town and Village of Parish over the 1980-1990 period. This growth occurred outside of the Village, however. The Town-outside-Village area population increased 19.2% while the Village population decreased 11.5%, leaving an overall 11.6% population increase to the area.

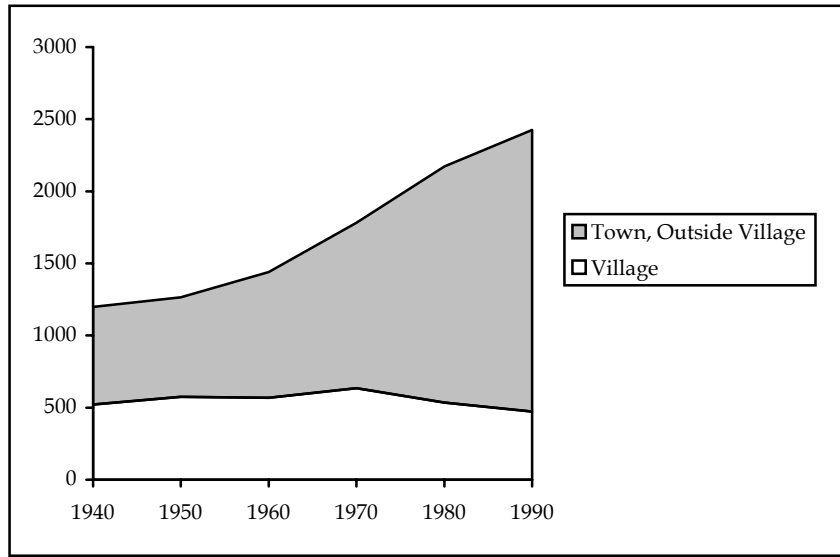
Table 1. Distribution of Population

	1980	1990	# Change	% Change
Town of Parish including Village	2172	2425	253	11.6
Town of Parish Outside of Village	1637	1952	315	19.2
Parish Village	535	473	-62	-11.5

Source: U.S. Census Bureau

Since 1940, the Town’s population has increased substantially (see Figure 1). Between 1940 and 1990 the population in the Town, excluding the Village, increased from 678 to 1952 (188%). During the same period, the population of the Village decreased from 521 to 473 (down 9%).

Figure 1. Town and Village Population Ratio



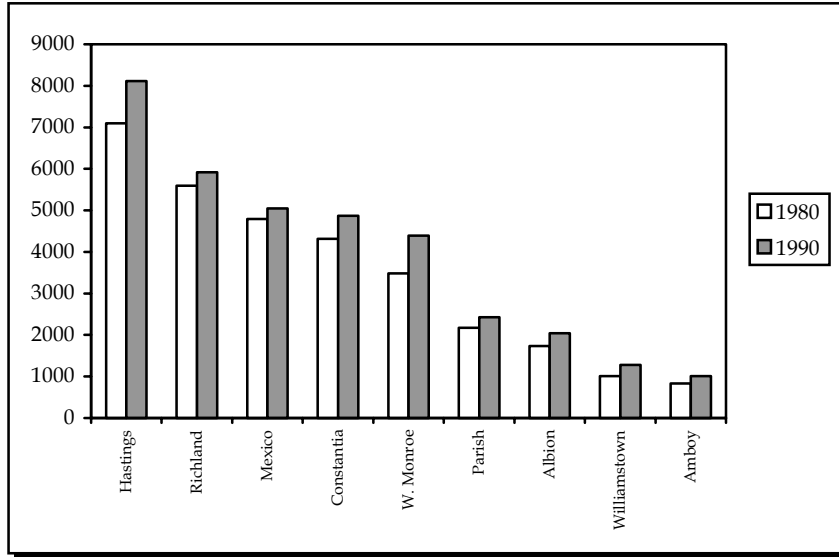
Source: U.S. Census Bureau

Regional Population Changes

Parish is in the middle range in terms of regional population growth during the 1980-90 time period. Most of the towns to the south, in the Syracuse metropolitan area, grew at

significantly faster rates, while towns to the north tended to grow more slowly. As can be seen from Figure 2, Parish is one of the less populated towns in the immediate region.

Figure 2. Population Changes in Near and Adjacent Towns



Source: U.S. Census Bureau

Household Size

The trend in Parish is toward smaller households. Most households (48%) are small (one or two people), and large households (six or more people) have been in decline since 1980 as is indicated in Table 2.

Table 2. Household Size

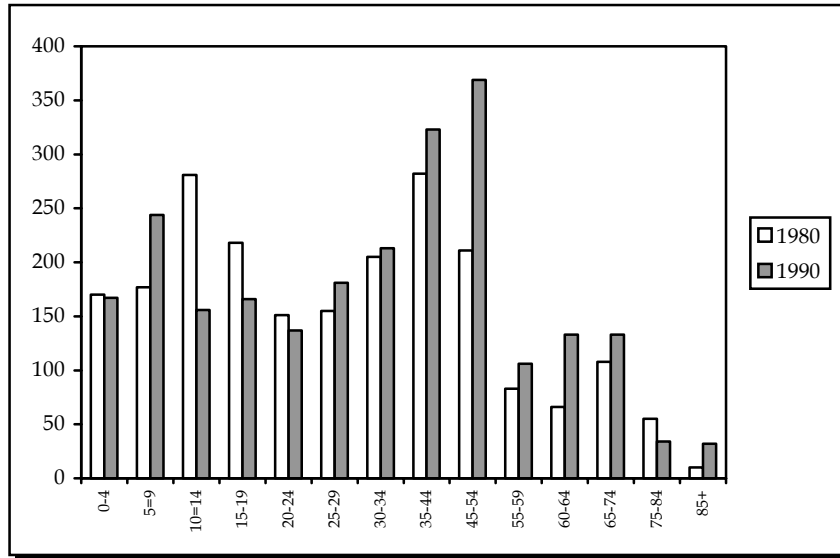
	1980	1990	# Change	% Change	% of 1990 Total
One person	93	127	34	36.5	15.2
Two persons	184	276	92	50	33.1
Three persons	138	142	4	2.9	17.1
Four persons	115	167	52	45.2	20.0
Five persons	80	94	14	17.5	11.3
Six or more persons	57	26	-31	-54.4	3.1
Total	667	832	165	24.7	100.0

Source: U.S. Census Bureau

Age

The age distribution in the Town showed some interesting changes between 1980 and 1990. The bar chart below (see Figure 3) illustrates that there was a significant decline in people in the 10-14 age category, and a significant increase in the 45-54 category. There tended to be decreases in people below the age of 24, and increases above that age.

Figure 3. Age Distribution



Source: U.S. Census Bureau

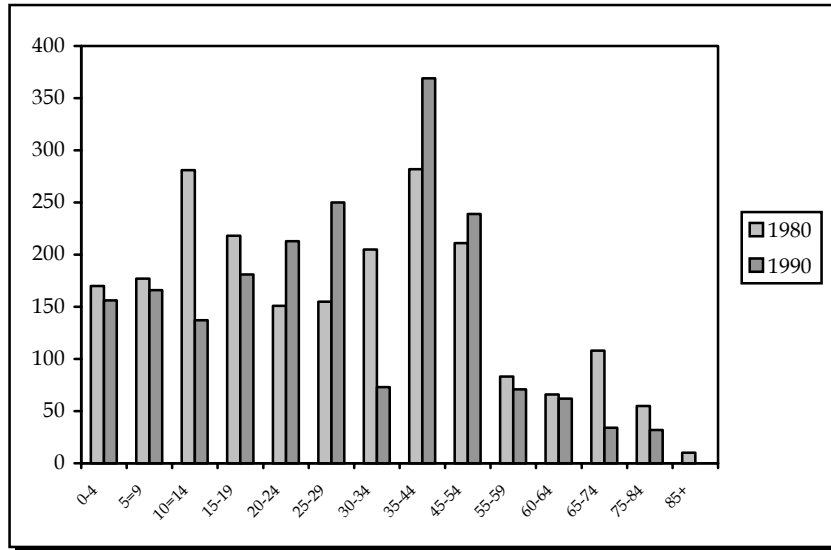
Net Migration and Deaths

If we examine any individual age group as the people in that group move through the years from 1980 to 1990, we can examine how that group either increases or decreases due to in- and out-migrations and deaths. The following figure (Figure 4) illustrates how each age group changed between the year 1980 and 1990. For example, the first paired bars represent the 0-4 age group that appeared in the 1980 census, along with the same group represented as the 10-14 age group appearing in the 1990 census. One can expect any difference between these two paired bars to be due to deaths and migrations into or out of the Town over the intervening ten years.

As you can see, the 10-14 age group dropped significantly between 1980 and 1990, as did the 30-34 age group and the over-65 groups. The 10-14 and 30-34 groups probably dropped due to out-migrations, while the over-65 groups probably dropped due to both out-migrations and deaths. Major in-migrations are apparent in the 20-29 year old age groups (which appear as the 30-39 year olds in 1990), the family forming ages, and the 35-54 year old age groups.

It appears that Parish is attracting people in the young family-forming age groups and those in the mature family range. The Town seems to be somewhat unattractive to those over the retirement age, as there appears to be a net out-migration.

Figure 4. Changes in 1980 Age Groups Over Ten Years



Source: U.S. Census Bureau

Income

Table 3 illustrates the change in the number of persons living below the poverty level in the Town of Parish, including the Village. The total number of persons living below the poverty level decreased 20% between 1980 and 1990. The 1990 figure represented 7% of the total population.

Table 3. Persons Below the Poverty Level

	1980	1990	# change	% change	1990 % of total population
<55	139	130	-9	-6	5
55-59	4	14	10	250	1
60-64	11	2	-9	-82	.1
>65	48	16	-32	-67	1
Total	202	162	-40	-20	7

Source: U.S. Census Bureau

Table 4 illustrates median household income of the Town and Village compared to Oswego County. The 1980 figures are adjusted by the Consumer Price Index from 1980 to 1990, which was 71%. Census figures show median household income for the Town and the Village increasing during the 1980s.

Table 4. Median Household Income

	1980	1990
Town of Parish	\$31,796	\$39,398
Village of Parish	29,783	37,212
Oswego County	27,627	29,083

Note: Figures for the Town and Village are questionably high.

Source: U.S. Census Bureau

Educational Attainment

Table 5 illustrates the change in educational attainment of Town and Village residents over the 1980-90 period and shows the percentage of 1990 persons at each level of attainment. According to the data, 28% of the population held a high school diploma and 10% held a bachelor's degree in 1990.

Table 5. Educational Attainment

	1980	1990	# Change	% Change	% of 1990 population
No High School Diploma	411	333	-78	-19	14
High School Graduate	681	683	2	.3	28
Some College	160	216	56	56	9
Bachelor's Degree	88	233	145	165	10
Post Graduate Work	55	59	4	7	2

Source: U.S. Census Bureau

Employment

Table 6 illustrates the employment of Town and Village residents based on the industry in which they work. The top three industries in 1990 were: 1) retail trade, 2) construction, and 3) durable goods manufacturing.

