

COMPREHENSIVE PLAN

for the

Town of Amboy Oswego County, New York



Adopted FEBRUARY 15, 2021

Prepared by:

Town of Amboy Planning Board

Town of Amboy
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TABLE OF CONTENTS

Introduction.....1

History.....3

Community Profile and Resources.....7

Land Use Issues and Policies.....21

Glossary.....35

Appendix A – Historic Resources Inventory

Appendix B – Implementation Matrix

Appendix C – Survey Results

Appendix D – Registered Businesses

Appendix E - Maps

INTRODUCTION

The Comprehensive Plan Committee

On June 17th, 2015, The Amboy Town Board appointed the Planning Board to complete updates to the Comprehensive Plan adopted in 2003. The board was charged with gathering base data and reporting to the town board their recommendations on a plan. The board received assistance from the New York State Tug Hill Commission. Before this, in the 1980's, there was a multi-town plan prepared by the Salmon Rivers Cooperative Planning Board and Conservation Council that included the Town of Amboy. The Planning Board worked on the document intensely during 2019 and 2020, holding the first public hearing on it October 28, 2020.

Periodic Review And Update

It was the recommendation of the Plan Committee that this plan be periodically reviewed and updated by the Town Board and others, as designated by the Town board, at least once every five years. A five year review refreshes the Town Board's perspective on the longer range issues affecting Amboy, and helps to reinforce the link between day-to-day development decisions and longer range town policies. In addition, a periodic update keeps the plan current with the ever-changing conditions of the town.

Purpose

The purpose of this Comprehensive Plan is to provide a blueprint for the future physical development of the town. This plan examines potential residential, commercial, and recreational land use development within the town which Amboy may face as the growth of Syracuse and surrounding metropolitan areas continue to expand into the region. One of the goals is to provide a framework for future land development and land subdivision controls while assuring that the growth will be in line with future plans for infrastructure, road development, and protect natural resource values. Finally, it is our goal that other levels of government (state, county, and other local governments) will find this plan useful towards shaping any future development as they relate to the town so that these activities are in accordance with the desires of the citizens of Amboy.

Public Surveys

Conducting a public survey was part of the process in developing the Comprehensive Plan adopted in 2003 and for updating that plan in 2014/2015. These surveys provided an opportunity for Amboy residents to have input into the plan. Survey responses helped the Comprehensive Plan Committee establish goals for town planning and helped to guide the committee into prioritizing important issues that could shape future development in the town.

GOALS

The content, proposals and ideas put forth in this Comprehensive Plan reflect the following goals that were developed in the 2003 plan for Amboy:

1. PROTECT SENSITIVE LANDS AND NATURAL RESOURCES
2. PRESERVE RURAL CHARACTER
3. PRESERVE THE CRITICAL ROAD NETWORK
4. CONSERVE AGRICULTURE AND WORKING LANDS
5. PROMOTE APPROPRIATE COMMERCIAL DEVELOPMENT
6. PROMOTE APPROPRIATE RESIDENTIAL DEVELOPMENT
7. STRENGTHEN THE TRADITIONAL HAMLETS AND CROSSROADS



West Amboy Community Church

HISTORY

Many articles and information about the Town of Amboy's history can be found on the internet. However, the town is also fortunate to have the Amboy Historical Society which is based in the old Amboy Center School. This building has been renovated to store a countless 'artifacts' and documents relating to Amboy's history and it's families. This building has a small interpretive display in the front and a research room in the back. The building is open by appointment only, however, the Society sometimes holds their meetings there and has open house events. The position of Town of Amboy Historian is presently held by Tim Kelley from Panther Lake.

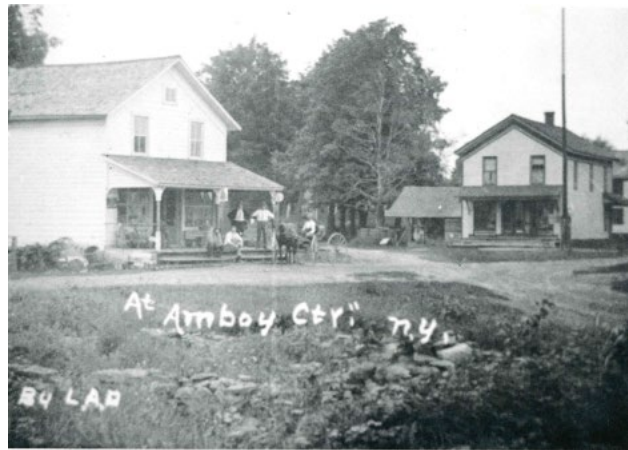
The following narrative is a compilation of information from a variety of resources like the "Architectural Survey of Oswego County," from the Heritage Foundation of Oswego; the "1895 Landmarks of Oswego County, NY, chapter XIX; an article in the Oswego Neighbors section of the Post Standard, April 12, 2001; and a booklet written by Tim Kelley in 2016 titled "A Brief History of the town of Amboy"

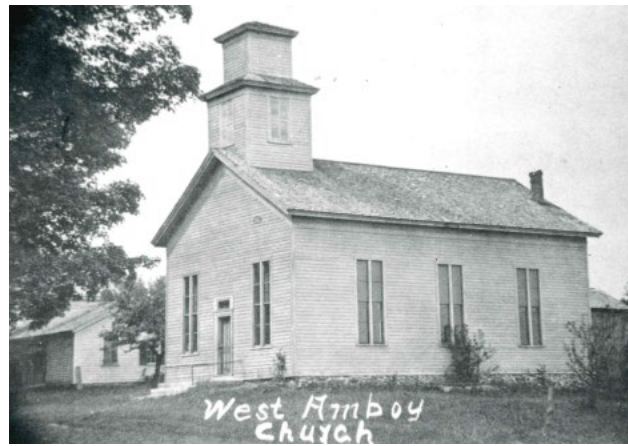
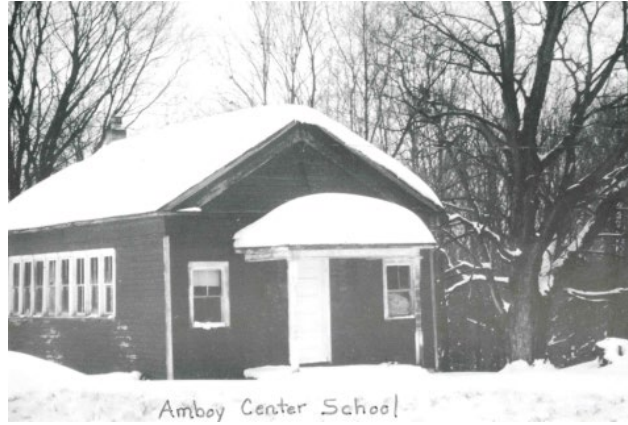
The town of Amboy was formed in 1830 when it seceded from Williamstown and has an area of 24,781 acres. Many early settlers were from England, Scotland and Ireland; then after the turn of the century Polish and Ukrainian settlers arrived. The first settlement was made at the "Five Corners" approximately two miles east of the present Amboy Center.

The first Hotel in town was built at the Five Corners in 1822. The first sawmill in the town was also built in 1822 and then first schoolhouse in 1823. At one time in the town there were 10 sawmills, two large tanneries, two cheese factories, a box factory, shingle mills, blacksmith shops, a factory for making salt bricks, and a potash factory.

Amboy was a typical town for the area. Up until the end of the Civil War, while there were still large tracts of uncut forests, sawmills produced large quantities of lumber. Gradually, the lumbering industry declined and farming became the most important industry in Amboy, starting with grain production, the growing of hops and, after the war, the production of milk. As with other small rural towns, in the 20th century, farming, particularly dairy continued to decline and being replaced with cottage industry type farms that are geared towards agritourism and produce products for local markets.

In recent years, members of the Amish community have settled in Amboy and the surrounding towns, and as a result, residents and visitors to Amboy have access to fresh produce, wood, and metal products.







COMMUNITY PROFILE and RESOURCES

General

The Town of Amboy is composed of 24,781 acres (38.7 square miles) of land in eastern Oswego County. The town contains the hamlets of Amboy Center and West Amboy. Neighboring municipalities include the towns of Williamstown, Parish, Constantia, and Camden.

Population

During the period from 1950 to 2000, the Town of Amboy nearly tripled its population. Between 1990 and 2000, the town added 288 persons (an increase of 28%). During this period, the county and the state each showed moderate growth rates of 5%. However, this trend reversed from 2000 to 2010 when the Town of Amboy’s population decreased slightly by 3.9% while the county’s population remained stable and the state’s grew slightly. The town is estimated to have lost 19.4% of its population between 2010 and 2017 with the county and the state estimated to have slight losses and slight gains, respectively.

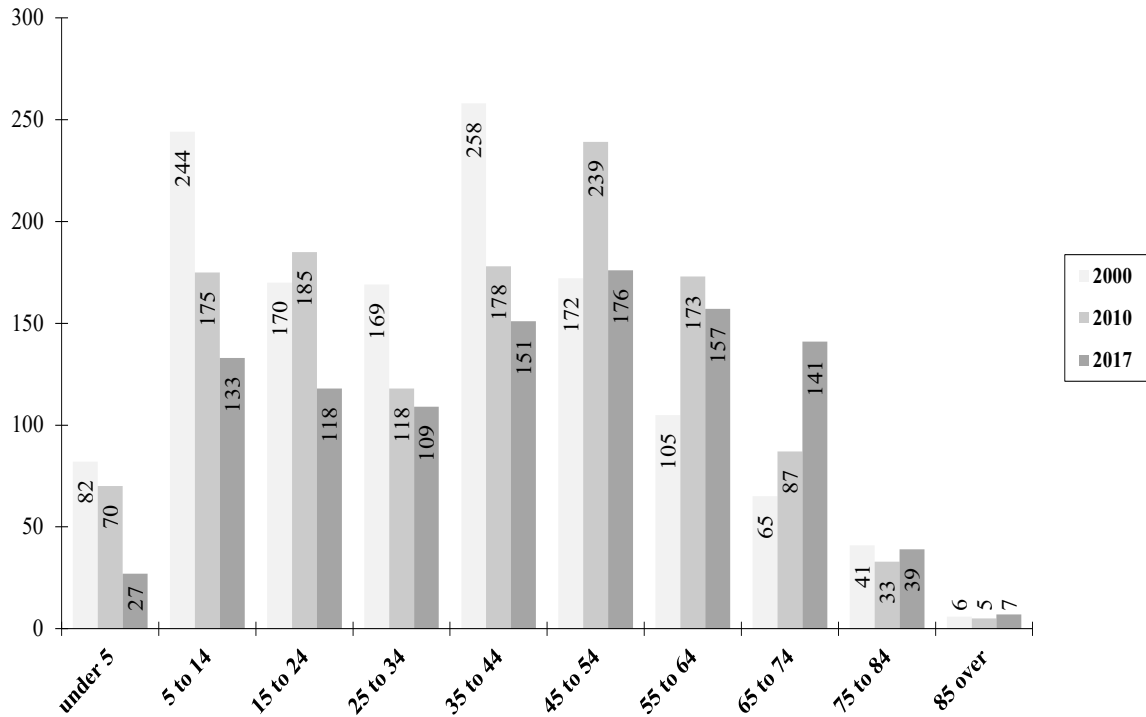
**Table 1
Population Change 2000-2010, 2017 Estimates by State, County, and Town**

	2000	2010	Percent Change 2000- 2010	2017	Percent Change 2010-2017
Town of Amboy	1,312	1,263	-3.9	1,058	-19.4
Oswego County	122,377	122,109	-0.2	119,833	-1.0
New York State	18,976,457	19,378,102	+2.1	19,798,228	+2.2

Source: US Census Bureau 2000 Decennial Census, 2010 Decennial Census, and 2013-2017 American Community Survey 5-Year Estimates

A comparison of the age distribution of the town over the years shows an aging population. The number of people aged 0 to 44 are estimated to be lower in 2017 compared to 2000 while the population aged 45 to 74 is estimated to have grown. The number of people 75 years old and older is estimated to have remained the same, relatively, since 2000.

Figure 2
Age Distribution in the Town of Amboy; 2000, 2010, and 2017 Estimate



Source: US Census Bureau 2000 Decennial Census, 2010 Decennial Census, and 2013-2017 American Community Survey 5-Year Estimates

Households

While the town added 157 households (an increase of 50%) between 1990 and 2000, the average household size dropped from 3.29 to 2.8 people. A household includes all the persons who occupy a housing unit as their usual place of residence. The average household size is calculated by dividing the number of persons in households by the number of households. Average household size also dropped in Oswego County and in the state during this period. Throughout the 2000s, the number of households remained the same, but the average household size decreased slightly to 2.71 people in 2010. In 2017, it is estimated that the number of households in the town have decreased to 420 while the estimated average household size shrunk slightly to 2.52 people, which is consistent with the county. The state’s number of households is estimated to have decreased while average household size is estimated to have increased slightly.

**Table 2
Household Population by State, County, and Town; 2000, 2010, and 2017 Estimate**

	# of Households 2000	Average Household Size 2000	# of Households 2010	Average Household Size 2010	Estimate # of Households 2017	Estimate Average Household Size 2017
Town of Amboy	468	2.80	468	2.71	420	2.52
Oswego County	45,522	2.60	46,400	2.52	45,881	2.51
New York State	7,056,860	2.61	7,317,755	2.57	7,302,710	2.63

Source: US Census Bureau 2000 Decennial Census, 2010 Decennial Census, and 2013-2017 American Community Survey 5-Year Estimates

Income

Median household incomes in the town were slightly lower than the Oswego County median and nearly \$10,000 lower than in New York State, according to the 2000 Census. Since 2000, Amboy’s median income has been and is estimated to be approximately 90% that of Oswego County and 75% that of New York State.