Table 6. Employment by Industry

Industry	Total	Village Only	Town Only
Agriculture, forestry and fisheries	19	2	17
Mining	0	0	0
Construction	147	25	122
Manufacturing, nondurable goods	108	19	89
Manufacturing, durable goods	146	29	117
Transportation	23	13	10
Communications and other public utilities	58	10	48
Wholesale trade	35	5	30
Retail trade	189	31	158
Finance, insurance, and real estate	112	13	99
Business and repair services	29	14	15
Personal services	34	0	34
Entertainment and recreation services	2	2	0
Health services	80	4	76
Educational services	131	25	106
Other professional and related services	30	14	16
Public administration	24	5	19

Source: U.S. Census Bureau

Table 7 illustrates the employment of Town and Village residents based on occupation. The top three occupations in 1990 were: 1) precision production, 2) service occupations, and 3) administrative support.

Table 7. Employment by Occupation

Occupation	Total	Village Only	Town Only
Executive, administrative, and managerial occupations	123	37	86
Professional specialty occupations	103	29	74
Technicians and related support occupations	29	8	21
Sales occupations	86	15	71
Administrative support occupations, including clerical	126	28	108
Private household occupations	0	0	0
Protective service occupations	7	5	2
Service occupations, except protective and household	169	12	157
Farming, forestry and fishing occupations	44	2	42
Precision production, craft, and repair occupations	256	31	225
Machine operators, assemblers, and inspectors	95	20	75
Transportation and material moving occupations	75	11	64
Handlers, equipment cleaners, helpers, and laborers	54	13	41

Source: U.S. Census Bureau

Table 8 illustrates the employment of Town and Village residents based on employment class. The top three classes in 1990 were: 1) private for profit, 2) private not-for-profit, and 3) local government.

Table 8. Employment by Class of Worker

Class of Worker	Total	Village Only	Town Only
Private for profit wage and salary workers	861	138	723
Private not-for-profit wage and salary workers	108	17	91
Local government workers	81	21	60
State government workers	60	11	49
Federal government workers	7	7	0
Self-employed workers	50	17	33
Unpaid family workers	0	0	0

Source: U.S. Census Bureau

Transportation To Work

Table 9 illustrates the place of work of Town and Village residents. Approximately 77% of workers in the Town and Village reporting working outside the Town limits, confirming Parish's status as a bedroom community.

Table 9. Place of Work

Place of Work	All Town/Village Residents	Village Residents
Live/Work in Village	--	39
Live in Village/Work Outside	--	170
Work in Town/Village	264	48
Work outside Town/Village	897	161

Source: U.S. Census Bureau

Table 10 illustrates the means of transportation to work of Town and Village residents. 84% of all workers reported driving alone to work in 1990.

Table 10. Means of Transportation to Work

Means of Travel to Work	All Town/Village Residents	Village Residents
Drove Alone	972	175
Carpooled	114	19
Bus	9	2
Walked	30	2
Other Means	12	0
Work at Home	24	11

Source: U.S. Census Bureau

HOUSING

Housing Count and Distribution

Table 11 illustrates the distribution of housing in the Town and Village as it changed over the 1980-90 period. While the housing count grew for the Town as a whole during the 1980s, the count dropped in the Village during that time period.

Table 11. Distribution of Housing

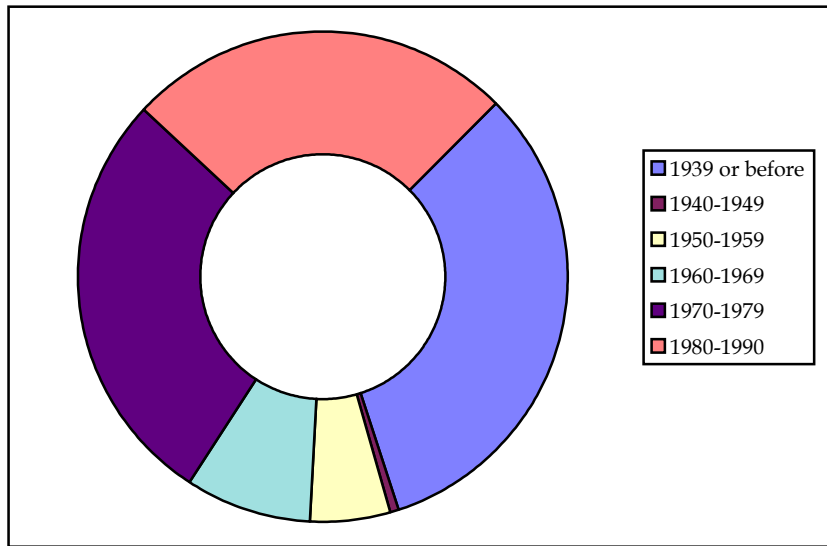
Housing Count	1980	1990	# Change	% Change
Town of Parish including Village	737	868	131	18
Town of Parish Outside of Village	526	687	161	31
Parish Village	211	181	-30	-14

Source: U.S. Census Bureau

Age and Value of Housing Stock

The median year of construction for homes built in the Town of Parish was 1971. The median year was 1939 in the Village of Parish. As Figure 5 shows, a large portion of the housing stock (31%) was built before 1939. The median value of a home in the Town of Parish was \$64,200 in 1990. The median value was \$57,500 in the Village of Parish and \$64,900 in Oswego County in 1990.

Figure 5. Percentage of Housing Built in Various Decades



Source: U.S. Census Bureau

Mobile Homes

Table 12 illustrates the increase in the number of mobile homes over the 1980-90 period. Mobile homes made up 23% of the total housing stock in 1990.

Table 12. Mobile Homes 1980-1990

	1980	1990	Number of increase	1990 % of housing stock
Town Outside Village	112	196	84	29
Village	0	3	3	2
Total	112	199	87	23

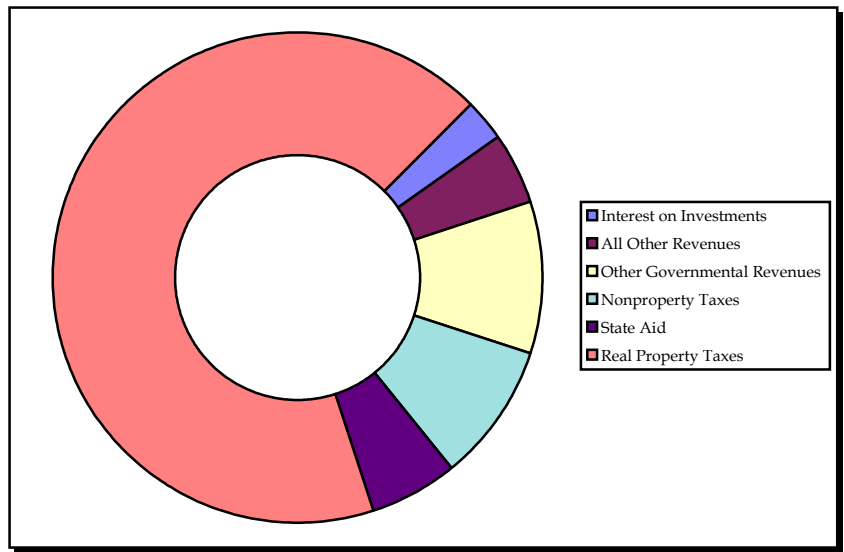
Source: U.S. Census Bureau

FINANCE

Town of Parish

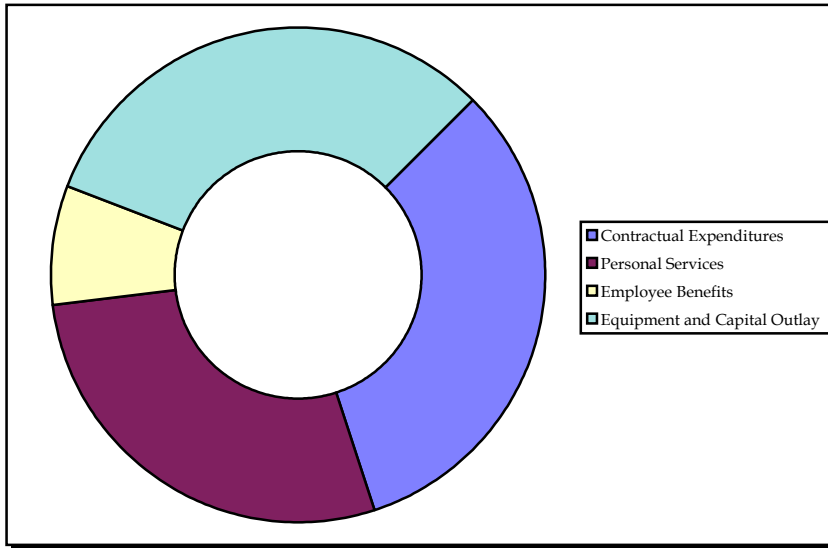
The main source of revenues in the Town are real property taxes, amounting to two-thirds of the revenues (see Figure 6). These revenues have increased greatly in the past few years (see Figure 10). When expenditures are broken down by function (see Figure 8), transportation is the major expenditure in the Town, an expense that has increased significantly in recent years. This represents the increasing costs of building and maintaining Town roads.

Figure 6. 1997 Revenues



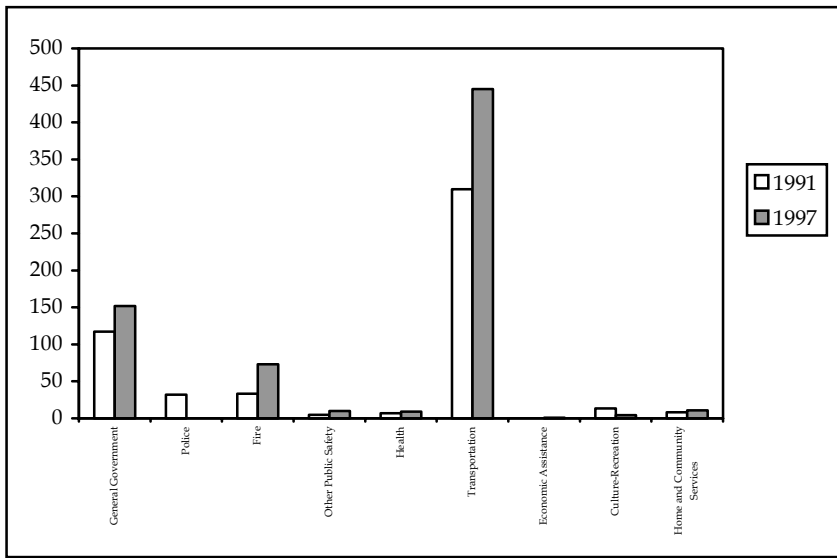
Source: NYS Comptroller's Office

Figure 7. 1997 Expenditures



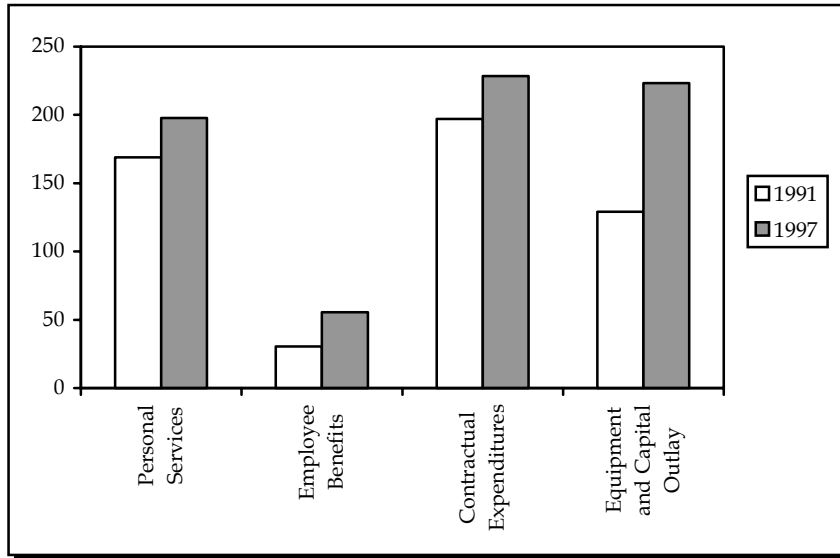
Source: NYS Comptroller's Office

Figure 8. Expenditures by Function 1997



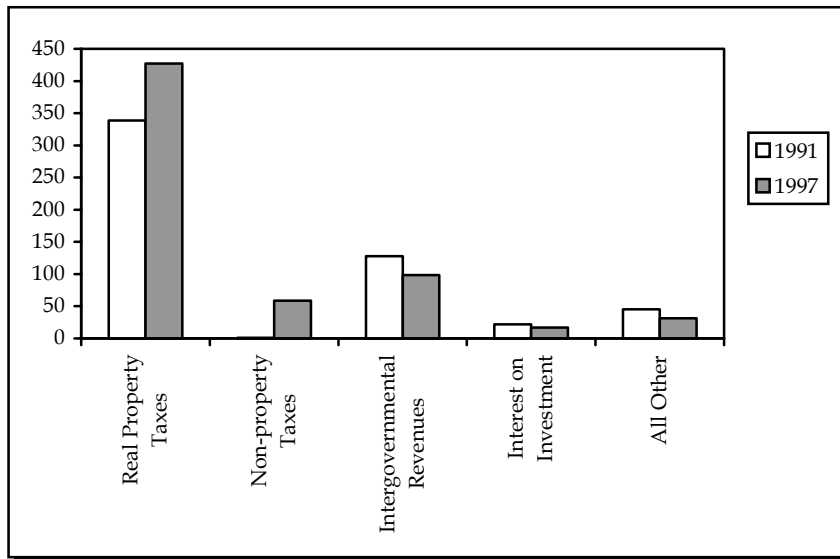
Source: NYS Comptroller's Office

Figure 9. Expenditures by Object 1991-1997



Source: NYS Comptroller's Office

Figure 10. Revenues 1991-1997

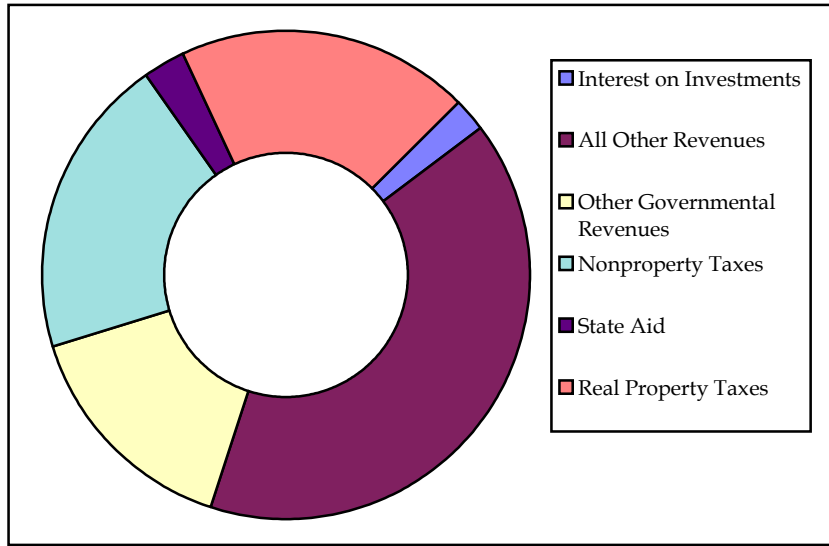


Source: NYS Comptroller's Office

Village of Parish

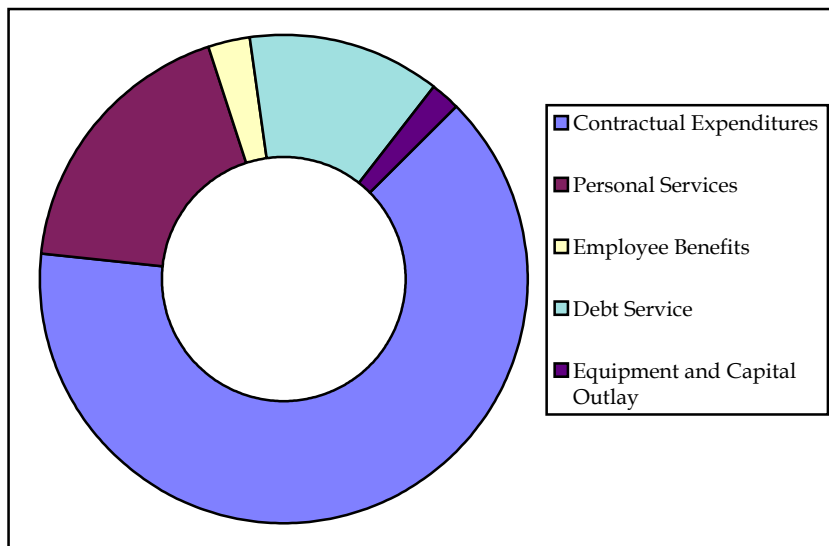
The main source of revenues (41%) in the Village are miscellaneous revenues (see Figure 11). These revenues have remained steady over the past six years and real property tax revenues and intergovernmental revenues have increased greatly (see Figure 15). When expenditures are broken down by function (see Figure 13), home and community services is the major expenditure in the Village, an expense that has increased significantly in recent years.

Figure 11. 1997 Revenues



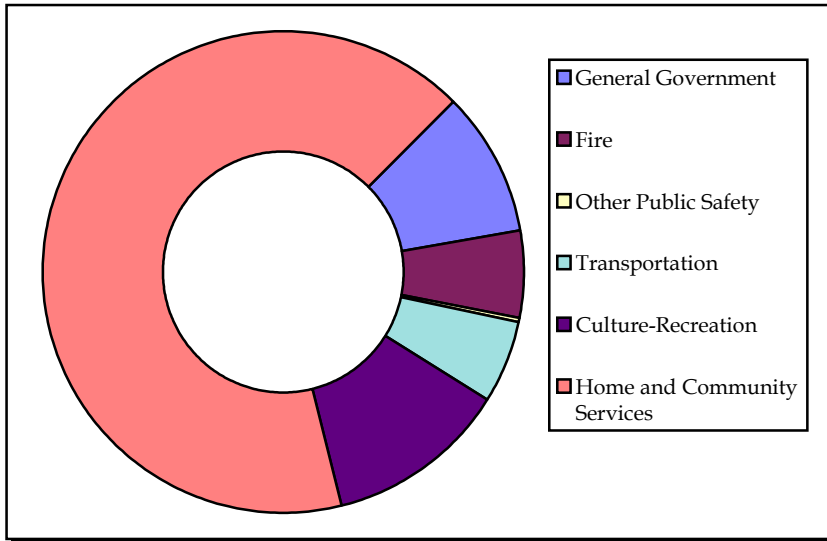
Source: NYS Comptroller's Office

Figure 12. 1997 Expenditures



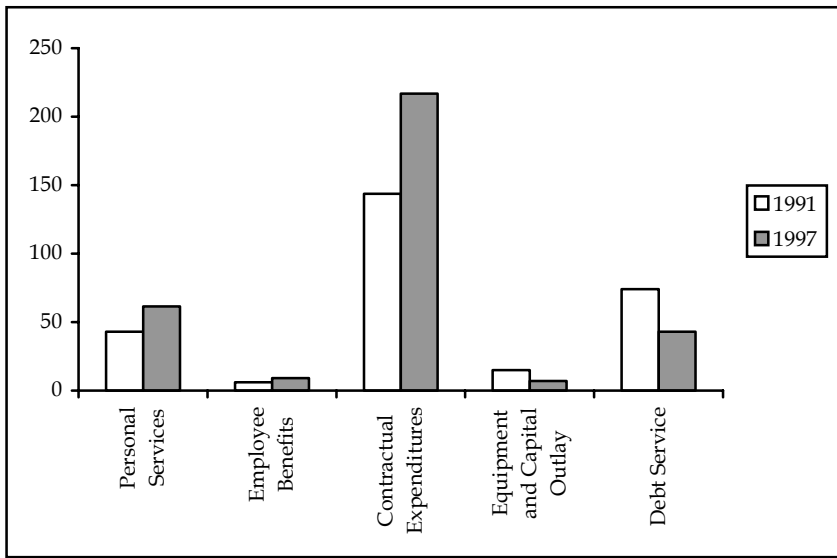
Source: NYS Comptroller's Office

Figure 13. Expenditures by Function 1991-1997



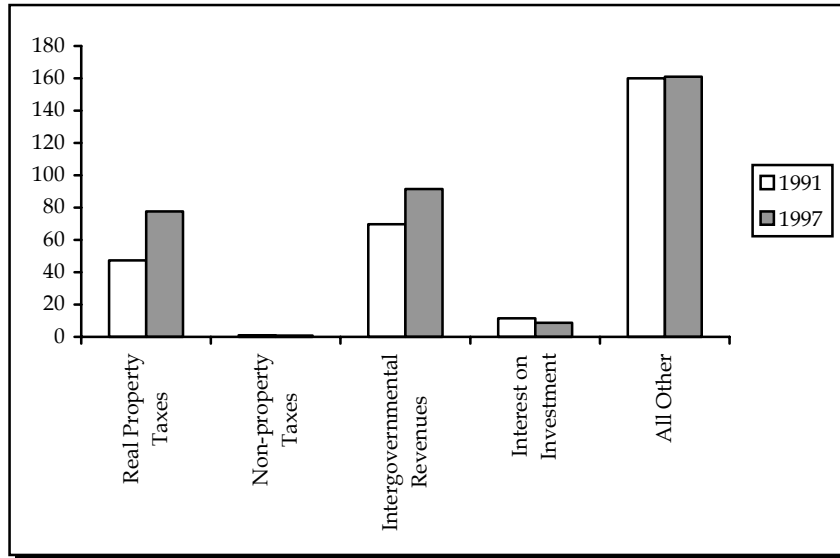
Source: NYS Comptroller's Office

Figure 14. Expenditures by Object 1991-1997



Source: NYS Comptroller's Office

Figure 15. Revenues 1991-1997



Source: NYS Comptroller’s Office

Some of the key revenues and expenditures are defined as follows:

All Other Revenues: Revenues not otherwise classified, such as departmental income, licenses, permits, rentals, sales, fines and forfeits, recoveries, refunds, etc.