**Table 3
Median Household Income* (MHI) by State, County, and Town; 2000, 2010 Estimate, and 2017 Estimate**

	MHI 2000	MHI 2010 Estimate	MHI 2017 Estimate	Percent Change 2000-2017
Town of Amboy	50,914	50,101	50,270	-1.3%
Oswego County	55,931	53,970	54,980	-1.7%
New York State	66,316	66,197	66,676	+0.5%

Source: US Census Bureau 2000 Decennial Census, 2006-2010 American Community Survey 5-Year Estimates, and 2013-2017 American Community Survey 5-Year Estimates

* In 2020 inflation-adjusted dollars

Housing

The town added 180 housing units during the 1990s, a 33% increase. A housing unit is defined by the census as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The county and state added 9% and 6%, respectively. The number of housing units continued to rise between 2000 and 2010 with an increase of 3%, a slower rate than in the 1990s. The growth rate was still greater than that of Oswego County, but slower than New York State. In 2017, it was estimated that Amboy lost 4.1% of its housing units, however, the margin of error is +/- 70 units for that estimate.

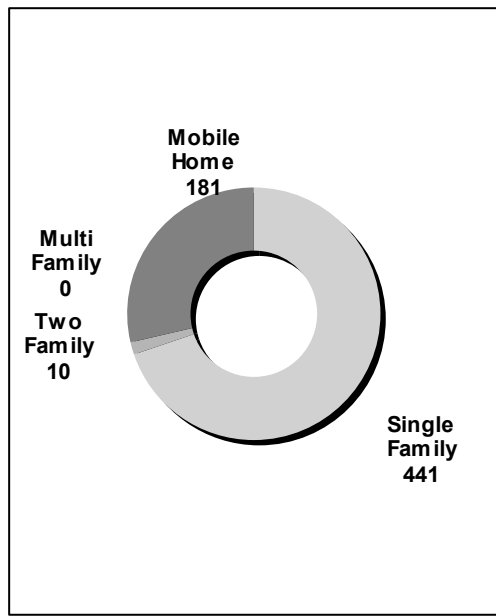
**Table 5
Total Housing Stock/Units by State, County, and Town; 2000, 2010, and 2017
Estimate**

	Housing Units 2000	Housing Units 2010	Percent Change 2000-2010	Housing Units 2017	Percent Change 2010-2017
Town of Amboy	640	659	+3.0	632	-4.1
Oswego County	52,831	53,598	+1.5	54,304	+1.3
New York State	7,679,307	8,108,103	+5.6	8,255,911	+1.8

Source: US Census Bureau 2000 Decennial Census, 2010 Decennial Census, and 2013-2017 American Community Survey 5-Year Estimates

In 2000, the majority (64%) of housing units were in the form of single-family detached (i.e. “stick built”) and modular houses. Mobile homes made up 33% of all housing units. The remaining 3% of units were in multi-family dwellings. In 2017, it was estimated that there was a slightly larger proportion of single-family homes at 70% compared to 64% in 2000. The proportion of mobile homes and multi-family homes are estimated to have decreased from 33% to 29% and 3% to 1.6%, respectively. The greatest number of homes in Amboy were built in the 1990s, followed closely by the structures built 1939 or earlier. Since 2010, it is estimated that there have been 26 housing units built.

**Figure 6
Estimated Dwelling Units by Type of Structure in the Town of Amboy and Age in the Town, County, and State; 2017**



Source: US Census Bureau 2013-2017 American Community Survey 5-Year Estimates

	Town of Amboy	Oswego County	NYS
Total housing units	632	54,304	8,255,911
Built 2010 or later	26	897	136,832
Built 2000 to 2009	57	4,034	537,449
Built 1990 to 1999	135	7,080	506,962
Built 1980 to 1989	86	8,230	629,885
Built 1970 to 1979	100	6,776	823,748
Built 1960 to 1969	46	4,721	1,034,330
Built 1950 to 1959	43	3,987	1,224,735
Built 1940 to 1949	11	2,380	697,185
Built 1939 or earlier	128	16,199	2,664,785

Housing vacancy rates are indicators of the housing supply situation in the town. A homeowner vacancy rate of around 2% (not including seasonal properties) is generally considered adequate – over 2% indicates an oversupply and under 2%, an undersupply. In 2000, the town had higher homeowner vacancy rate of 4.4% compared to the county’s 2.2% rate and the state’s 1.6% rate. Rental vacancy rates were higher across the board with Amboy and Oswego County each showing rates of 9.6%. A rental vacancy rate of around 7% is considered adequate. The number of vacant housing units increased between 2000 and 2010, and is estimated to have increased between 2010 and 2017, as well. It is estimated that the homeowner vacancy rate has increased to 5.6%, pushing the scale to a slightly oversupplied rate. Meanwhile, it is estimated that the rental vacancy rates have decreased since 2000 for the town, county, and state.

**Table 7
Housing Vacancy; 2000 and 2017 Estimate**

	Estimated 2000 Homeowner Vacancy Rate	Estimated 2000 Rental Vacancy Rate	Estimated 2017 Homeowner Vacancy Rate	Estimated 2017 Rental Vacancy Rate
Town of Amboy	4.4	9.6	5.6	0.0
Oswego County	2.2	9.6	2.3	5.6
New York State	1.6	4.6	1.7	4.3

Source: U.S. Census Bureau 2000 Decennial Census and 2013-2017 American Community Survey 5-Year Estimates

Housing affordability is measured by dividing median housing value by median household income in a given community. A score of 2 or lower is considered an indicator of affordability. Amboy scored 1.7 in the 2000 Decennial Census, compared to 1.9 for the county and 3.4 for the state. The housing continues to be considered affordable under the indicator score threshold of 2. According to the American Community Survey 5-year estimates for 2010, the affordability score rose slightly from 1.7 to 2.0 while the county remained the same at 1.9. Housing affordability elsewhere in the state is estimated to have worsened from 2000 to 2010 with an affordability score of 5.47. The 2017 estimates show that the housing affordability scores dropped and were within 0.1 of their 2000 scores for the town and the county. The state’s score is also estimated to have dropped, yet it is still over the affordability threshold at 4.7.

**Table 8
Housing Affordability by State, County, and Town; 2010 and 2017**

	2010 Median Value for All Owner-Occupied Units*	2010 Median Household Income*	2010 Affordability Score	2017 Median Value for All Owner-Occupied Units**	2017 Median Household Income**	2017 Affordability Score
Town of Amboy	83,100	42,083	2.0	84,400	47,321	1.8
Oswego County	88,000	45,333	1.9	97,800	51,755	1.9
New York State	303,900	55,603	5.47	293,000	62,765	4.7

Source: US Census Bureau 2006-2010 and 2013-2017 American Community Survey 5-Year Estimates

* In 2010 inflation-adjusted dollars

** In 2017 inflation-adjusted dollars

Employment characteristics

When the employed population is broken down in occupational groups, the top three groups in 2010 were 1) manufacturing; 2) education, health, and social services; and 3) retail. While the 2017 estimates show the number of people in professional, scientific, management, administration, and waste management more than doubled though, the same three industries remained at the top, with retail and manufacturing switching positions. It is estimated that there are less people working in education, health, social services, and manufacturing than there were in 2010. It is also estimated that jobs in agriculture, forestry, fishing, hunting, mining and information decreased, significantly.

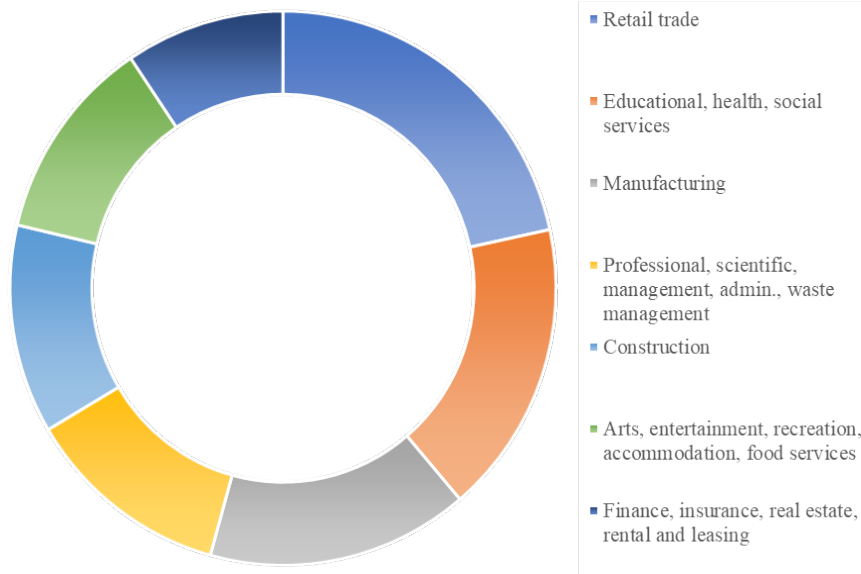
Growth is estimated to have occurred in wholesale trade, construction, the arts and recreation, and financial industries.

**Table 9
Employment by Industry in Town of Amboy, 2010 and 2017**

Industry	2010		2017		% change
	#	%	#	%	
Retail trade	59	10.4	78	17.6	+32.2
Educational, health, social services	119	21.0	62	14.0	-47.9
Professional, scientific, management, admin., waste management	19	3.4	44	9.9	+131.6
Construction	28	4.9	44	9.9	+57.1
Arts, entertainment, recreation, accommodation, food services	39	6.9	43	9.7	+10.3
Finance, insurance, real estate, rental and leasing	33	5.8	34	7.7	+3.0
Transportation, warehousing, utilities	40	7.1	27	6.1	-32.5
Public administration	24	4.2	20	4.5	-16.7
Other services (except public administration)	19	3.4	10	2.3	-47.4
Agriculture, forestry, fishing, hunting, mining	12	2.1	0	0	-100
Manufacturing	150	26.5	56	12.6	-62.7
Wholesale trade	18	3.2	25	5.6	+38.9
Information	7	1.2	0	0	-100
TOTAL	567		443		

Source: U.S. Census Bureau 2010 Decennial Census and 2013-2017 American Community Survey 5-Year Estimates

**Figure 10
Employment by Industry*, 2017**



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates
*Industries with less than thirty people were excluded from this figure

Education

In the 2000 Decennial Census, Amboy had approximately 10% less of their population having obtained their high school diploma compared to Oswego County and nearly 15% less than the state. These gaps are estimated to have shrunk to 5% and 4.2%, respectively. In 2000 and 2017 (estimate), the proportion of town residents with bachelor’s degrees is less than the county and state percentages. Amboy’s residents with a bachelor’s degree tend to be less than 10% of the population while the percentage of those in the county are in the teens and the estimated percentage of those in the state are in the 30s. In 2017, there were an estimated 11.3% more residents with a high school diploma and an estimated 0.1% less residents with a bachelor’s degree compared to 2000.

**Table 11
Educational Attainment (25 years and older) by State, County, and Town; 2000 and 2017 Estimate**

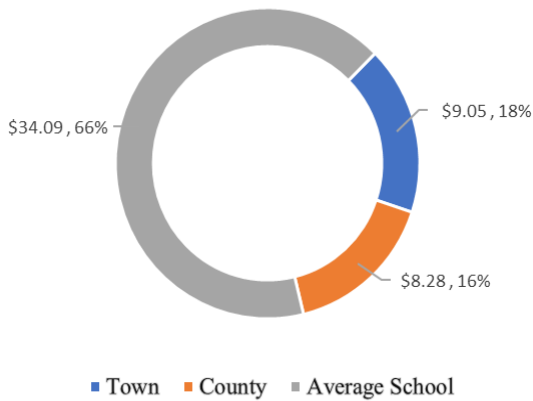
	2000		2017	
	% High School Diploma	% Bachelor’s Degree	% High School Diploma	% Bachelor’s Degree
Town of Amboy	70.6	7.5	81.9	7.4
Oswego County	80.4	14.4	86.9	18.3
NYS	84.4	32.1	86.1	35.3

Source: US Census Bureau 2000 Decennial Census and 2013-2017 American Community Survey 5-Year Estimates

Finance

In 2000, the full taxable value (tax base) of real property in the Town of Amboy was \$40,914,243. In 2001, town property owners paid an average of \$33.62 per \$1000 assessed value in property taxes (this includes county, town and school taxes). In 2018, this average rose to \$35.12 per \$1000 assessed value in property taxes. Figure 12 depicts the breakdown of property tax payments by recipient government or school district.

Figure 12. Town of Amboy’s 2018 Property Tax Breakdown per \$1,000 Assessed Value



Source: NYS Comptroller’s Office, 2018

In 2020, the town expenditures totaled \$1,130,539 with transportation being, by far the greatest expenditure category (63%). The next largest were general government (14%) and public safety spending (12%). The town’s revenues totaled 1,010,539 with real property taxes making the largest category (72%). Next were charges to other governments (12%) and state aid (10%).

Figure 13. Town of Amboy Expenditures and Revenues

Expenditure	
Transportation	708,008
General Government	154,846
Public Safety	134,035
Undistributed	117,150
Health	10,700
Culture-Recreation	5,100
Home & Community Services	700
TOTAL	1,130,539

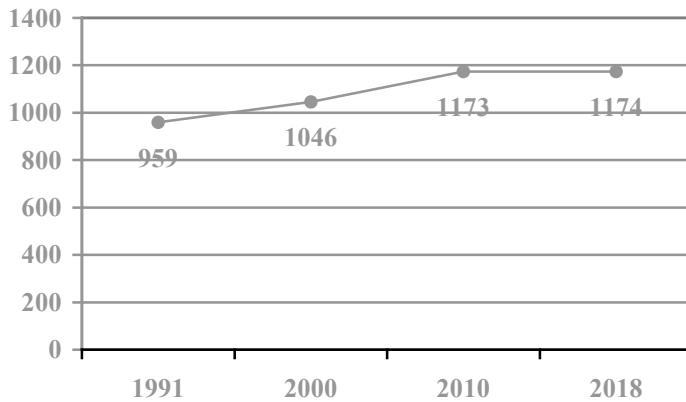
Revenue	
Real Property Taxes and Assessments	728,360
Charges to Other Governments	117,000
State Aid	105,879
Sales and Use Tax	45,000
Charges for Services	6,200
Other Local Revenues	6000
Other Real Property Tax Items	2000
Use and Sale of Property	100
TOTAL	1,010,539

Source: Town of Amboy, 2020

Land use

Land subdivision resulted in 81 new parcels in Amboy between 1991 and 2000. This 9% increase averages out to 9 new parcels per year during that period. Between 2000 and 2010, the subdivision of land added 127 new parcels to the books, a 12.14% increase and an estimated average of 12.7 new parcels per year. Creation of new parcels by subdivision slowed to 0.09% between 2010 and 2018 with the addition of only one new parcel.

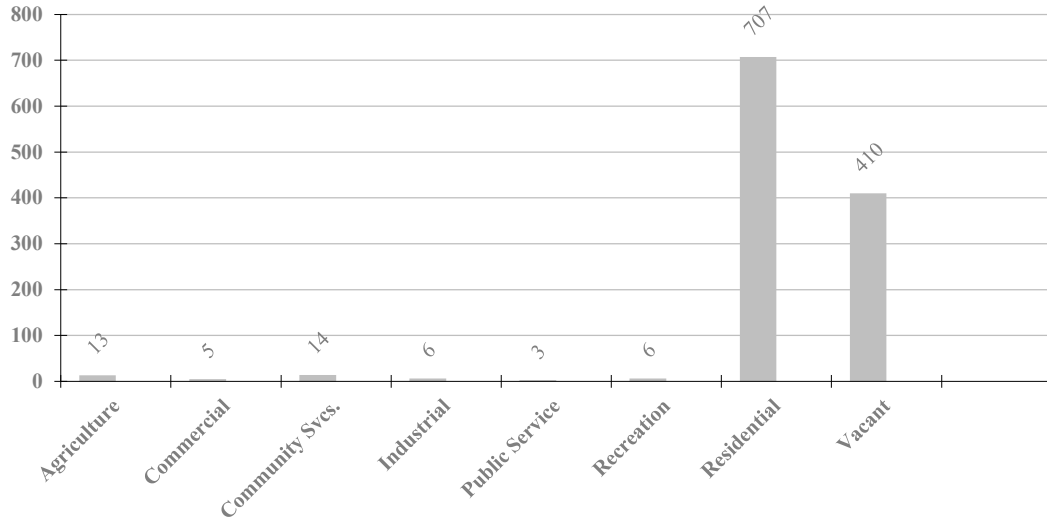
Figure 15. Total Town Tax Parcels by Year



Source: NYS Office of Real Property Services

In 2001, the majority (55%) of tax parcels in the town were assessed as residential. The next largest categories were vacant land (33%), agriculture (4%), and forest (4%). This breakdown is similar in 2018. Residential remains the most common land use property class (59%) followed by vacant land (34%) and wild, forested lands (3%). The proportion of agricultural parcels has decreased between 2001 and 2018 by 3%.

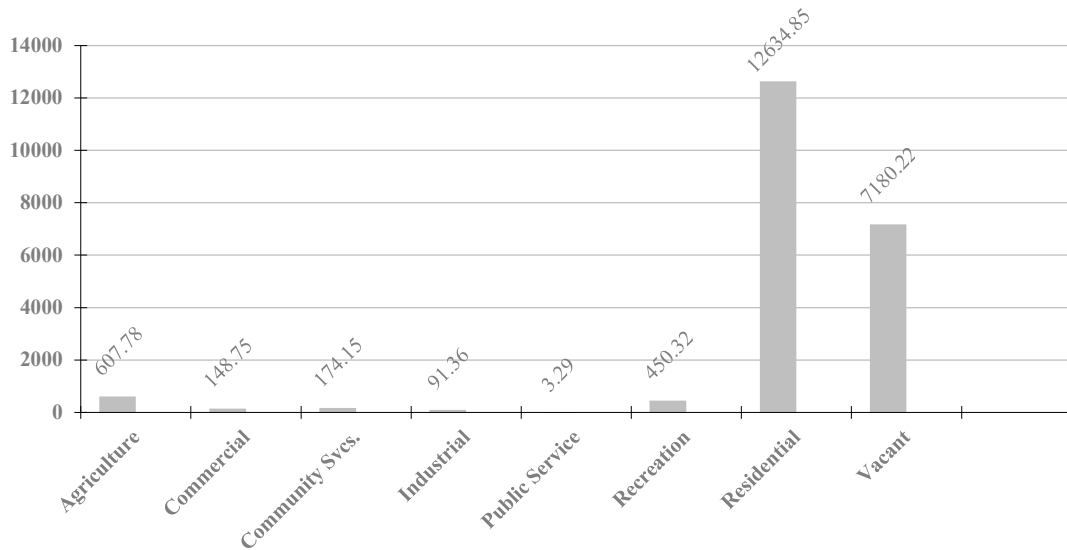
Figure 16. Town of Amboy Land Use by Number of Parcels, 2018



Source: 2018 Oswego County Real Property Tax Department

By acreage, residential continues to be the largest proportion of the town followed by vacant land and wild, forested lands.

Figure 17. Town of Amboy Land Use by Acreage, 2018

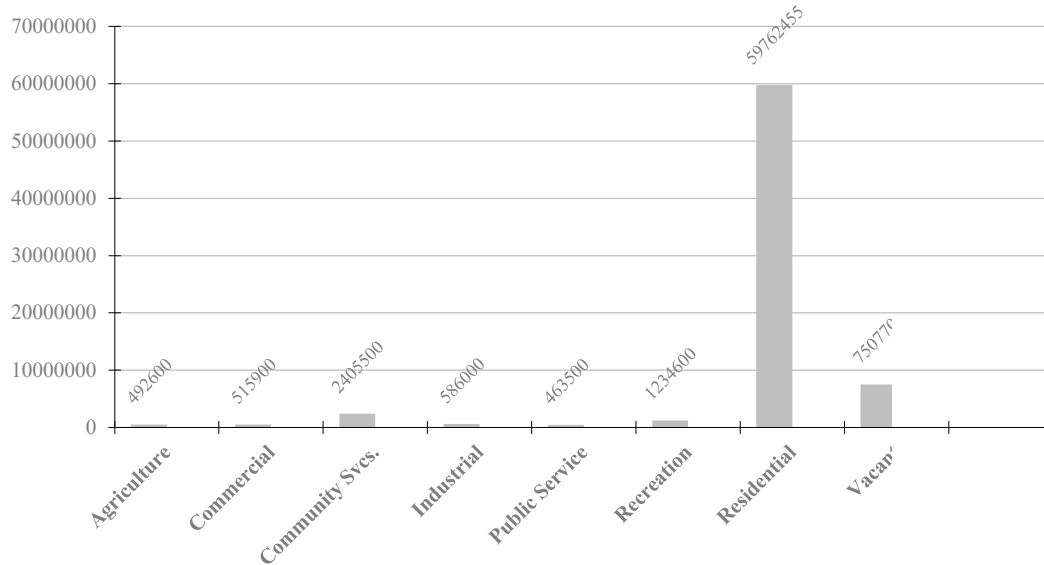


Source: 2018 Oswego County Real Property Tax Department

In 2018, when total assessed value is broken down by property class, the majority of value is in residential parcels (81%). Next were vacant land (10%) and community

services (3%). The remaining land uses had values under 2% of the total assessed value.

Figure 18. Town of Amboy Total Taxable Value in Dollars, 2018



Source: 2018 Oswego County Real Property

DEFINITIONS

REVENUES

Real Property Taxes: represents the total amount of ad valorem real property taxes, plus special assessments levied on real property on the basis of benefit – includes interest and penalties on taxes, payments in lieu of taxes and gain from the sale of tax acquired property

Non- Property Taxes: includes revenues from sales tax distributed to the community by the county.

Intergovernment Revenues: state aid, federal aid, other government aid

Interest on Investments: interest from monies invested or deposited

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

EXPENDITURES

General Government: includes expenditures for executive, legislative, judicial, and financial operations

Police: includes expenditures for police service

Fire: includes expenditures for fire prevention and protection

Other Public Safety: traffic control, public safety administration, on-street parking, animal control, building inspection, civil defense, examining boards, DARE program, etc.

Health: expenditures for ambulance services, public health administration, registrar of vital statistics, etc.

Transportation: expenditures for maintenance and improvement of roads and bridges, snow removal, street lighting, etc.

Economic Assistance: expenditures to promote the economic welfare of residents

Culture-Recreation: expenditures for parks, playgrounds, youth and adult recreation programs, libraries, etc.

Home and Community Services: expenditures for the operation and administration of a water, sewer, electric, gas or steam system, garbage collection, drainage and storm sewers, etc.

Roads and Transportation

Amboy is traversed by NY State Routes 69 and 183 and Oswego County Routes 17, 17A, 23, 26, and 56. Amboy has 32.48 miles of local roads. The town has a number of private roads, some of which present access issues for emergency vehicles. An official road map is recommended to properly define and classify these. The designation of minimum maintenance roads should also be considered to reduce the burden placed on taxpayers in situations where very low volume roads could be forced to be upgraded and plowed. Public transportation options for Amboy residents include the Oswego County Public Transportation (OPT) bus system which includes a stop in Amboy Center.

Community Resources and Amenities

The town of Amboy is resplendent with forest habitat, wetlands, ponds, streams, and approximately 3,097 acres of public land. The Stone Hill and Klondike State Forests, as well as a portion of the Happy Valley Wildlife Management Area are located within the town's borders. Happy Valley has been listed by the Audubon Society as an IBA (Important Bird Area) in New York. Upwards of 50 species of birds can routinely be identified there, with additional species during migration. Around 15 billion dollars are spent annually on bird watching activities in the U.S., with 20% of New Yorkers participating in some type of birding activities.

Amboy is also home to a 4-H Environmental Center, on State Route 183. The wooded 150 acre property features three miles of hiking trails. Panther Lake is the largest waterbody in the town. Others include North Pond, Hotel Pond, and Coan Pond.

John J. Leeman Memorial Park is located on seven acres on County Route 23 just south of State Route 69 in Amboy Center. It offers a picnic pavilion, basketball court, children's playground, and a newly planted arboretum. An open field is suitable for other sport activities. Amboy has several snowmobile trails, the main one being trail C4, which connects Bernhards Bay to the south and Redfield to the north. There are no trailhead/parking areas in the town, however. There are currently no ATV trails in the town.

Visitors to Amboy can stay at one of three campgrounds: Carterville Acres Family Campground on Birmingham Drive; Up County Campground on State Route 69; and Hidden Acres Campground on Cusson Drive. The town lacks other accommodations for tourists, however.

Civic buildings include the town hall, town barn, and town museum, all located in Amboy Center. Churches in the area include the Amboy United Methodist Church at the corner of State Routes 69 and 183, and the West Amboy Community Church on County Route 26 in West Amboy. The Methodist church operates a food pantry.

Community events include the town picnic at the park, fire department fundraising events, museum fundraisers, and church breakfasts and dinners.

The West Amboy Fire Department is manned by volunteers from the area, and is located on County Route 26, just south of State Route 69 in West Amboy. It is part of a network

of fire departments surrounding the town which mutually aid each other. Ambulance service is provided by McFee Ambulance, based in Mexico, New York.

Students in Amboy from K-12 predominantly attend the APW school system, while students from the southwestern edge of the town attend the Central Square schools.

Several businesses operate throughout the town and surrounding areas. The services they provide include camping facilities, logging operations, excavation, gun sales, taxidermy, small engine repair, snowmobile service, trucking, and lodging.

STRATEGIES

Develop a snowmobile parking/trailhead lot.

Encourage the development of tourist accommodations.

Create an official road map.

Consider the designation of minimum maintenance roads.



Amboy District No. 2 Schoolhouse

LAND USE ISSUES AND POLICIES

PRESERVING AMBOY'S SENSITIVE LANDS

There are many areas in the Town of Amboy which have a limited suitability or are inherently unsuitable for development. There are other areas in which development should be avoided due to the valuable natural character of the area, character which would be lost or damaged if disturbed. Areas which are either unsuitable or fragile include floodplains, wetlands, steep slopes, hydric soils, and stream corridors.

Floodplains

Character: Floodplains are areas which are completely inundated at certain times with water. They are usually divided between a floodway and a fringe area. The floodway is the area where floodwaters must be free to flow completely unrestricted. The adjacent fringe areas are flooded but are not as critical to floodwater flow.

Where located: Certain floodplains have been mapped by the Federal Emergency Management Agency (FEMA) (see the Development Constraints map in Appendix C). These include flood hazard areas which have a probability of flooding at least once in 100 years. These areas include but not limited to the vicinity of North Pond, South Pond, Carterville Pond, Hotel Pond, Coan Pond, Little Coan Pond, Panther Lake and the West Branch of Fish Creek.

Consequences of Development: These areas are considered severe hazards to development. Floodway areas must remain completely undeveloped, as any structures in these areas may act as obstructions which impede floodwaters, thus increasing damage and loss further upstream of the obstruction. The fringe areas may be subject to limited development where base flood elevations will not be increased. Any development which increases base flood elevations will increase flooding upstream.

Wetlands

Character: Wetlands are areas where groundwater is exposed on the surface of the ground. These areas often act as recharge areas, areas for filtering and cleaning water, and as significant wildlife habitat.

Where located: Certain major wetlands have been mapped by the Department of Environmental Conservation (DEC). These include only wetlands of greater than 12.4 acres. Amboy has an abundance of these wetlands – approximately 4,081 acres. They are scattered throughout the town (see the Development Constraints map in Appendix C).

Consequences of Development: Wetlands are generally considered a severe hazard to development. Development can lead to loss of valuable and irreplaceable wildlife habitat. Wetlands are particularly important as they may directly recharge groundwater supplies and are vulnerable to pollution. Thus, in areas where potable water is obtained from ground water, as in Amboy, some wetlands need a high level of protection. Development

can also lead to a loss of valuable open space. Development of these areas is expensive, as landfill is usually needed and flood protection is often necessary.

Steep Slopes

Character: These are areas which have slopes greater than 10 percent, which means that there is a vertical rise of ten feet for each 100 feet of horizontal distance.