Culture-Recreation: Expenditures for parks, playgrounds, youth and adult recreation programs, libraries, recreational facilities, and other cultural and recreational activities.

General Government: Expenditures for executive, legislative, judicial and financial operations.

Home and Community Services: Operation and maintenance of utility systems, and expenditures for garbage collection and disposal, drainage and storm sewers, housing and community development, natural resources, and activities intended to improve the environment.

Intergovernmental Revenues: State and Federal aid.

Other Governmental Revenues: Revenues, including utility revenues, received from other local governments.

Transportation: Maintenance and improvement of roads and bridges, snow removal, street lighting, sidewalk maintenance, and off-street parking.

NATURAL RESOURCES

Information about Town of Parish natural resources has been compiled in *A Natural Resources Inventory, Town of Parish, Oswego County, New York*. This document was prepared by Mary Kate Bland in August 1981 for the Oswego County Environmental Management Council and Oswego County Planning Board. This report includes inventories of climate, geology, physiography and topography, soils, hydrology, land use, vegetation, and wildlife. This report is on file in the office of the Parish town clerk.

An updated development constraints map has been prepared by the NYS Tug Hill Commission as part of this study (see Appendix B). This map depicts areas deemed suitable for development by excluding lands which have flood hazards, major wetlands, are submerged, are publicly owned, or are further than 500 feet from a public highway. This map indicates that there are large areas of the town that are unsuitable for development due to wetlands and public State and County lands. There is, however, still a very significant amount of land well within close proximity to public highways that is suitable for further development.

IMPORTANT SITES AND STRUCTURES

An inventory of important sites and structures in Parish has been undertaken by the Heritage Foundation of Oswego. Listed here are the included houses, commercial, public, and agricultural sites, churches and cemeteries, and engineering structures.

Table 13 HOUSES

HOUSE	DATE	LOCATION	DESCRIPTION
Brooks House	c1850	W. Main St. (Village)	Greek Revival upright and wing
Carver House	c1875	Intersection of S. Railroad St. and Montgomery St. (Village)	Brick Italianate house
Davey-Backity-Lutz House	c1890	E. Main St. (Village)	Queen Anne house with tower and dormer
Henderson-Perry House	1930	W. Main St. (Village)	Elizabethan (Tudor Revival) style house
Kilmer House	c1840	Canfield Rd.	Small settlement type house
Manguse-Fuller House	c1850	Main St. (Village)	Greek Revival house with hipped roof and pedimented entrance
Merrill-Perry House	1945	W. Main St. (Village)	Three bay brick Cape Cod cottage
Miller-Holmes House	1930	W. Main St. (Village)	Three bay Colonial Revival house
Mills House	1888	Rider St. (Village)	Gable ended Queen Anne Eastlake house
Mosher-Church-Meany	c1885	W. Main St. (Village)	Elaborate High Victorian

House			Italianate house
Petrie House	c1860	C.R. 26	Homestead style; upright and wing
Queen Anne House	c1890	S. Railroad St. (Village)	Queen Anne house exhibiting a basic homestead house
Rider House	c1880	E. Main St. (Village)	Five bay Italianate house
Swartz House	c1830	W. Main St. (Village)	Settlement type house with a carpenter gingerbread addition

Table 14 COMMERCIAL AND INSTITUTIONAL SITES

BUILDING OR SITE	DATE	LOCATION	DESCRIPTION
Dam and Mill Site	c1850	N. Branch, Little Salmon River, Edick Pond Dr.	-
Dam and Mill Site	c1850	S. Branch, Little Salmon River	Site of David Fritts Shingle Mill
Dam and Sawmill Site	c1860	St. Mary's Creek, Sparhawk Rd.	Stone walls, parts of dam and mill; ruins
Former Cheese Factory	c1880	E. Main St. (Village)	Rectangular wooden building
Gas Station	1919	Intersection of NYS 69A and Dill Pickle Alley (Village)	Formerly part of pickle factory complex
Key Bank	1924	W. Main St. (Village)	Classical Revival style; designed by Max Umbrecht
Masonic Temple	1909	Main St. (Village)	Two story brick building with round-topped fan-shaped window above entrance
Mills and Petrie Gymnasium	1925	Main St. (Village)	Brick building with Indiana limestone trimming and a pedimented gable roof; designed by Merton E. Granger
Mills and Petrie Memorial Library	1922	Intersection of Main and Church Streets (Village)	One-story brick building; designed by Merton E. Granger
Mills and Petrie Town Clock	1923	Intersection of Main and Church Streets (Village)	Four dial structure, mounted on a bronze base, capped by a bronze ornamental ball
Mills-Petrie Chapel	1917	Pleasant Lawn Cemetery, NYS 69A	Tudor Gothic style brick chapel
Parish Laundromat	c1885	W. Main St. (Village)	Reminiscent of a Homestead style house;

			formerly a shoe store
Talk of the Town Cafe	C1940	E. Main St.	Rectangular one-story structure; formerly a gas station, church
Typewriter Factory	1886	Intersection of N. Railroad St. and Mill St. (Village)	Brick industrial building with a fieldstone foundation
Village Park	1911	Bounded by S. Railroad St. and Church St. (Village)	Features Soldiers and Sailors' monument and busts of Washington and Lincoln

Table 15 CHURCHES AND CEMETERIES

BUILDING OR SITE	DATE	LOCATION	DESCRIPTION
Bidwell Cemetery	c1830	Intersection of Bidwell Rd. and C.R. 26	Approximately 215'x125' in dimension, has active cemetery association
Dutch Hill Cemetery	c1850	Dutch Hill Rd., south of NYS 69	Approx. 225'x165', ancient maple trees on site
Faith Church of the Nazarene	c1980	NYS 69, east of I-81	Contemporary rectangular building
Getman Cemetery	c1870	Intersection of C.R. 26 between Happy Valley Rd. and Stone Hill Rd.	Adjacent to Getman Family Farm
Merritt Corners Cemetery	c1830	Voorhees Rd., east of Shelter Rd.	Approx. 125'x90', most headstones fixed in the ground with no inscriptions
Mills & Petrie Mausoleum	1899	Pleasant Lawn Cemetery, NYS 69A	Gray marble structure with marble doors
Mitchell Cemetery	1850?	C.R. 26 between Dutch Hill Rd. and the Amboy town line	Approx. 149'x218', at site of Mitchell family farm
Parish Center Cemetery	C1850	C.R. 22 between NYS 69 and C.R. 26	Smallest cemetery in town with approx. five interments
Parish Methodist Church	1900	Railroad St. (Village)	Rectangular building with bell tower; elements of Shingle Style and Colonial Revival
Pleasant Lawn Cemetery	C1806	S. Railroad St. between Woodview Dr. and village line	Approx. 11 acres, largest cemetery in town, has active cemetery association
Presbyterian Church	c1890	Rider St. (Village)	Rectangular wooden building; Queen Anne style
St. Anne's Catholic Church	c1920	W. Main St.	Square brick building; formerly the Odd Fellows Hall

Wrightson Cemetery	C1850	NYS 69 between Ellis Carr Dr. and C.R. 22	Situated on a prominent hill
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Table 16 ENGINEERING STRUCTURES

STRUCTURE OR SITE	MAP #	LOCATION	DESCRIPTION
Burgdorf Rd. (abandoned)		Between NYS 69 and C.R. 26	-
Burgdorf Rd. Bridge		Burgdorf Rd. between NYS 69 and C.R. 26	Steel and wood; spans N. Branch, Little Salmon River
Covered Bridge		Off C.R. 26	Steel and wood; spans N. Branch, Little Salmon River
George Phillips Bridge		South of C.R. 26	Iron trusses and wood plank deck; spans tributary of N. Branch, Little Salmon River
Happy Valley Rd. Bridge		Happy Valley Rd.	Concrete abutments and base; pipe railing; Spans N. Branch, Little Salmon River downstream from Whitney Pond Dam
Kipp Rd. Bridge		Off Kipp Rd.	Spans N. Branch, St. Mary's Creek
Phillips-Maunder Bridge		Off C.R. 26	Spans St. Mary's Creek
Scriba Road (abandoned)		Between Dean Dr. and Perry Drive	Segment of road between Constantia and Mexico Point
St. Mary's Bridge		St. Mary's Rd.	Stone (obscured); spans St. Mary's Creek downstream from St. Mary's Pond
Stone arched culvert		East end of Dean Drive	Part of "Scriba Road"

Table 17 AGRICULTURAL SITES

STRUCTURE OR SITE	DATE	LOCATION	DESCRIPTION
Bluebird Haven Tree Farm	c1890	NYS 69A, south of Pleasant Lawn Cemetery	Italianate farmhouse; barn and silo
House Farm	c1840	Rider St. (Village)	Greek Revival house with barns and outbuildings
Karboski Farm	1850	NYS 69, west of C.R. 26	Federal style house; one of a few active farms in Parish
Lutz Farm	1832	Rider St. (Village)	Greek Revival farmhouse with dairy barn
Stelmashuck Farm	1837	NYS 69, east of Dutch Hill Rd.	Federal style farmhouse with a variety of agricultural outbuildings
Stone Farm Wall	c1820	East boundary of	Constructed of rounded

	Stelmashuck Farm, NYS 69 opposite Voorhees Rd. intersection	field stone and flat Medina sandstone
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SCHOOL DISTRICTS

The Town of Parish is served by three school districts: Altmar-Parish-Williamstown (approx. 70% of the Town), Central Square (approx. 20%) and Mexico (approx. 5%).

Altmar - Parish - Williamstown Central School District operates three elementary schools (Altmar, Parish and Williamstown) and one middle/high school (Altmar - Parish - Williamstown). Total enrollment was 1,869 in 1994/95. The district’s operating budget was \$15,235,400. Tax base per enrolled pupil was \$120,300.