Where located: Steep slopes are scattered throughout the town, with the highest concentration in the northeastern corner, north of Finnerty Road (see the Development Constraints map in Appendix C).

Consequences of Development: Slopes of less than 10 percent are generally considered slight constraints on development. Slopes of between 10 and 15 percent are generally considered moderate constraints on development. Slopes of greater than 15 percent are considered severe constraints on development. The development of slopes is not recommended for several reasons. There are some environmental concerns, such as erosion and stream sedimentation. It is also more expensive for communities to service development on steep slopes with roads, water lines, and sewerage facilities.

Hydric Soils

Character: Hydric soils are soils that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in their upper parts. Hydric soils include soils developed under sufficiently wet conditions to support the growth and regeneration of hydrophytic vegetation.

Where located: Hydric soils are prevalent and evenly scattered throughout the town.

Consequences of development:

Hydric soils present hazards to development, particularly on-site septic systems, due to their poor drainage characteristics.

Stream Corridors

Character: Stream corridors act as important fish and wildlife habitats. They may be important for their significance as drainage conduits. Some have relatively steep slopes.

Where located: The southern and eastern portions of Amboy are drained by Scriba Creek and the West Branch of Fish Creek into Oneida Lake. The northwest portion is drained by tributaries of the Little Salmon River into Lake Ontario.

Consequences of Development: Stream corridors must be developed very carefully so as not to destroy their amenity. Improper development can lead to erosion of the stream banks, resulting in siltation of the stream and the loss of stabilizing soil. Water quality can be impaired, and the recreational use of the stream degraded. The aesthetic qualities of

the stream may likewise be destroyed by improper development, thus degrading the quality of life in the town

POLICIES

1. **Development taking place in floodplain areas, wetlands, groundwater recharge areas should be limited to those uses that will not adversely affect water quality.**
2. **Sewage disposal systems should be properly separated from drinking water sources.**
3. **Lots should be large enough to ensure that sewage which is disposed of by conventional on-site septic systems can safely percolate, and that wells will not overdraw groundwater supplies (typically 1.5 – 3.0 acres).**
4. **Uses and structures should be properly set back from streams, lakes, ponds, and wetlands.**
5. **Land disturbing activities should be conducted in accordance with proper erosion control measures and/or NYS mining regulations.**
6. **Landfills, toxic and nontoxic, should be prohibited town wide.**



Amboy Center United Methodist Church

MAINTAINING AMBOY'S RURAL CHARACTER

An important attribute of the Town of Amboy is its rural character. Low-density development, scenic views, ample open spaces, and a diverse landscape are all identified as important characteristics of Amboy's physical environment. An abundance of forests, brushlands, wetlands and open farmlands contribute to a varied and diverse landscape, which gives the town its rural flavor.

Rural character can be quickly destroyed by poorly planned or unplanned development. Rural sprawl; a lack of effective buffering, screening, and landscaping techniques; the proliferation of unattractive commercial signs and billboards; and the strip development of road frontages all contribute to a loss of rural character.

It is recognized that the maintenance of rural character is increasingly important to the economy of the North Country, both as a means of accommodating tourism, and as a means of providing an attractive quality of life to potential employees and employers looking to locate in the area. This can be accomplished, in part, by keeping development density low, and retaining appropriate open spaces, trees and other vegetation on the site of new development. New development should be of a nature that does not impact the town's tranquil setting.

Critical Road Network

State and County Highways (Routes 69, 183, 26, 23, 17, and 17A) connect Amboy to the region. It is critically important that the function of these routes be maintained. A major threat to this is strip development. This type of development encourages usage of principal highways for local traffic and degrades the ability of the highway to convey regional traffic. Strip development leads to numerous "curb cuts" or access points on the highway. An increasing number of access points increases the number of points where conflicts between automobiles can occur, thus increasing accidents. This reduces the ability of the highway to accommodate high speed travel. The primary function of the road, which is to provide inter-municipal mobility, is gradually undermined by the competing function of serving as a local road to provide access to individual properties. This is a serious consideration for a community like Amboy which is not serviced by an interstate highway.



Town Highway Garage

Agriculture and Working Lands

Productive farm and forest lands are important and valuable economic and cultural assets, which must be managed wisely.

Potential Threats To Agriculture in the Town of Amboy:

The loss of farmlands to development in this region has been characterized mainly by small, incremental development decisions being made by farmers to subdivide small parcels over long periods of time. Much of the farmland that has been abandoned has not been developed, but has reverted to succession growth. Therefore, development pressures are not a major factor in agricultural loss in this region. The general health of the dairy farming industry appears to be the primary factor in farmland loss. This is evidenced by the fact that only one dairy farm is currently in operation in the town.

Nonfarm uses mixed into agricultural area may be a problem, particularly when they are residential in nature. Agriculture is an industry. It involves many activities which may be incompatible with residential living such as irregular hours of operation, the use of heavy machinery, the spraying of chemicals, the spreading of manure---unpleasant noise, lights, and smells. Urban and suburban residents often move to rural areas for open space, peace, and quiet, then complain about the industrial aspects of agriculture. Residents often become antagonists to agricultural operations, advocating interference with, and limitations on agriculture operations making coexistence difficult.

Means of Protecting and Preserving Agriculture:

There are several means of preserving and protecting agriculture. Most of these means may only be initiated through local action. As New York State has an agricultural protection program initiated through the counties, this will be discussed as well.

New York State, through the Department of Agriculture and Markets, has established "agricultural districts" for the protection of farmlands. Several properties in the central part of the town are included in Oswego County Agricultural District #11. These districts are designed to protect agriculture from the following threats 1) over restrictive zoning, 2) excessive real property taxation assessments, 3) ad valorem assessments for special improvements, 4) the exercise of eminent domain, and 5) certain policies of State agencies. It is not believed that any of these threats exist at present in the town, but such protection has been afforded to most agricultural operations in the town.

There are other techniques which afford some protection to farmers from excessive land taxation. One such technique is to voluntarily convey conservation easements to another entity such as a local government or a nonprofit organization pursuant to the New York Environmental Conservation Law. Similar to this are purchase of development rights (PDR), lease of development rights (LDR), and transfer of development rights (TDR) schemes. With such schemes, a farmer will relinquish some or all of his development rights, usually on a voluntary basis. In return, the farmer is financially reimbursed for his loss of development rights in some manner, and his land

assessment is reduced to reflect the reduced value of his property. These schemes are all designed to remove development rights from selected farmlands and thus afford their preservation as viable agricultural operations.

Commercial Development

The town should be prepared to locate mixed residential/commercial or purely commercial nodes in suitable areas where market forces dictate. Some of these nodes might then have the potential to become the focus for hamlet development combining appropriate commercial and residential mixes of uses. The hamlets of Amboy Center and West Amboy are two such areas. Jamieson Corners is also an area with hamlet potential (discussed further in following pages).

Scattered site commercial development is appropriate in the town, but should be restricted to those types of developments, which have an appropriate scale and character in relation to the existing surrounding area, and have a vital economic reason to locate this way. Scattered-site development should be only sparingly permitted, preferably near road intersections, and should be carefully regulated by performance criteria, which significantly reduce impacts on adjacent lands.

Home-based businesses

Many business start-ups in rural areas are undercapitalized. There is continual pressure for these low-capital start-ups to locate in dwellings in residential areas, to reduce cost. It is important to the health of the local economy to accommodate such business start-ups where the use can be demonstrated to be in harmony with the neighborhood, and will not detract from or compete with businesses in hamlet commercial areas. Nonresidential uses located in close proximity to residences need special care to mitigate any negative impacts, particularly in higher density residential areas. Controls on the intensity of the use---site lighting, signs, parking, aesthetics, traffic generation, noise, and other such characteristics are important. The allowed use of the site must be clearly defined so that subsequent owners and changes in use do not alter the site so as to detract from the neighborhood.

Residential Development

Historical Patterns of Residential Development

The majority of the existing and new residential construction in the town is single-family detached dwellings. The single family dwelling pattern has historically predominated, usually at very low densities, on isolated tracts of land, scattered throughout the town. Houses are usually on lots, which have been subdivided, one or two at a time, out of former farmlands. There are very few larger scale subdivisions of land and there are no examples of large-tract subdivisions (like those found in suburban areas). Manufactured homes are an important part of the local housing stock. They are popular as affordable housing, and are a traditional housing type of the region.

Reasons For the Existing Pattern

Residential development has been forced to locate largely based upon the availability of well water, and soil suitability for on-site sewage disposal. Existing constraints created by these factors have necessitated very low-density construction, as on-site sewage disposal systems often require at least 20,000 square feet (and often up to 2 acres) for proper functioning.

Density

The density of dwellings (the number of dwelling units per square mile) should remain low for several reasons. Not only does increasing residential density have a deleterious effect on working lands, open space, and rural character, it also increases traffic problems, especially at intersections. The intersections of Bryant Road and 183 and Turk Road and 183 are noted busy intersections. Also, the more development that takes place on town roads, the more use these roads receive, and the more maintenance costs rise. This is an issue as transportation costs made up 63% of the 2020 town budget.

Variety in Residential Development Patterns

There are a number of forms that residential developments can take, depending on the economics of the development and the goals to be achieved. Larger scale single-family subdivisions in rural areas are usually of three patterns. They can be linear along existing roads, they can cover entire tracts of land, or they can be in a clustered configuration.

Linear roadside subdivisions have a negative effect on the function of major highways, by allowing an excessive number of entrances, which endanger traffic flows. While the preservation of open space may be a desirable goal, a pattern of open space locked up behind a row of houses along the road is often an undesirable pattern. The open space may be inaccessible to the public for recreation and enjoyment. It may be unseen. It places new housing construction on display, not the unique landforms, vistas, vegetation, and agricultural activities which form the character of the town. The linear pattern may contribute little to, and may ultimately detract from, the preservation of the rural character and quality of life which makes Amboy a unique place.

Conventional subdivisions (typically seen in suburban areas) completely consume all land in the subdivision area. The open space is dispersed in small pieces to individual homeowners. While giving each landowner a small piece of private property, conventional subdivision does not reserve enough open space to meet many important community objectives. The open space in a conventional subdivision, while constituting a major part of the subdivision is configured in such a way that its visual impact is significantly diminished or negated. A conventional subdivision, even with massive amounts of open space, has no rural character.

The cluster development pattern has the advantage of configuring open space in a manner where it more suitably meets community needs. It can be consolidated to protect large areas of sensitive lands or agricultural areas, or it can be used for

parklands or recreation areas. More importantly, strategically placed open space can be used to help retain community character. Cluster subdivision also reduces the amount of public facilities needed, where they are necessary, as distances between dwelling units are reduced.

The disadvantages of cluster subdivisions are that the clustered units sometimes require public facilities, which would not be necessary in a more dispersed development configuration. Cluster developments are often required to feature community water and/or sewage disposal systems in order to comply with health code requirements. Thus, unit cost may be significantly increased in some cases. A second disadvantage is that the cluster open space must be managed. This means that the municipality, the developer, a homeowners association, or some other party such as a land trust, must be created or induce to accept responsibility for maintenance of, and liability for the open space.

Variety in Residential Dwelling Types

It is important that the town provide opportunities for a variety of residential types and situations. Opportunities should be provided for homes for people of all ages and income levels, at various densities. In pursuing this objective, it is important to accommodate accessory apartments, manufactured homes on individual lots, manufactured home parks, single-family dwellings, duplexes, and multiple-family dwellings.

Accessory Apartments

One type of living arrangement is the accessory apartment, also known as the “granny flat” or “ECHO” (elder cottage housing opportunity) housing. This is commonly a small apartment allowed in a single-family dwelling or on the same lot with a single-family dwelling, usually no more than 500 square feet in area. It is designed to be clearly subordinate to the single-family use on the premises, so as not to have the impacts of a multi-family dwelling. Additional regulations may be placed on accessory apartments such as restricting entrances to the side or rear of the principal structure. This provides an apartment large enough for one or two people, but small enough to maintain the character of the area as a predominantly single-family neighborhood. This idea has been very popular in the North Country as a means of providing additional housing opportunities as well as for providing extra income to homeowners without seriously impacting the character of the neighborhood. This type of living arrangement usually has very low impact on neighborhoods, and may be quite popular with the public, as well as providing badly needed housing opportunities.

Manufactured Homes

Manufactured homes are also a popular North Country housing opportunity. They can create problems, however, when a preponderance of them in an area begins to discourage other higher valued housing types from locating in that area. The experience of many communities is that large numbers of unregulated manufactured homes may have the effect of eroding the local tax base due to rapid depreciation and aesthetic deterioration.

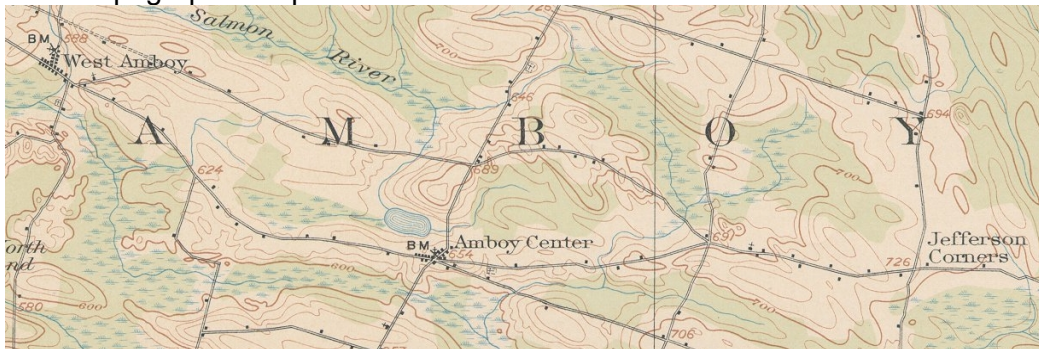
Design standards can make a significant difference to manufactured home appearance. The most effective design considerations include providing 1) a pitched roof, 2) the exterior siding of traditional site-built homes, and 3) horizontal dimensions more approximating site-built homes. Proper site location along with accessory buildings and screening can significantly change the appearance of horizontal dimensions.