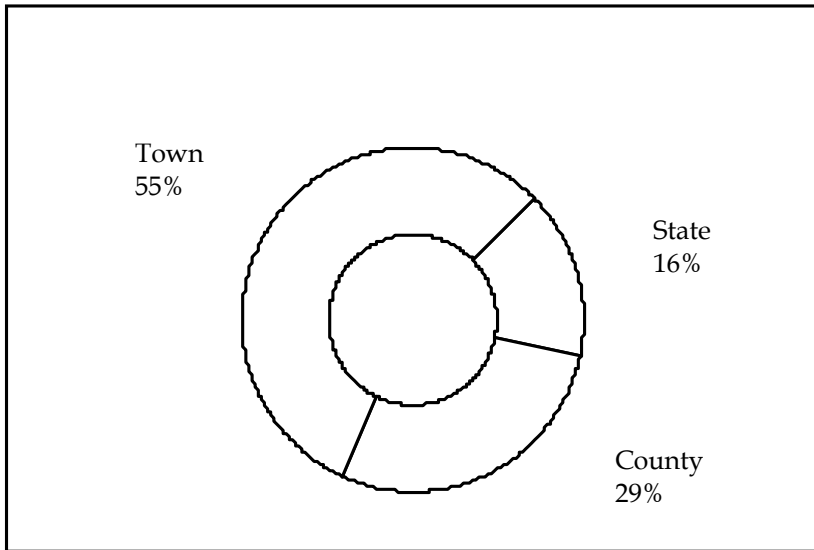
Central Square School District operates five elementary schools (Brewerton, Central Square, Cleveland, Aura A. Cole (Constantia) and Hastings-Mallory); one middle school (Millard W. Hawk Jr. High School (Central Square)) and one high school (Paul V. Moore High School (Central Square)). Total enrollment was 4,801 in 1994/95. The district’s operating budget was \$41,030,000. Tax base per enrolled pupil was \$140,100.

Mexico Schools operates three elementary schools (Mexico, New Haven and Palermo); one middle school (Mexico) and one high school (Mexico Academy) Total enrollment was 2,815 in 1994/95. The district’s operating budget was \$22,306,100. Tax base per enrolled pupil was \$122,200.

ROADS

Parish is serviced by approximately 70.7 miles of public roads. Of this total, approximately 11.24 miles (16%) are under state jurisdiction, approx. 20.15 miles (29%) are under county jurisdiction and approx. 39.31 miles (55%) are under town jurisdiction (see Figure 16).

Figure 16 Road Jurisdictions



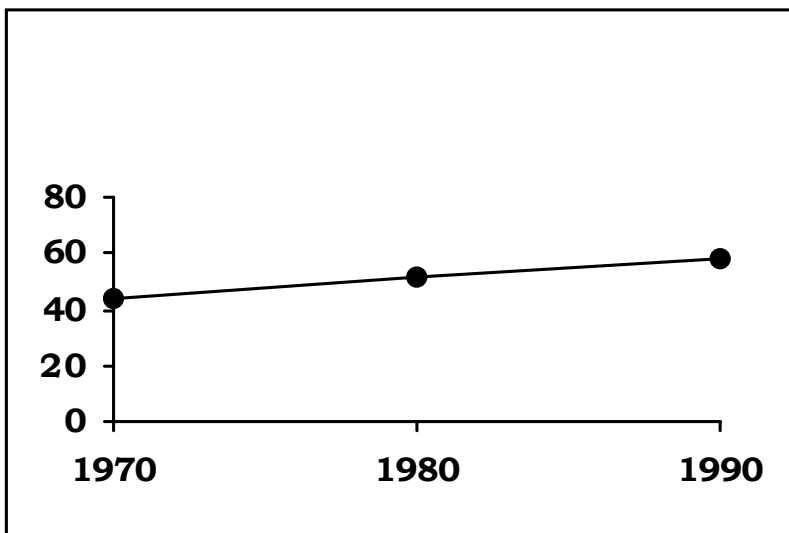
Source: Oswego County Highway Dept.

LAND USE

Population Density

The Town of Parish (including the Village) is a rural town, based on a generally accepted rural population density standard of 150 persons or less per square mile. Population density has increased from 44 persons per square mile in 1970 to 58 in 1990. Population density in the Village dropped during that time period, from 453 persons per square mile in 1970 to 338 in 1980.

Figure 17 Population Density - 1970 - 1990



Source: U.S. Census Bureau

Development Trends

Table 18 indicates changes in the number of property tax parcels in the Town of Parish (*Village not included*) as they are coded for assessment purposes. The data reveals that the number of “residential” parcels has increased dramatically (a 20% increase) between 1987 and 1995. Parcels coded as “commercial,” “community services” and “forest/conservation” dropped slightly in number during this period. These figures are evidence of the Town’s growing function as a bedroom community.

Table 18 Parcels by Land Use Code

	1987	1991	1995
Agriculture	8	10	8
Residential	719	796	862
Vacant	327	331	327
Commercial	50	48	47
Recreation	7	7	8
Community Svcs.	30	30	29
Industrial	0	0	0
Public Service	25	23	28
Forest/Conservation	33	33	32
TOTAL	1199	1278	1341

Source: Oswego Cnty. Office of Real Property Svcs.

PUBLIC SEWER

The Village of Parish is served by a public sewer system. Built in the 1970s, the system currently serves approximately 224 residential, 26 commercial and 3 industrial customers. The treatment plant, located along the Little Salmon River was designed to handle 140,000 gallons per day. The current daily sewage flow is approximately 37,000 gallons per day. Due to this excess capacity, the treatment plant was used for a period as a storage facility for waste products used in the production of chocolate at the Nestle plant in Fulton. While the treatment plant is only at 26% of its total capacity, the pumping system needs to be evaluated to determine if capacity exists for new users to be added to the system. There is potential to locate many new users along existing sewer lines, if the system were to be upgraded. The village has applied for an Environmental Quality Bond Act grant to fund improvements.

PART II - GOALS, OBJECTIVES AND STRATEGIES**GOAL A: REVITALIZE AND ENHANCE THE VILLAGE.****OBJECTIVE 1: Restore a “sense of place” to the village.**

- STRATEGIES:*
- a. *Encourage context sensitive development (building size, massing, placement) through design standards in village zoning law.*
 - b. *Preserve the established edges/development boundaries of the village.*

OBJECTIVE 2: Encourage residential development in the village.

- STRATEGIES:*
- a. *Allow higher housing density in the village and restrict housing density in the town.*

OBJECTIVE 3: Improve the physical appearance and function of the village core.

- STRATEGIES:*
- a. *Pursue a downtown improvement plan addressing street trees, signage, sidewalks, parking, façades, commercial infill potential, pedestrian climate.*
 - b. *Restrict development to appropriate uses of appropriate scale.*
 - c. *Concentrate town and village institutions and facilities in the village core.*

OBJECTIVE 4: Develop the I-81 interchange with mixed uses in harmony with the rest of the village.

- STRATEGIES:*
- a. *Restrict development to appropriate land uses (those that require easy access to 81 and those that would be incompatible in the village core).*

GOAL B: PROVIDE AND ENHANCE MULTIPLE MODES OF TRANSPORTATION.**OBJECTIVE 1: Protect principal transportation highways in the town.**

- STRATEGIES:*
- a. *Require reduced access points and properly spaced curb cuts in new development, especially along State Routes 69 and 104.*

OBJECTIVE 2: Improve traffic circulation in the village.

- STRATEGIES:*
- a. *Explore the potential for lessening the impact of truck traffic.*

OBJECTIVE 3: Expand parking facilities in the village.

STRATEGIES: a. Coordinate improved parallel parking with NYSDOT Route 69 highway improvements in the village.

OBJECTIVE 4: Limit town highway liability and maintenance costs.

STRATEGIES: a. Develop low-volume and minimum maintenance road designation.

GOAL C: PROVIDE FOR AND ENHANCE A VARIETY OF HOUSING OPPORTUNITIES.**OBJECTIVE 1: Ensure that affordable housing is available.**

STRATEGIES: a. Determine housing deficiencies through a housing needs assessment.

b. Investigate opportunities for grant and loan monies available for affordable housing development and repair.

c. Investigate first time homebuyer program opportunities.

OBJECTIVE 2: Allow housing types for a variety of living arrangements.

STRATEGIES: a. Encourage the development of rental housing in the village.

b. Pursue the development of senior citizen housing in the village.

c. Encourage the development of accessory apartments town-wide.

GOAL D: PROVIDE RECREATIONAL OPPORTUNITIES FOR RESIDENTS AND TOURISTS.**OBJECTIVE 1: Increase use of public lands.**

STRATEGIES: a. Study greater potential for recreational use of State Forest lands.

b. Upgrade Merrill Park for appropriate uses with improved amenities.

c. Explore the development of other public active recreation areas within reach of the village.

OBJECTIVE 2: Develop recreation opportunities for youth.

STRATEGIES: a. Maintain and enhance programs, especially for summer and off-school times.

OBJECTIVE 3: Develop and expand trail networks.

- STRATEGIES:**
- a. *Explore opportunities to expand the County greenway trail system in the Little Salmon River area.*
 - b. *Link the village to the regional snowmobile trail system with a trail spur and parking, without encouraging snowmobile traffic on village streets.*
 - c. *Explore opportunities to develop cross country ski trails.*
 - d. *Examine and encourage use of bicycle routes.*

GOAL E: RETAIN THE HISTORIC INTEGRITY OF THE COMMUNITY.**OBJECTIVE 1: Protect and improve important historic sites and structures.**

- STRATEGIES:**
- a. *Maintain a comprehensive, up-to-date list of important sites and structures.*
 - b. *Encourage the rehabilitation of historic sites and structures through property tax incentives.*
 - c. *Protect sites and structures through zoning site plan review and SEQR.*
 - d. *Pursue a multiple site nomination to the state and federal register for key sites and structures, especially Mills and Petrie donations.*

GOAL F: MAINTAIN THE RURAL CHARACTER OF THE TOWN.**OBJECTIVE 1: Protect the rural, agriculture and forest landscape of the town.**

- STRATEGIES:**
- a. *Restrict land uses in rural areas to those that are compatible with farming and forestry.*
 - b. *Restrict building densities in rural areas with cluster or other density averaging zoning and subdivision techniques.*
 - c. *Protect significant rural landscape features (stone walls, tree lines) through zoning site plan review and subdivision review.*
 - d. *Include telecommunications tower regulations in zoning laws.*

GOAL G: PRESERVE AND PROTECT THE NATURAL ENVIRONMENT.

OBJECTIVE 1: Protect sensitive environmental areas, including streams, floodplains, wetlands, steep slopes, highly erodeable areas, groundwater recharge areas, wildlife habitats and corridors, and Heritage Program sites.

- STRATEGIES:**
- a. *Use zoning site plan review, subdivision review and SEQR to ensure that new development is sited to have the least possible impact.*
 - b. *Use on-site septic system capacity of soils as a determinant of minimum development lot size in zoning laws.*
 - c. *Use groundwater availability as a determinant of minimum development lot size in zoning laws.*
 - d. *Require a buffer, through zoning laws, prohibiting new development within 50 feet of any stream or waterbody.*
 - e. *Require, through zoning laws, that new development in areas delineated by FEMA as Special Flood Hazard Areas conform to town and village flood hazard regulations.*
 - f. *Require, through zoning laws, that development activities conform to erosion and sedimentation control standards developed by the USDA Natural Resources Conservation Service and the NYSDEC.*

GOAL H: IMPROVE THE ECONOMIC ENVIRONMENT.

OBJECTIVE 1: Increase the quantity and mix of commercial and industrial uses.