These design improvements can make manufactured homes fit much better into neighborhoods of conventional housing, protecting housing values and the community tax base. These design improvements will increase the cost of housing, however, so they may not be appropriate in all areas allowing manufactured homes. Some communities set aside areas of the town, as well as manufactured home parks, for manufactured homes without design improvements.

Hamlets and Crossroads

The Town of Amboy has two small hamlets that may be better described as crossroads. West Amboy, at the intersection of State Route 69 and County Route 26 has approximately 25 structures including a church. Amboy Center lies at the intersection of State Route 69 and State Route 183. Amboy Center contains approximately 30 structures including a church and the town hall. Jamieson Corners (labeled Jefferson Corners on the map below), at the intersection of Route 69 and County Route 17, while definitely not a hamlet, contains one of the town's only commercial uses, a convenience store/gas station.

1906 Topographic Map



Aside from the fact that these locations give a business better access, these locations alleviate traffic because cars can disperse in three or more directions (as opposed to two if a business is located in the middle of a road segment). These locations are also safer in that traffic generally slows at intersections due to cars making turns (ex. traffic coming into Amboy Center sometimes slows due to people turning left onto Rt. 183).

Businesses that locate in hamlets are also accessible by pedestrians who live nearby, alleviating some off-street parking needs which saves costs for the operators and cuts down on the environmental problems associated with parking areas, such as stormwater runoff pollution.

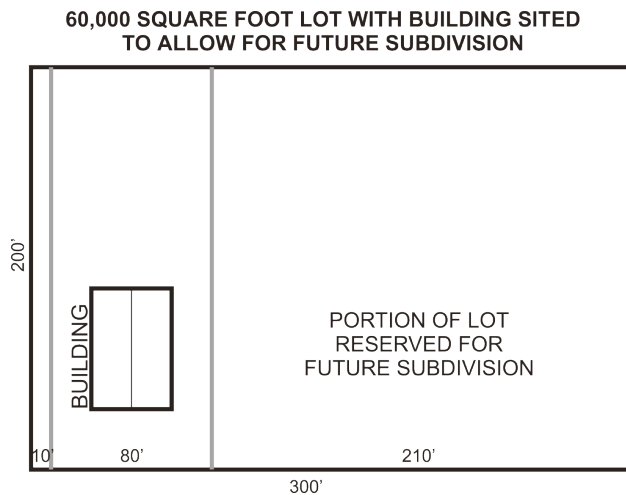
Channeling residential development to intersections makes public transit more viable, be it a county bus system or school buses (Jamieson Corners is a stop on Oswego County's bus route). It also cuts down on the use and therefore maintenance on other town roads. For instance, residents of Amboy Center can travel to Parish (and Interstate 81), Williamstown, Camden (and points east), and Constantia without using any town roads. This is not to say that people shouldn't live on town roads, just that the residential density should be kept lower on them.

Finally, these areas contribute to a sense of place for the town, something participants in this planning process have said Amboy is lacking.

The greater impediment is most likely the lack of speed zones. The speed limit on Route 69 is 55 mph along its entire run through the town. This problem is a well-documented concern among town residents. Dense development with narrower road frontages and frequent curb cuts is unsafe here as has been discussed in this plan. A comfortable pedestrian environment also cannot be created in areas with speeding automobiles.

Small lots also pose problem for individual on-site septic systems. It is difficult get the proper separation of a well and leach field with lots under 2 acres. Also, the density probably contributes to a higher than recommended level of nitrate and other pollutants in the groundwater.

An alternative for the near term may be to develop these areas with larger lots with larger frontages, but with structures sited so that the lots could be subdivided into two or three smaller lots in the future when some type of shared system becomes available. Another alternative would be to allow smaller lots with alternative septic systems such as composting toilets.



POLICIES

Rural Character

1. **Development density (the number of lots per square mile) should be compatible with a rural environment and lower than in the hamlets.**
2. **Scenic vistas should be protected from intrusions such as cell towers.**
3. **Land should be developed in a manner that preserves important habitats and Natural Heritage program sites.**
4. **Trees, vegetation and other landscape features should be retained as much as possible on development sites. Uses should be appropriately landscaped with native species so as to fit into the rural setting.**
5. **The proliferation of commercial signs and billboards should be prohibited and permitted signs should be compatible with the rural character of the town.**
6. **Historic sites, buildings and other structures which are fundamental to the character of the town should be preserved and protected.**
7. **The scenic and tranquil landscape should be protected from clutter, litter, and debris and excessive noise.**

Critical Road Network

8. **Land parcels fronting on major highways should have adequate frontage (~200 feet) to prevent an excessive number of highway access points.**
9. **Highway access points should be placed at safe locations.**
10. **Adequate setbacks should be required for structures built on major roads.**

Agriculture and Working Lands

11. **Nonfarm intrusions into agricultural areas should be minimized, thus decreasing conflicts with existing agricultural operations.**
12. **Agricultural support uses should be allowed in close proximity to primary agricultural areas.**

Commercial Uses

13. **Commercial uses should preferably be sited at road intersections.**

14. **Scattered commercial/industrial site development can be allowed in certain parts of the town. Standards for buffer zones, screening, building size and bulk, impervious surfaces, lighting, noise, odor, signs, on-site circulation, parking and loading, access, drainage and erosion control should be used to ensure that the impacts of scattered-site development are controlled.**
15. **Home based businesses should be allowed but must not negatively impact neighboring properties in terms of aesthetics, increased traffic, noise and pollution.**
16. **Commercial parking areas should generally be to the side or rear of uses, and appropriately screened from public view.**

Residential Uses

17. **Cluster residential developments preserving agricultural and wooded open space should be encouraged whenever possible.**
18. **Multi-family dwellings should be permitted, but should maintain the appearance of single family dwellings.**
19. **Accessory apartments should be permitted, but with appropriate standards for the areas where they are located.**
20. **Manufactured homes should be permitted in most areas, but in some areas should be subject to design controls appropriate for the particular neighborhood.**

Hamlets and Crossroads

21. **A mixture of residential and compatible nonresidential uses should be encouraged**
22. **A higher intensity of development should be encouraged, but only when/if speed limits are lowered and alternative sewage disposal facilities exist.**
23. **Public and semi-public institutional uses (such as town buildings, libraries and churches) should be highly encouraged.**
24. **Retail sales of small products and small scale retail service uses should be highly encouraged in the hamlet cores.**
25. **Commercial signs, site lighting and parking areas should be compatible with a close mix of residential uses, and a pedestrian/human scale.**
26. **Messy conditions should be prohibited and junkyards operated as businesses should be not be permitted.**

- 27. Home based businesses should be allowed but must not negatively impact neighboring properties in terms of aesthetics, increased traffic, noise and pollution.**
- 28. A variety of types of housing, including multi-family homes and accessory apartments, should be allowed, but these uses must be designed to fit in architecturally with and minimize negative impacts on adjacent properties.**
- 29. Residential uses should be encouraged as second floor apartments above commercial storefronts in the hamlet cores.**
- 30. New construction should respect the existing building setback line, minimizing front yards.**
- 31. Buildings in the hamlet cores should have a maximum footprint size of 20,000 square feet and range from 20 to 35 feet in height.**
- 32. New construction should respect the architectural character of neighboring buildings.**

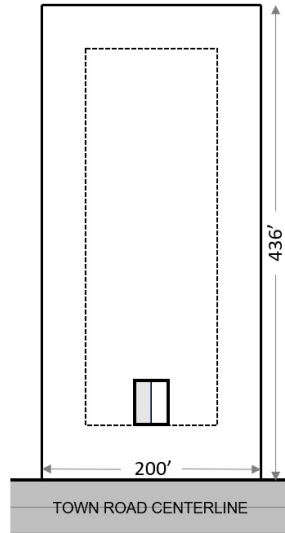
LAND USE LAWS

The town of Amboy adopted a zoning law in 2003. The entire town is included in a single zone that allows all uses, with certain exceptions (mostly involving use of hazardous materials). All new commercial and industrial uses, multiple dwellings, campgrounds, and not-for-profit uses require site plan review by the planning board. All new lots are required to have a minimum size of two acres, with a minimum road frontage of 200 feet. Minimum front and side yards depths are 75 feet and 40 feet, respectively. Minimum front yards are increased to 100 feet along state roads. The illustration below shows a building lot with a 30' by 40' house footprint configured with the minimum lot size, frontage, and setbacks.

The town may want to consider adding zoning overlays that lessen minimum lot size, frontage, and setback standards in certain areas (such as the hamlets and the waterfront areas) where most of the lots have been rendered nonconforming by the current zoning law. The town may also want to create an overlay or floating zone for siting commercial and light manufacturing uses, most likely along the Route 69 corridor.

The town of Amboy currently does not have a subdivision law. Subdivision laws put in place a mechanism for the planning board to certify that division of land is undertaken in accordance with the standards in the zoning law. The town should strongly consider adopting such a law.

**TWO ACRE MINIMUM LOT WITH MINIMUM
FRONTAGE AND 30'X40' BUILDING**



GLOSSARY

ad valorem – in proportion to the value

anaerobic – pertaining to or caused by the absence of oxygen

conventional housing – housing built on site from wood, concrete or steel framing materials or factory manufactured homes known as “modular homes” bearing an insignia issued by the State Fire Prevention and Building Code Council as required in 9 NYCRR section 1212

dwelling, single family – a principal building containing one dwelling unit

dwelling, multi-family - a principal building containing three or more dwelling units

dwelling, two family – a principal building containing two dwelling units

eminent domain – the authority to acquire or take, or to authorize the taking of, private property for public use or public purpose

frontage - the side of a lot abutting on a public road or private road

hydrophytic – growing in water or very moist ground

manufactured home - a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities

on-site septic system – an underground system with a septic tank used for the decomposition of domestic wastes

sedimentation – the deposition or accumulation of sediment

sense of place – the characteristics of a location that make it readily recognizable as being unique and different from its surroundings (Schultz and Kasen 1984)

siltation - The deposition of finely divided particles of soil or rock

subdivision - Division of any parcel or parcels of land whether or not contiguous into two or more lots

tract subdivision - A subdivision containing five or more lots, or any subdivision requiring a new road

working lands - actively maintained agricultural and/or forest lands

APPENDIX A – HISTORIC RESOURCES INVENTORY

(EXCERPTED FROM “ARCHITECTURAL SURVEY OF OSWEGO COUNTY”, Heritage Foundation of Oswego, Inc.)

The property types sought for this reconnaissance survey were determined by an examination of the History of the Town of Amboy and selected from the list of Contexts and Study Units prepared by the State Historic Preservation Office. Of the properties considered, only those with significance in town or county history and with acceptable levels of integrity based on configuration and period architectural detail are listed below. Other property types, once significant but now lacking integrity, are briefly noted. All buildings and sites included in the annotated list have been assigned an approximate date based largely on architectural character visible on the exterior of the building. Numbers included in parentheses refer to the 1976 survey.

- 1) 1991. **Carterville dam**, at intersection of Co. Rt. 17 & Co. Rt. 56. The Little River flows east into Oneida County. In the 19th century there was a sawmill, a grist mill, and a large tannery at Carterville. The mill ruins could not be found, and were presumed to be destroyed when the new dam was built. (2.0.9.1)
- 2) c1920. **Kenneth Drought Farm Barn**, NYS Rt. 69. Large dairy barn, wooden clapboards, gambrel roof, covered entrance to the hayloft, seamed tin roof; silo; interesting pictures of Holstein dairy cows painted on side of front of barn.
- 3) 1829. **Williams-Goly Farm**, owned by Steven & Diane Goly, Co. Rt. 17, R.D. 2, Box 234, Camden, NY 13316, south of Jamison Corner. Two-story, 4-bay, Federal style house, gable roof, wooden clapboards. Large dairy barn (early 1900s); horse barn, gambrel roof, shed on either side (early 1900s); hop barn & carriage house, board & batten siding (1870); ice house, gable roof, horizontal boards, tall entrance way with wood squares to fill in space as ice blocks are added (c1900s). (2.0.10)
- 4) c1980. **Lodge**, "Camp Near Wilderness," off Co. Rt. 26. Sponsored by Girl Scout Council of Syracuse. Contemporary lodge, board & batten siding, field stone fireplace.
- 5) c1977. **Lodge**, Amboy 4-H Environmental Center, NYS Rt. 183, just south of Williamstown town line. A small rectangular building, gable roof, perpendicular siding, concrete block foundation, seamed tin roof. Two other small similar buildings. Log lean-to (c1984); three miles nature trails; 150 acres.
- 6) 1835. **Amboy Center Methodist Church**, NYS Rt. 69 & NYS Rt. 183. Greek Revival church with Gothic windows in the bell tower (the steeple may have had a spire). The bell formerly hung in the Baptist Church, now the town hall. Stained glass memorial windows installed in 1939. Adjacent building used for church activities, Sunday schools, community breakfast. (2.0.3.1)

- 7) Between 1824 & 1842. **Former Baptist Church**, today used for Amboy Town Hall. NYS Rt. 69, west of NYS Rt. 183, Amboy Center. Purchased by town in 1893. One-story rectangular building, gable roof, with Greek Revival elements; portico supported by four square columns on pedestals. Resided in summer 1993. (2.0.1.14)
- 8) c1976. **West Amboy Community Church**, Co. Rt. 26, West Amboy. Built on site of former Union Church (1864) which burned. One-story rectangular building, small bell tower & spire with a cross on top. Large dining room in basement.
- 9) c1840. **West Amboy Cemetery**, Co. Rt. 26, south of West Amboy. 4.45 acres; land donated by Seamans family and the Schaad family.
- 10) c1830. **Amboy Center Cemetery**, NYS Rt. 69, east of Amboy Center. 1.5 acres; double iron gates, iron posts with iron fencing. Unusual stones include "Mother / Lavina Hall Gowdy / over / 50 y'rs a teacher / 1833 - ." - bottom text reads "Ezra C. Gowdy / died in Kansas / 1865-1905."