- STRATEGIES:**
- a. *Conduct and maintain an inventory of existing industrial and commercial sites (in use and vacant).*
 - b. *Complete a market analysis to determine deficiencies/leakages in the local economy.*
 - c. *Develop a mechanism to advertise vacant commercial and industrial space.*
 - d. *Seek and accommodate an industrial park.*
 - e. *Encourage home based businesses that are compatible with adjacent residential uses through streamlined zoning administration.*

- f. Exploit commercial potential of I-81 and NYS 69 traffic with improved signage directing motorists to community businesses.*

OBJECTIVE 2: Preserve and revitalize the natural resource industry.

- STRATEGIES: a. Seek businesses that add value to agriculture and forestry products (example: maple syrup packaging, ag-tourism).*

GOAL I: IMPROVE PUBLIC INFRASTRUCTURE AND UTILITIES.

OBJECTIVE 1: Develop and maintain an appropriate and affordable public infrastructure.

- STRATEGIES: a. Pursue the development of a public water supply system in the village.*
b. Pursue sewer system improvements in the village.

OBJECTIVE 2: Work with private utilities to improve service to the community.

- STRATEGIES: a. Pursue connection of the village to the regional natural gas grid.*
b. Seek and accommodate improved telecommunications facilities and networks.

GOAL J: EXPAND COMMUNITY FACILITIES

OBJECTIVE 1: Develop essential government buildings and properties to serve the civic needs of community residents.

- STRATEGIES: a. Develop a new joint town/village municipal building.*
b. Evaluate potential uses and upgrades to the Gymnasium building.

APPENDIX A - DEVELOPMENT PLAN

DISTRICT: CORE

Location/General Description

The Core District is located in the center of the Village along Main St. The district is approximately 1000 feet in length and extends one lot deep (in most places) between just west of Railroad Street (NYS 69A) and just east of Rider St. The district is made up of mixed land uses on small lots. The Core District is home to institutional uses, such as the library, post office, gymnasium/municipal building as well as the majority of the commercial uses in the Town and Village. Residences are also present in the form of single family dwellings and multi-family dwellings. Most buildings are two stories and are sited relatively close to the street right-of-way creating a strong building edge. The district is served by public sewer.

RECOMMENDATIONS

The district's length along Main Street is appropriate in that 1000' is a comfortable distance for pedestrians. Commercial uses, especially retail, should be highly encouraged here. It is important that this district's boundaries be maintained. Accomplishing this would create more traffic for existing businesses in the core (due to concentration), preserve the residential character of the surrounding neighborhoods and create a strong sense of entry into the core. Institutional uses should also be encouraged here. Residential uses are appropriate, but should be encouraged more as second floor apartments above commercial storefronts. New construction should respect the existing building (setback) line as well the architectural character of neighboring buildings. Buildings should have a maximum footprint size of 20,000 square feet and range from 20 to 35 feet in height. Parking requirements for commercial uses as well as maximum sign size requirements should be reexamined.

DISTRICT: SMALL LOT GENERAL

Location/General Description

The Small Lot General District lies in the Village generally within 1500 feet of the village core. It is bounded to the north by the Little Salmon River and a band of woodland, to the east by the Highway Commercial District near Edgewood Drive, to the south by Montgomery Street and to the west by the Industrial District along the CSX tracks. The area is largely residential with a sprinkling of other uses, including the Parish Elementary School. Lot sizes are around 20,000 s.f. Hydric soils are present north of East Main St. (east of the Rider Street intersection) and to the north of Montgomery

Street east of S. Railroad St. Buildings are mostly two story. The district is served by public sewer.

RECOMMENDATIONS

The Small Lot General District is an ideal place for residential development. The majority of the District lies within a 5 minute walk from the village core. The northern boundary (along the Little Salmon River) and the southern boundary along Montgomery Street are formed by woods which create a well defined edge. Infill residential development should be encouraged here as well as new development (where soil conditions permit). Lots should be kept in the 7500 to 24,000 s.f. range so that efficient use of existing infrastructure (sewer system, sidewalks) is made. Future streets should be laid out in a block pattern that respects the current street pattern. Cul de sacs should be discouraged unless absolutely necessary to preserve environmental features. Commercial uses should be allowed, but only if they are of a similar bulk as neighboring residences and do not alter the residential character of the district. Multi-family dwellings should also be in character with single family dwellings. Buildings should have a maximum footprint size of 20,000 square feet and range from 20 to 35 feet in height.

DISTRICT: INDUSTRIAL

Location/General Description

The Industrial District consists of two areas, the first along the CSX railroad tracks and the second along the eastern side of I-81 (fronting on County Route 26), an area recently annexed by the Village. The railroad area has traditionally been the home of industry throughout Parish’s history and is presently built-out. The I-81 area is presently undeveloped but may be the home of an industrial park. Both districts are served by public sewer.

RECOMMENDATIONS

Both areas are strategically located to take advantage of transportation access and both help to form an edge to the residential portion of the Village. These areas should be preserved for uses that need railroad and interstate highway access and that would be inappropriate in the other districts, especially the Core and Small Lot General Districts. Heavy industrial uses, slaughter houses, rendering operations, waste incinerators and uses that utilize or create hazardous materials should be expressly prohibited in these districts. Residential development should also be prohibited here.

DISTRICT: HIGHWAY COMMERCIAL**Location/General Description**

The Highway Commercial District includes the area of East Main St. between Edgewood Dr. and C.R. 26, encompassing the I-81 interchange. The district is approx. 1800 feet long and 1 lot (240') deep. The area includes Parish's two gas station/convenience stores, a medical center/drug store, an antique shop along with a few residences. Buildings are generally one story.

RECOMMENDATIONS

The Highway Commercial District is an ideal place to locate automobile oriented land uses that service I-81 travelers as well as local residents. Commercial uses which require parking areas and building footprints that would be harmful to the Core District should be encouraged here. However, as this area is the entrance gateway to the Village for many, the land should be developed and maintained in an aesthetically pleasing way. New buildings should be in character with those of the rest of the Village and respect a build-to (maximum setback) line. Buildings should have a maximum footprint of 40,000 square feet. Parking should be located behind or at the side of buildings and access should be carefully planned.

DISTRICT: RURAL**Location/General Description**

The Rural District includes all of the Town and parts of the Village. This area consists of woodlands, some farms (active and abandoned) and low density residential development consisting of single family dwellings and mobile homes. Scattered commercial uses are also present. The district includes large acreages of DEC regulated wetlands and hydric soils. The district is interspersed by town and county roads as well as NYS Routes 69 and 104.

RECOMMENDATIONS

The open space, low density pattern of the Rural District should be preserved not only to preserve its rural character, but also to preserve the working landscape of farming and forestry. A wide variety of uses should be encouraged, but only those that do not interfere with natural resource dependent uses. An analysis of hydrologic conditions in the district reveals that minimum lots sizes should be set in the range of 1.5 to 2 acres

(depending on soil type) to prevent groundwater contamination by on-site septic systems. Residential subdivision size should be limited by various techniques, such as clustering, and occur where possible on existing roads. Commercial development should be channeled to areas within 500' of intersections. Maximum building footprint size should be set at 40,000 square feet. Special care should be taken to specify proper spacing of driveways, especially along NYS Routes 69 and 104 to preserve highway safety and function. A minimum lot frontage requirement of 220' could help accomplish this.

DISTRICT: RURAL-SEWER OVERLAY

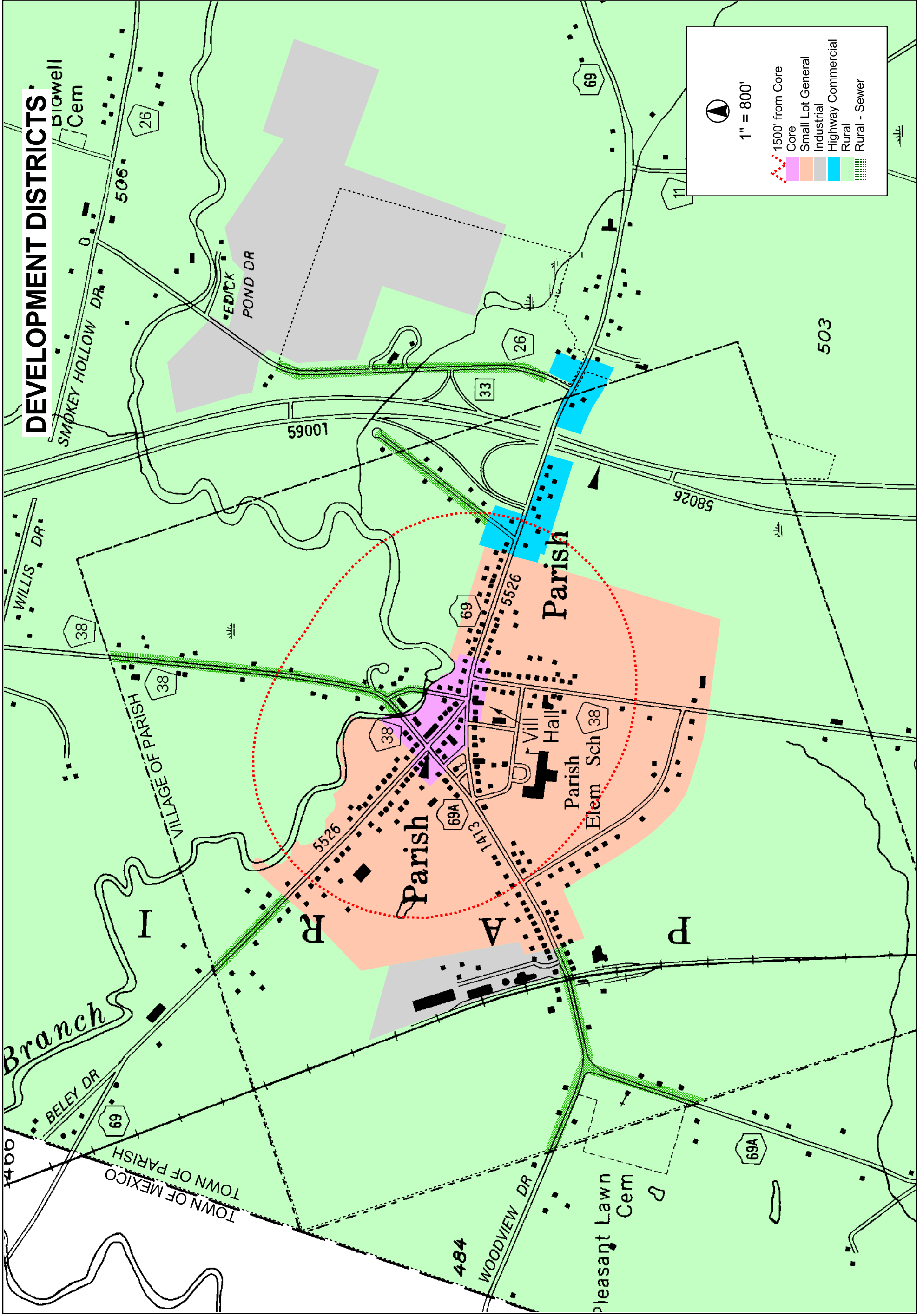
Location/General Description

The Rural-Sewer Overlay District consists of the parts of the Rural District that front on the outer portions of North Railroad, S. Railroad and West Main Streets in the Village (between the Small Lot General District and the Village boundary. These areas are unique in that they are served by public sewer, but are not part of the dense inner area of the Village. These frontages occur where the Village meets the rural Town and have characteristics of both.