A stone cut by A. Salladin, Mexico, exhibits a typical Salladin design: angel with wings, open book, sun rays & puffy clouds. Text reads "Harriet/ Wife of/ Thomas S. Brownell / Died Jan. 1, 1847 / Age 25 years & 2 mo." The verse below is indecipherable.
- 11) c1840. **Kinney Cemetery**, NYS Rt. 69 & Turk Road. Abandoned cemetery (privately owned).
- 12) c1850. **Butler Cemetery**, NYS Rt. 183. Frontage, 148.5 ft; depth, 148.5 feet. Mortarless stone wall forms west side; mature maple trees line the perimeter; poor maintenance. A Butler monument reads "Eliza M. Butler / died/ March 7, 1870 / AE 19 yrs old 10 m 22 d." Lower right reads: "Erected by Silas Merrell."
- 13) c1840. **Klondike Road Cemetery**, located on Klondike Road which branched off Cusson Drive and ended at Stark Road. No picture; I did not personally see this burying ground.
- 14) Before 1854. **Pero-Stanton House**, NYS Rt. 69, west of Co. Rt. 26, West Amboy. Dr. Joseph Pero built this house and sold it to C. T. Stanton sometime before 1854. A carefully crafted Greek Revival house; a curved roof overhang with mitered corners; square fluted pillars support front portico; a classical front door with sidelights. The wrap-around porch is not common in this area. (2.0.1.15)
- 15) 1935. **Sign Fast Shop**, intersection NYS Rt. 69 & NYS Rt. 183. Small rectangular 1 1/2 story wooden building, gable roof. Center doors flanked by a pair of windows on each side (2.0.2.1)
- 16) c1850. **West Amboy store-stagecoach stop**, now owned by Ed Lescenski, NYS Rt. 69, West Amboy. Two-story wooden Italianate commercial building, paired brackets, covered porch across front; a stagecoach stop in the 1850s; in

1930s building used a hotel, hotel closed in 1947. Tradition says the building was a stop on the Underground Railroad (2.0.2.3)

APPENDIX B – IMPLEMENTATION MATRIX

The land use policies presented in this plan may be implemented through land use regulations, including:

	ADOPTED BY	ADMINISTERED BY	ADOPTION PRIORITY
ADD WIND AND SOLAR REGULATIONS TO ZONING LAW	TOWN BOARD	PLANNING BOARD, ENFORCEMENT OFFICER	HIGH
SUBDIVISION LAW	TOWN BOARD	PLANNING BOARD, ENFORCEMENT OFFICER	HIGH
CLUTTER LITTER AND DEBRIS LAW	TOWN BOARD	TOWN BOARD, ENFORCEMENT OFFICER	MEDIUM

APPENDIX C

2014 Town of Amboy Survey Results ~12/3/14

1. **Have you ever visited the website at www.TownofAmboy-ny.us?**

52 (42%)	70 (57%)
Yes	No

2. **Have you visited the Oswego County Property Tax website at www.oswegocounty.com/rpts.shtml**

74 (60%)	46 (37%)
Yes	No

3. **Referring to the enclosed map, in what area of the town do you reside?**

29 (24%)	Area #1	44 (36%)	Area #2	16 (13%)	Area #3	32 (26%)	Area #4
----------	---------	----------	---------	----------	---------	----------	---------

4. **Which of the following best describes your residence?**

78 (63%)	Home owner permanent	4 (3%)	Resident and own a business in town
20 (16%)	Not a resident but own property in town	0 (0%)	Not a resident but own a business in town
18 (15%)	Home owner seasonal	0 (0%)	Renter

5. **What are your reasons for choosing to live or own property in the town? (Please check () all that apply to you.)**

88 (72%)	Rural atmosphere	41 (33%)	Grew up in the town	20 (16%)	Tax rate
51 (42%)	Recreational opportunities	32 (26%)	Housing/land cost	9 (7%)	Schools
45 (35%)	Quality of life	28 (23%)	Low crime rate		
41 (33%)	Family and friends	21 (17%)	Sense of community		

6. **What types of housing would you like to see growth in? (Please check () all that apply.)**

97 (79%)	Single family homes	14 (11%)	Mobile homes on separate lots	5 (4%)	Apartments
36 (29%)	Senior housing	11 (9%)	Subdivisions	4 (3%)	Single family homes converted to apartments
24 (20%)	Affordable housing	5 (4%)	Condos/townhouses	3 (2%)	Mobile home parks

7. **Which of the following types of recreation would you like to see growth in? (Please check () all that apply.)**

56 (46%)	Hiking and skiing trails	42 (34%)	Bicycle trails	31 (25%)	Snowmobile trails
54 (44%)	ATV trails	36 (29%)	State owned land	23 (19%)	Town parks
52 (42%)	Hunting and fishing	23 (19%)	Tourist attractions	10 (8%)	Campgrounds/RV parks

8. **Which of the following issues or potential issues within the Town of Amboy are you concerned about? (Please check () all that apply.)**

107 (87%)	Property taxes	29 (24%)	Pollution	16 (13%)	Subdivisions
48 (39%)	Jobs	24 (20%)	Minimum lot size	14 (11%)	Snowmobiles
46 (37%)	Hydrofracking	23 (19%)	Drinking water quality	12 (10%)	Wind farm development
42 (34%)	Fire and police service	23 (19%)	Hunting and Fishing	8 (7%)	Tourist business
35 (29%)	Road maintenance	20 (16%)	ATV's		
31 (25%)	Recreational water quality	20 (16%)	Dog/animal control		

9. **How far do you commute to work each day?**

51 (42%)	Don't commute to work	11 (9%)	Less than 10 miles	5 (4%)	50+ miles
28 (23%)	26-50 miles	14 (11%)	10-25 miles		

10. Which of the following should be protected? (Please check () all that apply.)

- 54 (43.9%) Scenic vistas
- 81 (65.9%) Important natural areas
- 82 (66.7%) Important agricultural lands
- 2 (1.6%) It is not important to protect open space
- 82 (66.7%) Rural character

11. Which of the following types of commercial development should be allowed in the Town of Amboy? (Please check () all that apply.)

- 85 (69%) Grocery store
- 52 (42%) Gas station/mechanics garage
- 23 (19%) Movie theater
- 81 (66%) Small retail development
- 50 (41%) Lodging
- 21 (17%) Large commercial development
- 62 (50%) Home based business
- 33 (27%) Car wash
- 17 (14%) Large retail development
- 58 (47%) Bar/restaurant
- 30 (24%) Law office

12. Which of the following statements characterize your feelings about industrial development in the town (i.e. manufacturing, wholesale trade, construction, utility, transportation, communication businesses)? (Please check () the one you MOST AGREE with.)

- 51 (42%) Some new light industrial development should be encouraged.
- 30 (24%) Amboy is primarily a commuter town and needs little or no increased industrial development.
- 18 (15%) Amboy needs as much new industrial development as can be attracted.
- 10 (8%) Both light and heavy industrial development should be encouraged.

13. How would you rate the service or quality of the following in the Town of Amboy? (Please check () the one that best describes your rating.)

	Good	Satisfactory	Poor
Snow removal	64 (52%)	43 (35%)	4 (3%)
Road maintenance	45 (37%)	60 (49%)	8 (7%)
Fire protection	42 (34%)	48 (39%)	22 (18%)
Schools	40 (33%)	40 (33%)	21 (17%)
Ambulance service	29 (24%)	51 (42%)	24 (20%)
Municipal Buildings	29 (24%)	71 (58%)	8 (7%)
Code Enforcement	23 (19%)	63 (51%)	24 (20%)
Dog Control	21 (17%)	63 (51%)	18 (15%)
Government Administration	18 (15%)	68 (55%)	20 (16%)

14. How do you feel about the changes you have seen in the Town of Amboy over the past 5 years?

- 49 (40%) Satisfied
- 48 (40%) Dissatisfied

APPENDIX D

REGISTERED BUSINESS ENTITIES IN THE TOWN OF AMBOY

INDUSTRIAL

C. G. & SON (GARDNER ENTERPRIZES)
87 NICHOLS ROAD
WILLIAMSTOWN, NEW YORK 13493
315-964-2430
cgson@frontiernet.net

COMMERCIAL

LIBERTY FUELS LLC.
69 LIBERTY STREET
CAMDEN, NEW YORK 13316
315-245-4035

HOLST WELL DRILLING
522 COUNTY ROUTE 17A
WILLIAMSTOWN, NEW YORK 13493
315-964-2679

DAVE'S DEALS ON WHEELS (TRUCKING)
335 FINNERTY ROAD
WILLIAMSTOWN, NEW YORK 13493
315-427-6436

RETAIL

JAMIESON CORNERS STORE
2047 COUNTY ROUTE 17
WILLIAMSTOWN, NEW YORK 13493
315-964-7709

JUNKYARD DOG ENTERPRISES
4 STATE ROUTE 183
WILLIAMSTOWN, NEW YORK 13493
315-964-9920

NORTH SHORE TAXIDERM MY STUDIO
613 TANNER ROAD
WILLIAMSTOWN, NEW YORK 13493
315-964-2327

WEST AMBOY LAWN & GARDEN
9 COAN POND ROAD
WILLIAMSTOWN, NEW YORK 13493
315-625-4827

SHURE SHOT GUN SHOP
273 LITTLE POND ROAD
WILLIAMSTOWN, NEW YORK 13493
315-964-2199

BLACK CAT DOG DESIGNS, INC.
SUITE 1
323 STONE HILL ROAD
WILLIAMSTOWN, NEW YORK 13493
315-430-2004

ENTERTAINMENT & EDUCATIONAL

HAUNTED FOREST
95 NICHOLS ROAD
WILLIAMSTOWN, NEW YORK 13493
315-436-2271
thehauntedforestcny.com

AMBOY ENVIRONMENTAL EDUCATION CENTER (CORNELL COOP. EXT.)
748 STATE ROUTE 183
WILLIAMSTOWN, NEW YORK 13493
315-963-7286

AUTOMOTIVE

JOCK'S AUTO BODY & REPAIR
1416 COUNTY ROUTE 26
WILLIAMSTOWN, NEW YORK 13493
315-625-7892

LODGING, RESTAURANTS & CAMPGROUNDS

PONDVIEW LODGE
323 STONE HILL ROAD
WILLIAMSTOWN, NEW YORK 13493
315-430-2004
pondviewlodge.com

CARTERVILLE ACRES FAMILY CAMPGROUNDS
93 BIRMINGHAM DRIVE
CAMDEN, NEW YORK 13316
315-964-0076
cartervilleacres.com

UP COUNTRY CAMPGROUND
1118 STATE ROUTE 69
WILLIAMSTOWN, NEW YORK 13493
315-964-2730
upcountry campground.com

HIDDEN ACRES CAMPGROUNDS
60 CUSSON DRIVE
WEST MONROE, NEW YORK 13167
315-625-7110

CLUBS & ORGANIZATIONS

OSWEGO COUNTY ATV CLUB
P.O. BOX 296
ALTMAR, NEW YORK 13302
315-298-3312
oswegocountyatv.org

SQUARE VALLEY TRAILBLAZERS
P.O. BOX 296
CENTRAL SQUARE, NEW YORK 13036
315-668-9945
squarevalley.net

PANTHER LAKE ASSOCIATION, INC.
41 SANDY POINT DRIVE
BERNHARDS BAY, NEW YORK 13028
315-964-7775

SPECIALITIES

AMBOY HISTORICAL SOCIETY
COUNTY ROUTE 26
WILLIAMSTOWN, NEW YORK 13493
315-532-2974

WEST AMBOY VOLUNTEER FIRE DEPARTMENT
10 CUSSON DRIVE
WEST MONROE, NEW YORK 13167
315-625-7112

WEST AMBOY COMMUNITY CHURCH
1267 COUNTY ROUTE 26
WEST MONROE, NEW YORK 13167
315-532-2974

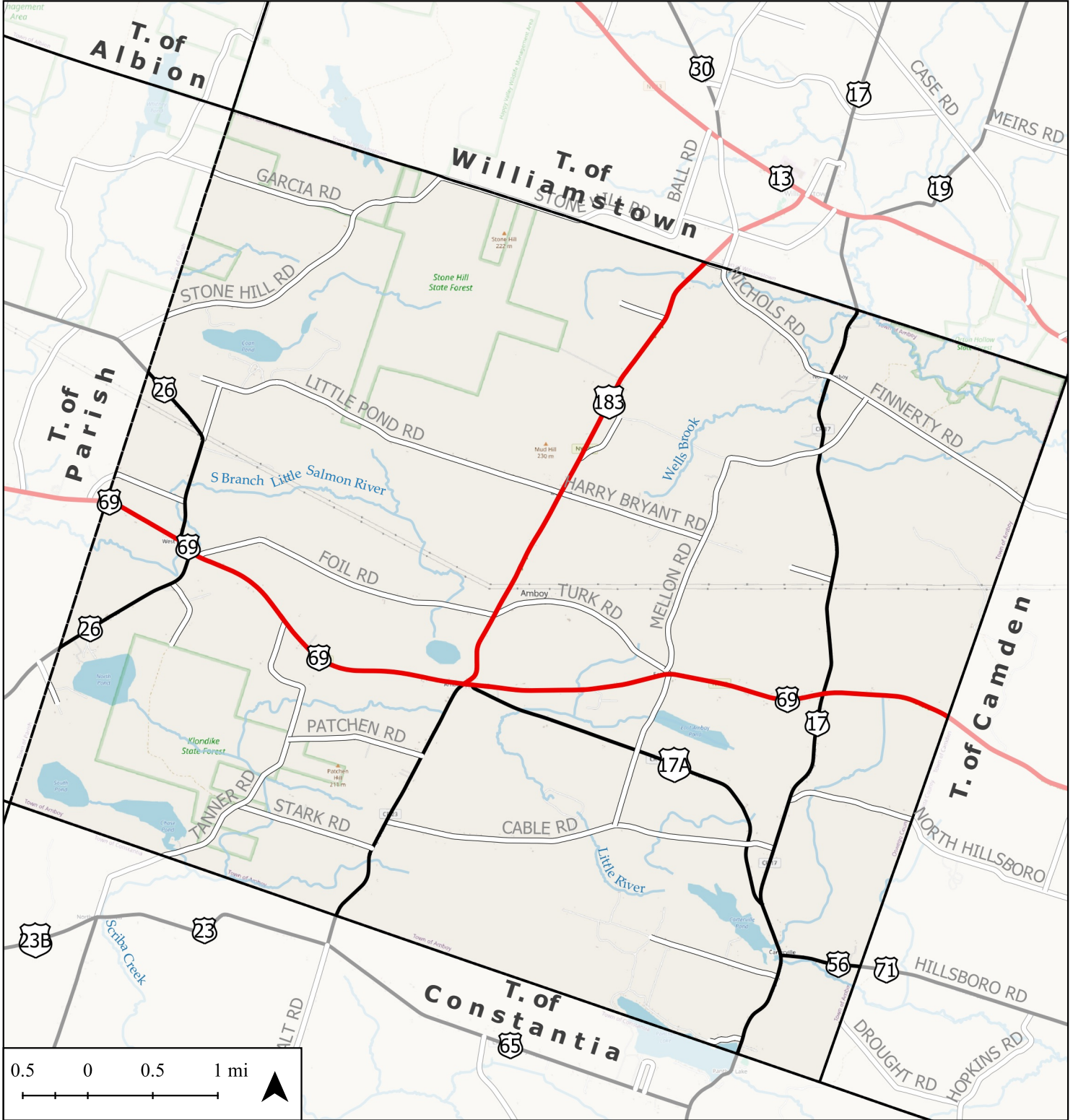
AMBOY CENTER UNITED METHODIST CHURCH
1 STATE ROUTE 183
WILLIAMSTOWN, NEW YORK 13493
315-964-2470

FOOD BANK AT UNITED METHODIST CHURCH
1 NY-183
WILLIAMSTOWN, NY 13493

TOWN OF AMBOY COMPREHENSIVE PLAN Road Network 2018

Roads by Jurisdiction

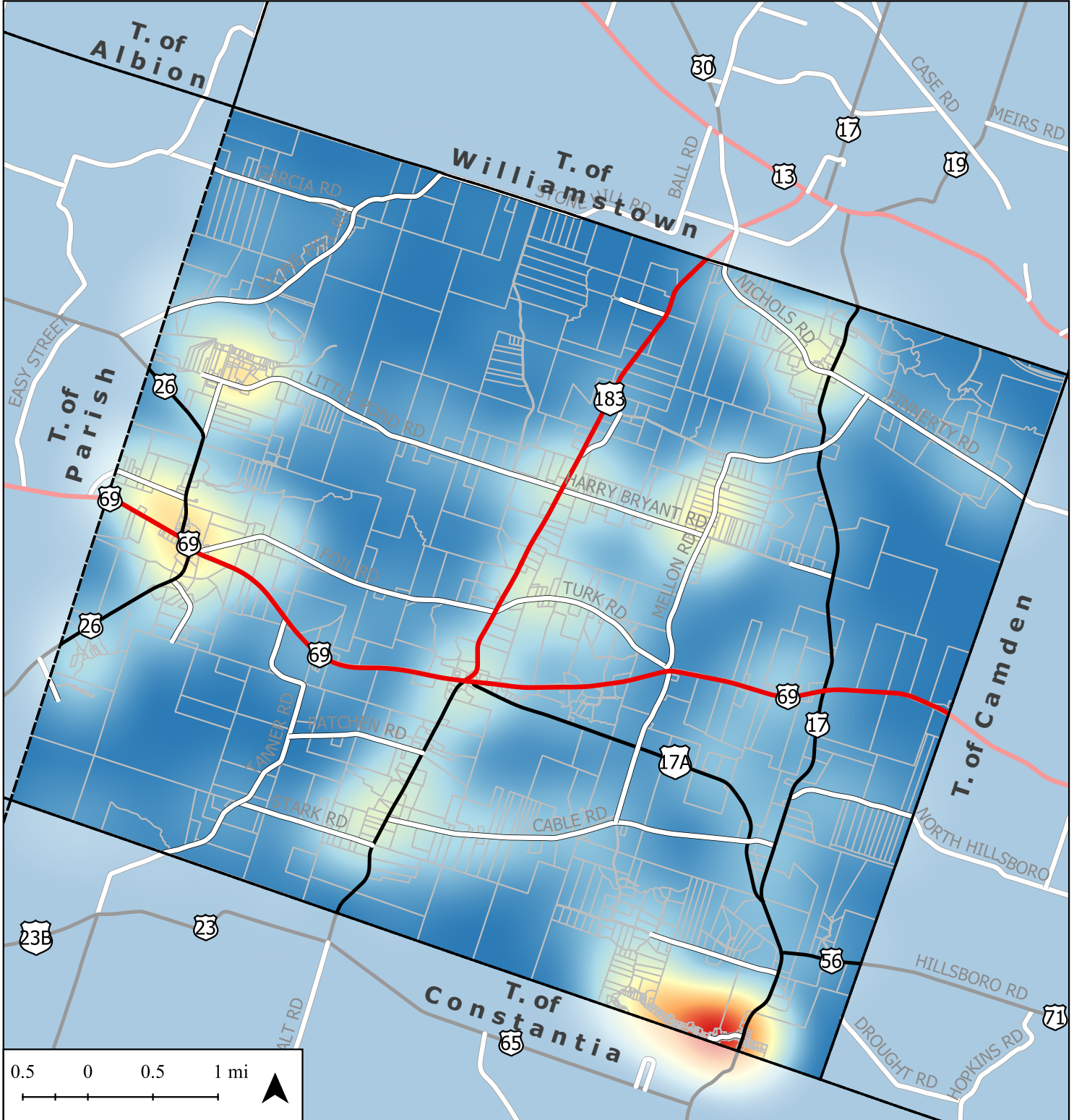
- Town
- County
- State



Source: NYS Dept. of Transportation (DOT, 2018); Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/20
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TOWN OF AMBOY COMPREHENSIVE PLAN Population Hot Spots 2017

Note: The data represents the centroids of tax parcels. The land use classes were filtered by residential type and the estimated average household size in the Town of Amboy, 2.52 people per household, was multiplied by the number of potential households. The following property classes were considered single-family residences (x1): 210, 240, 241, 242, 270, 280, and 283; two-family residences (x2): 220 and 271; three-family or multiple families (x3): 281 and 411; and seasonal residences (x0.5): 260. The map shows the population "hot spots" based on this analysis in red, orange, and yellow.



Source: NYS Dept. of Transportation (DOT; 2018) and Oswego County Real Property (2018)

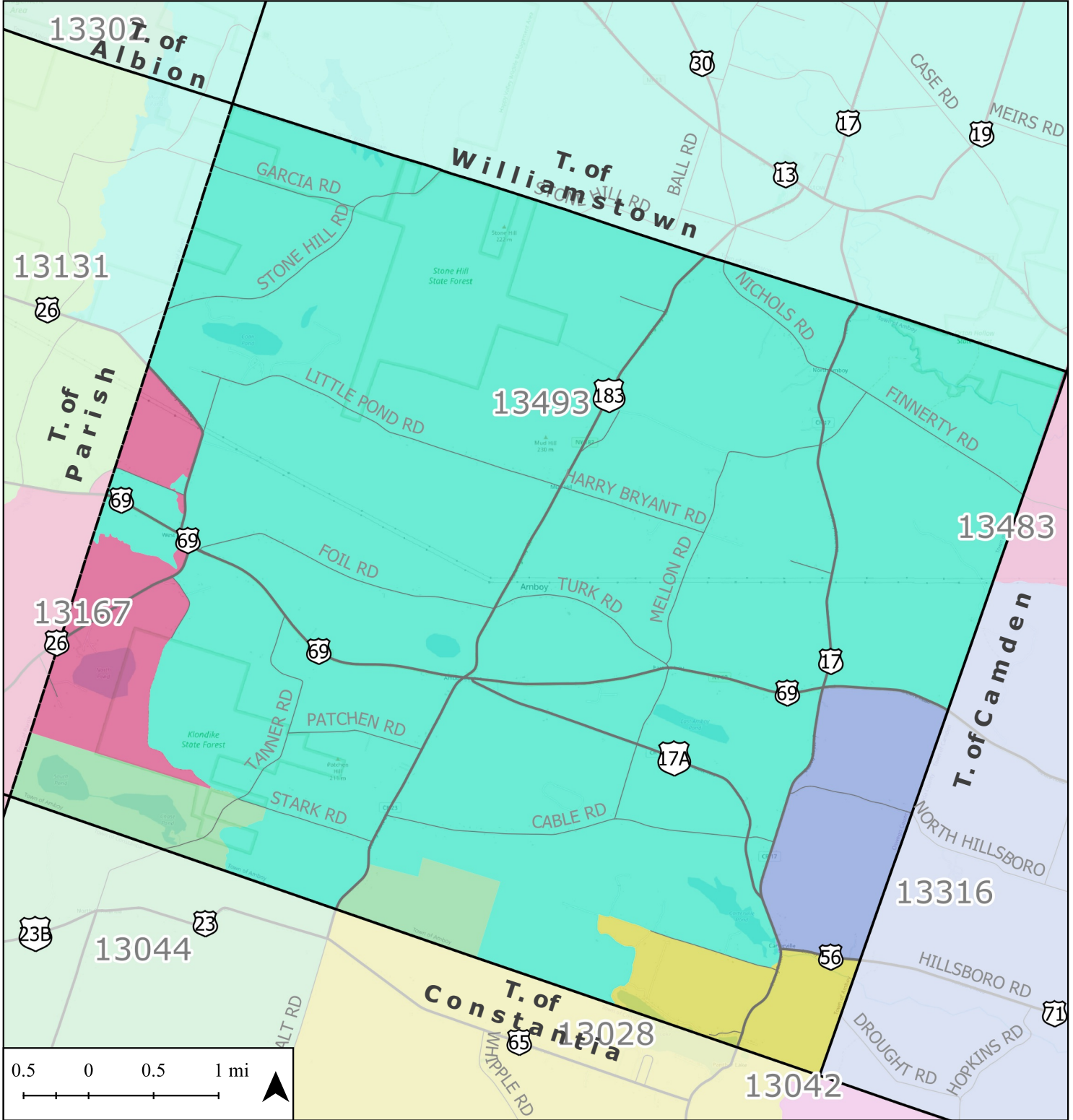
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TOWN OF AMBOY COMPREHENSIVE PLAN

Zip Codes 2015

Zip Codes and Post
Offices in Amboy:
13028 - Bernhards Bay
13044 - Constantia
13131 - Parish
13167 - West Monroe
13316 - Camden
13493 - Williamstown

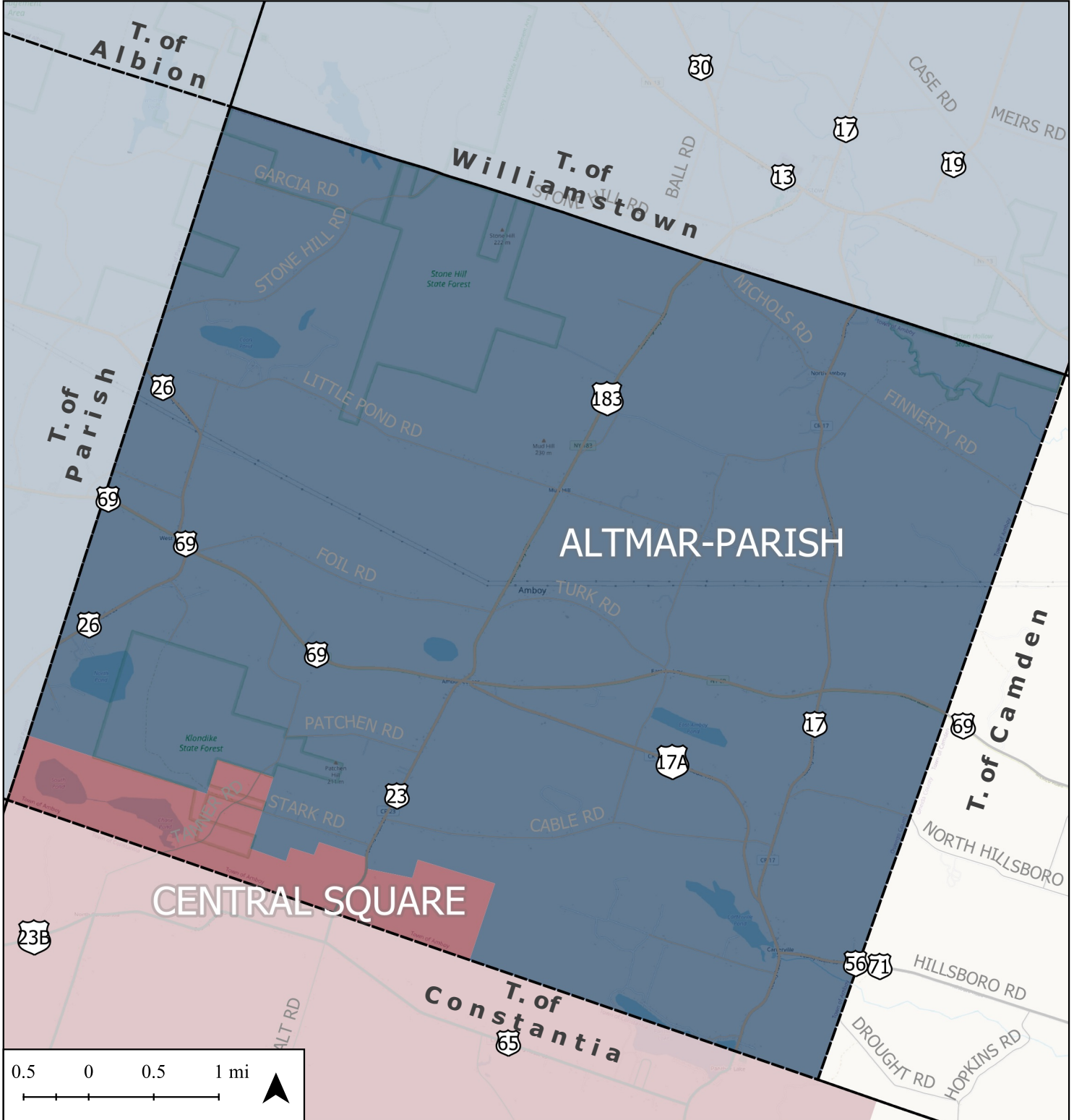


Source: NYS Dept. of Transportation (DOT; 2018) and TIGER/Line Shapefile, 2015, 2010 nation, U.S., 2010 Census 5-Digit ZIP Code Tabulation Area (ZCTA5) National; Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/2020