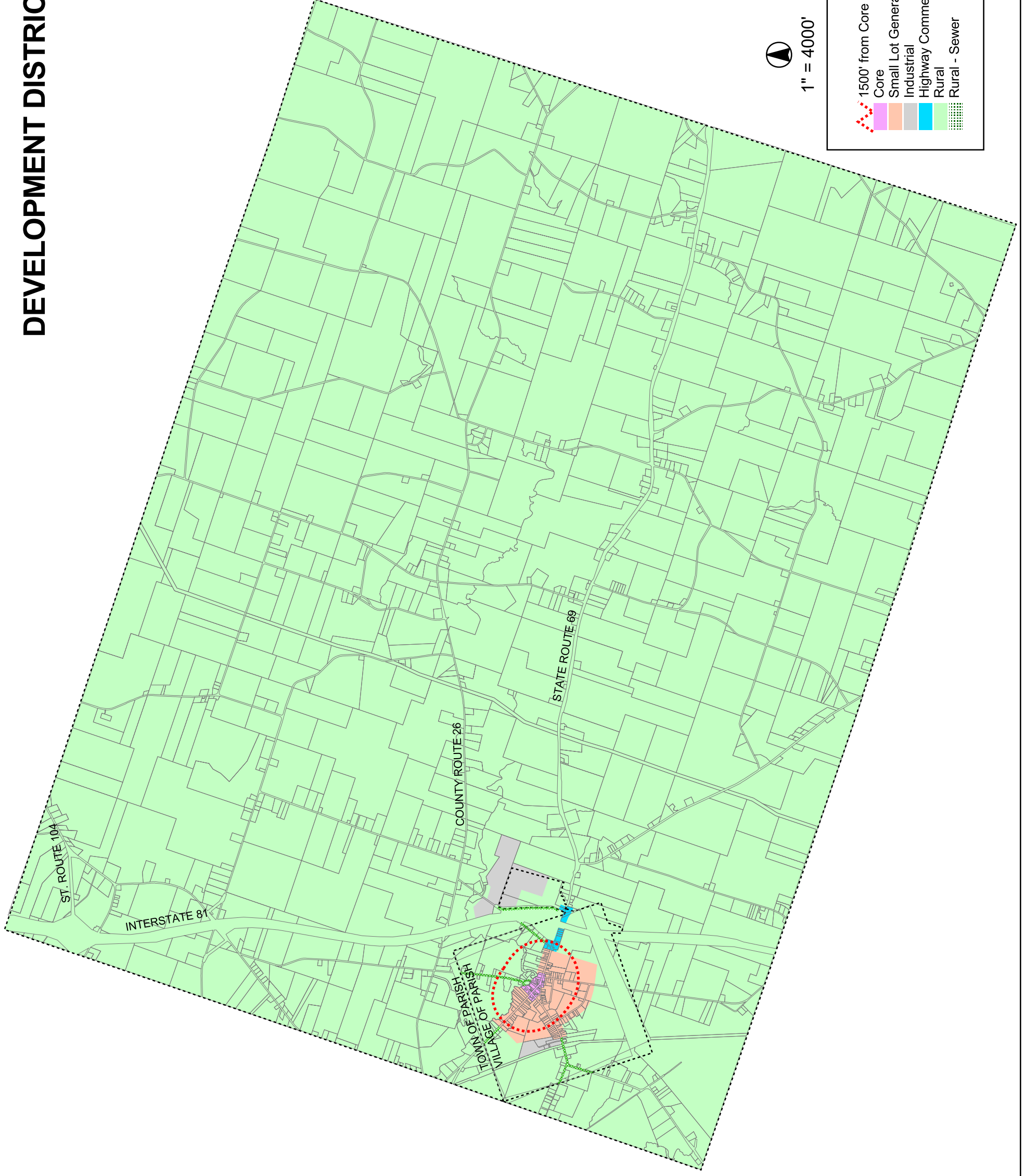
RECOMMENDATIONS

These areas should be developed with the same principles as the Rural District, but with some key differences. The presence of public sewer allows a minimum lot size of 7,500 s.f. Lot sizes larger than 24,000 square feet (the maximum recommended for the Small Lot General District) are permissible here, however as this area serves as the transition between the "urban" and rural parts of Parish. Buildings should respect a build-to line here as they do in the Small Lot General District.

DEVELOPMENT DISTRICTS



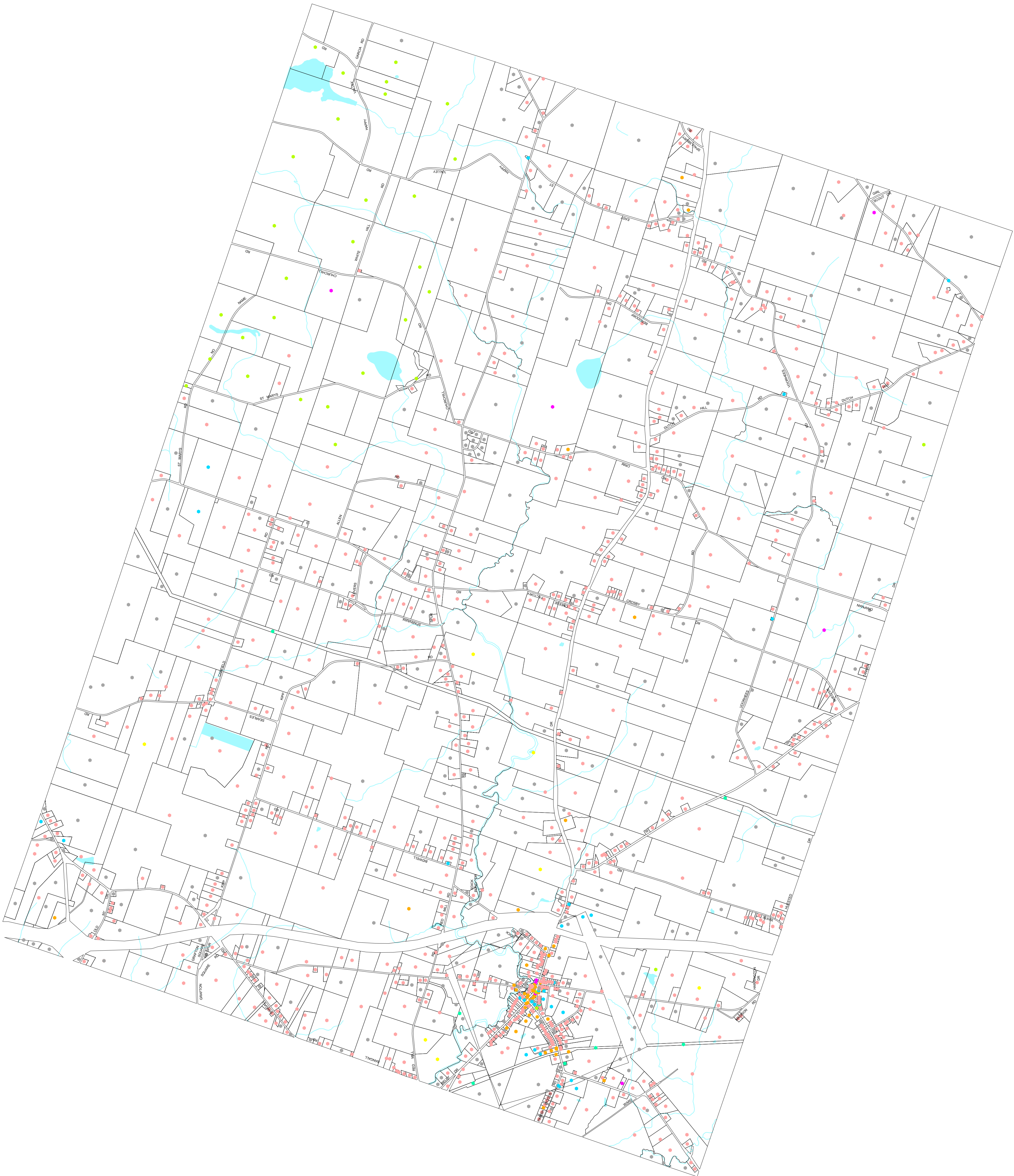
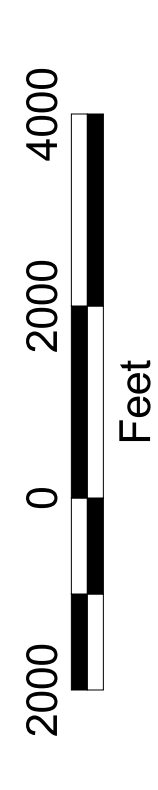
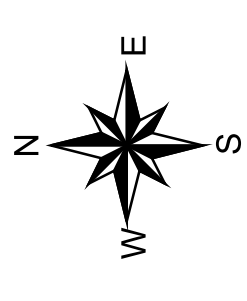
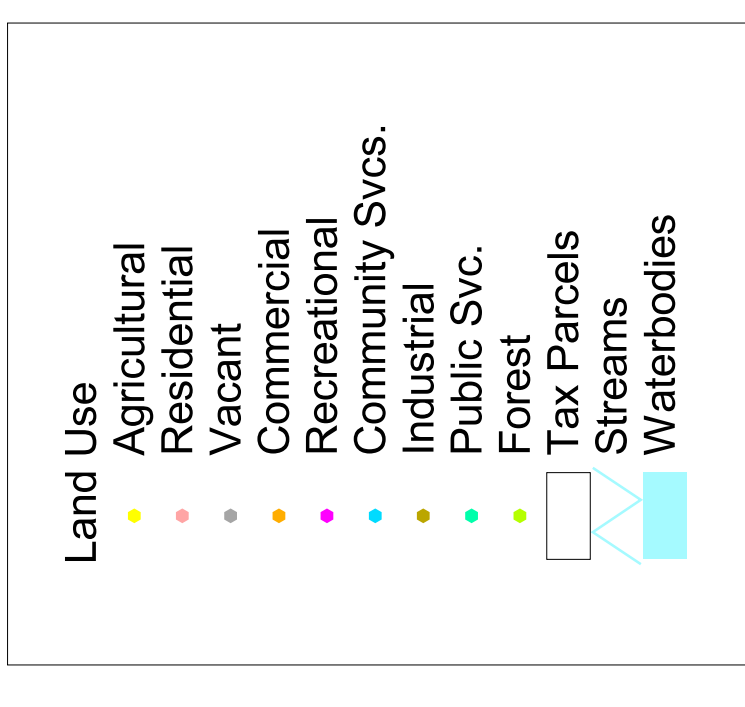
DEVELOPMENT DISTRICTS



APPENDIX B - MAPS

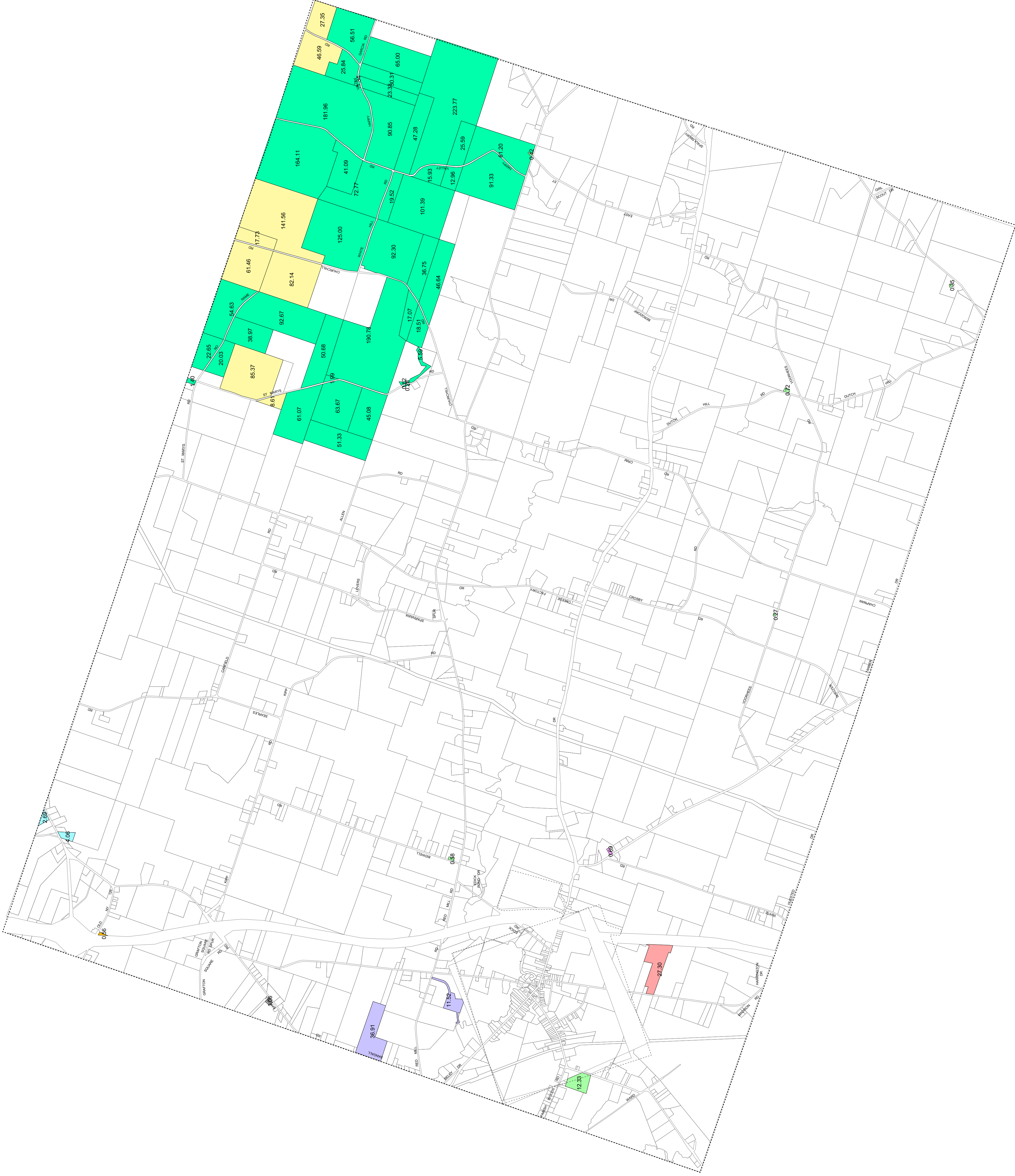
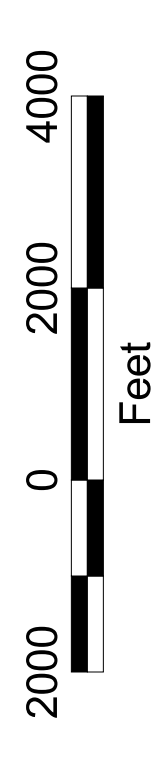
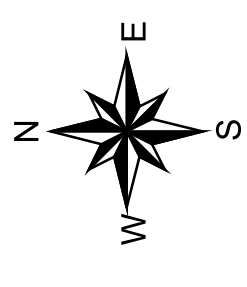
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Town and Village of Parish LAND USE



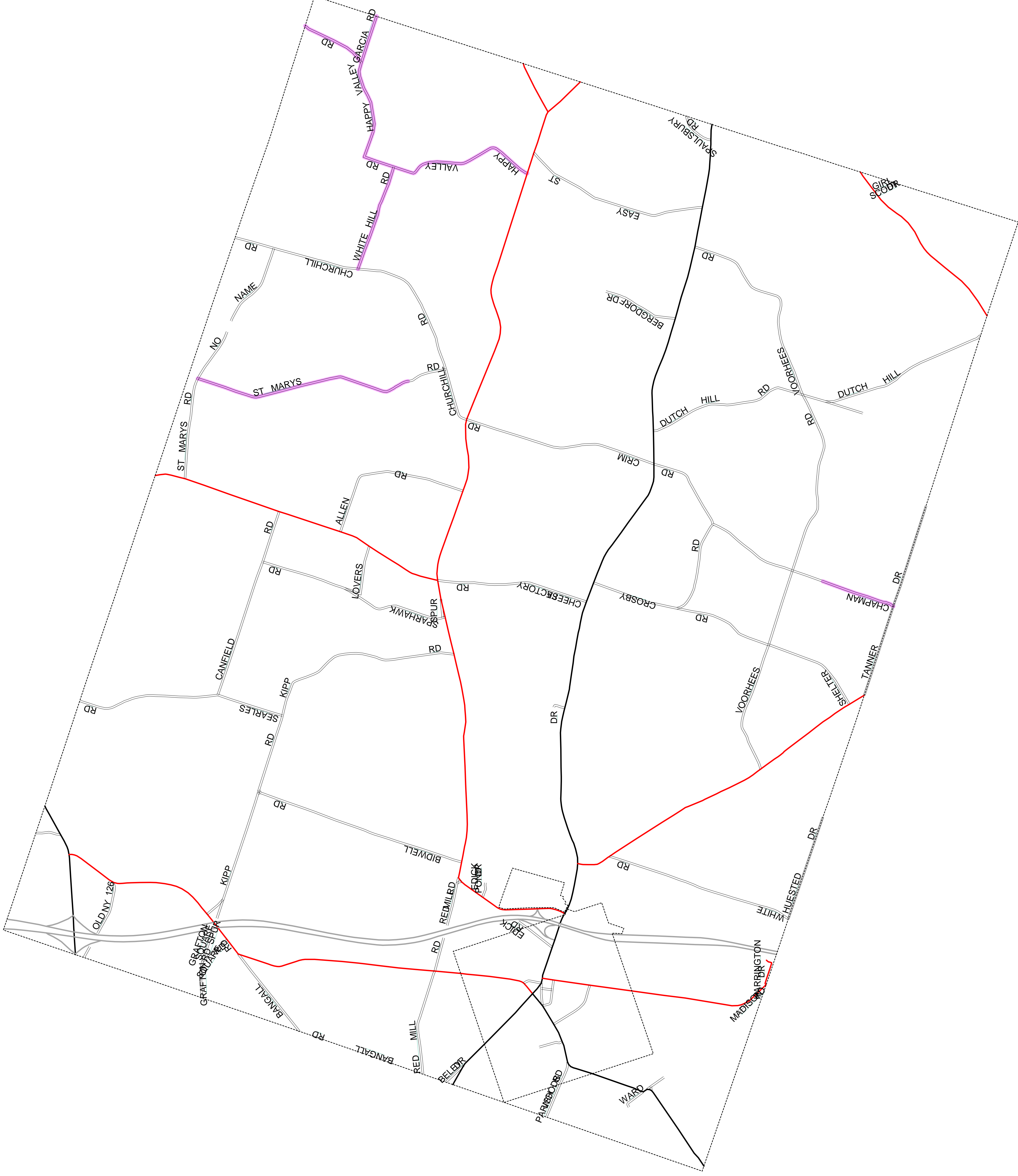
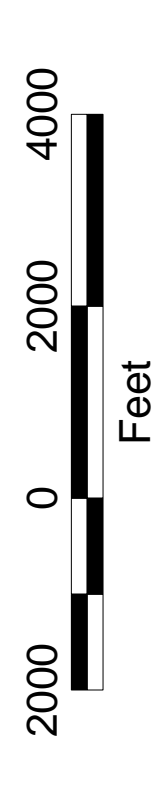
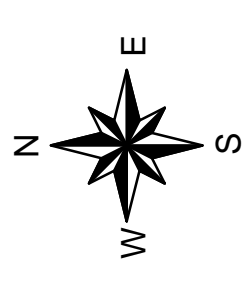
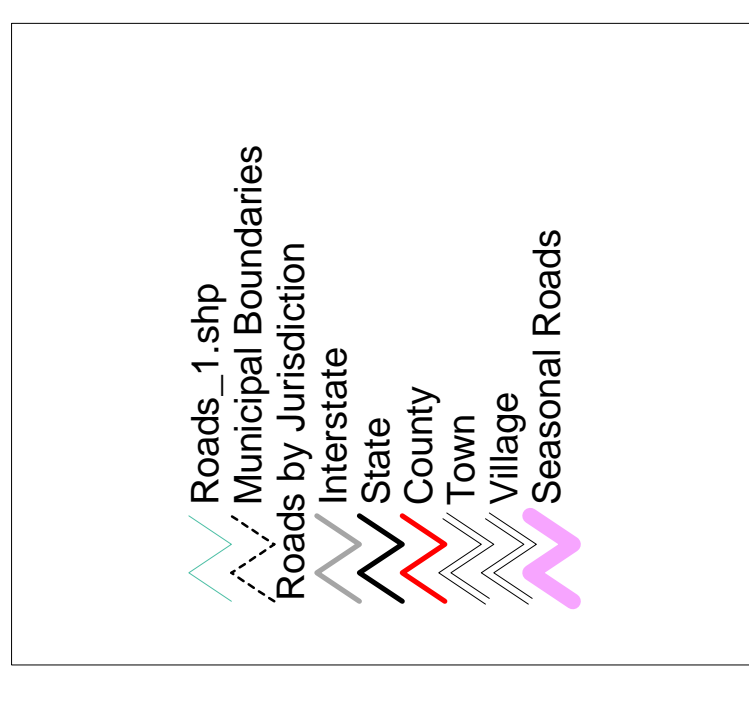
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Town and Village of Parish PUBLIC LANDS



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Town and Village of Parish ROAD JURISDICTION



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Town and Village of Parish AVERAGE DAILY TRAFFIC