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TOWN OF AMBOY COMPREHENSIVE PLAN School Districts 2019

School District
 Altmar-Williamstown-Parish
 Central Square



Source: NYS Dept. of Transportation (DOT; 2018) and NYS Education Department (2019)
 Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/2020

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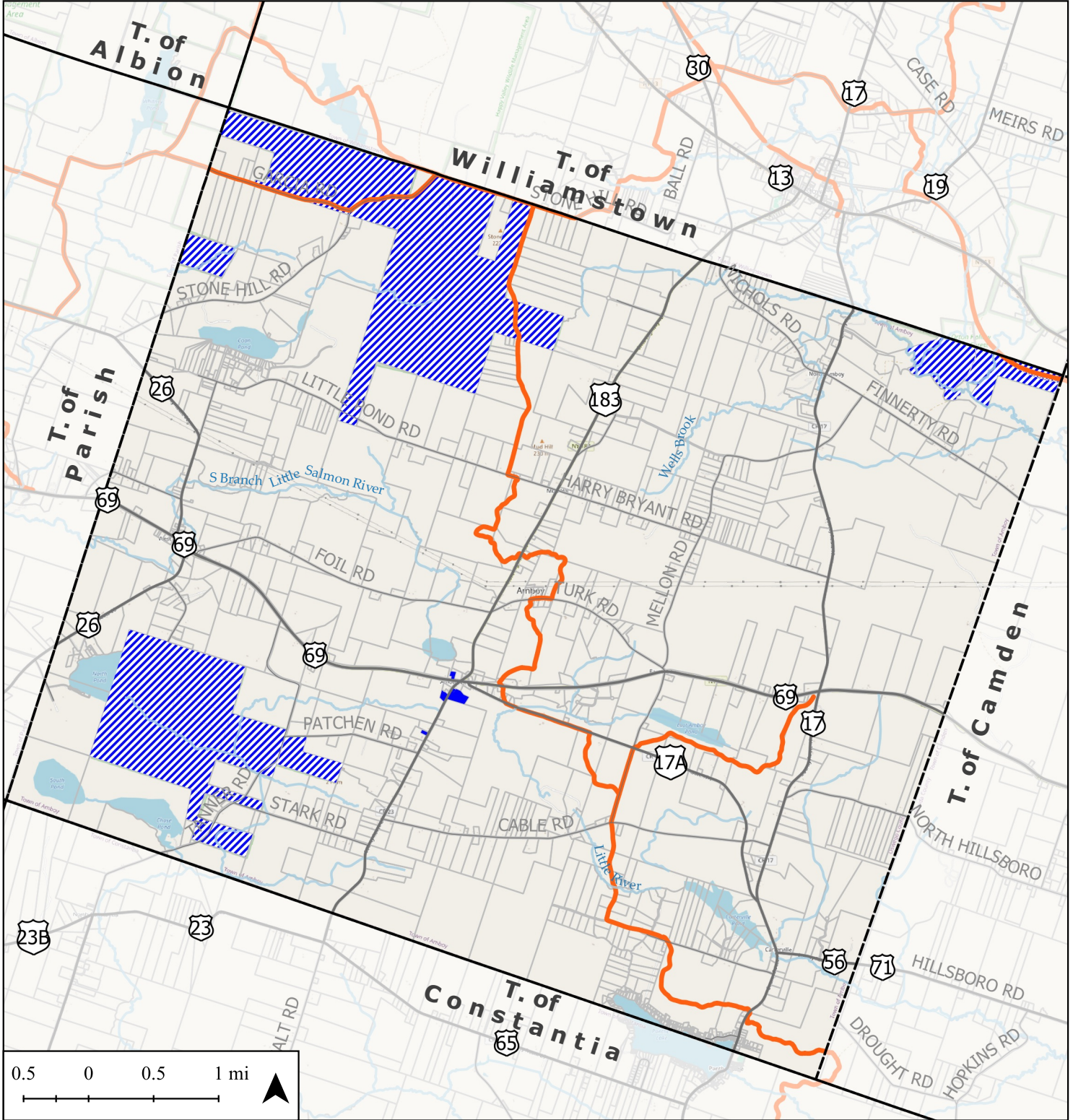
TOWN OF AMBOY COMPREHENSIVE PLAN Publicly-Owned Lands 2018

— Snowmobile Trails

Lands by Jurisdiction

- Town of Amboy
- Oswego County
- New York State
- Parcel

Note: There are 27 publicly-owned lands in the town of Amboy, which include reforested state land as well as recreational, cultural, and government buildings, among other uses.



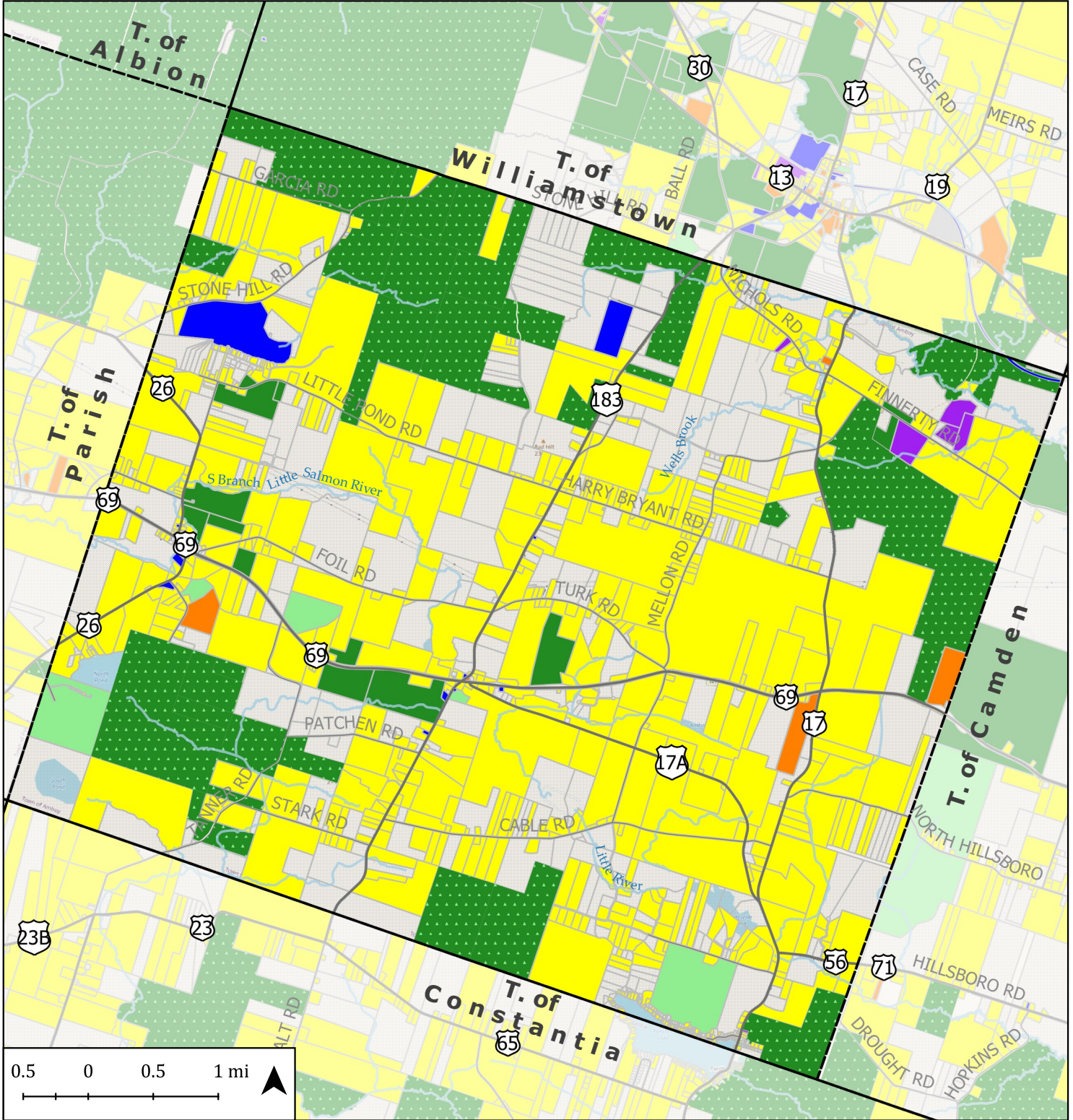
Source: Oswego and Oneida Real Property (2018; 2018), NYS THC Database (n/d)

Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 12/16/2019

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TOWN OF AMBOY COMPREHENSIVE PLAN Assessed Land Use 2018

- Tax Parcels**
- Agriculture
 - Commercial
 - Community Services
 - Industrial
 - Public Services
 - Recreation & Entertainment
 - Residential
 - Vacant Land
 - Wild, Conservation




Source: Oswego and Oneida Real Property (2018; 2018); NYS DOT (2018); Cornell IRIS & NYS Dept. of Ag. and Markets (2017)

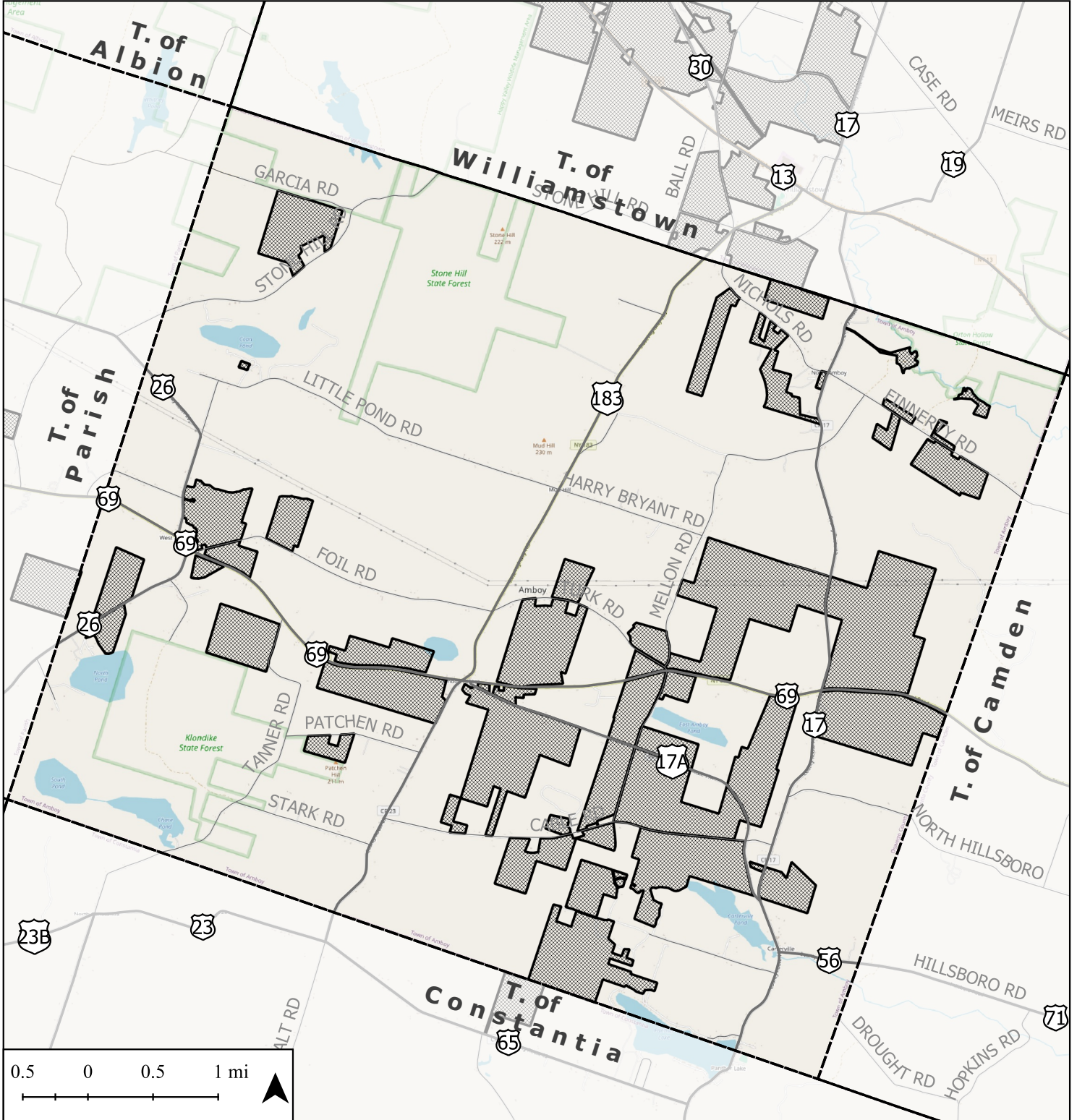
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TOWN OF AMBOY COMPREHENSIVE PLAN Agricultural Districts 2017

 Lands under the protection of NYS Agricultural District Law

Note: An Agricultural District is defined by a list of tax parcels, including properties added during the annual open enrollment. Boundary data is current to certification date of the district map on file at IRIS at the time the digital data was updated. Refer to the current tax parcel list for each district to confirm the precise agricultural district boundary. The agricultural district number within the county is district 11, which was certified on 09/27/1982.



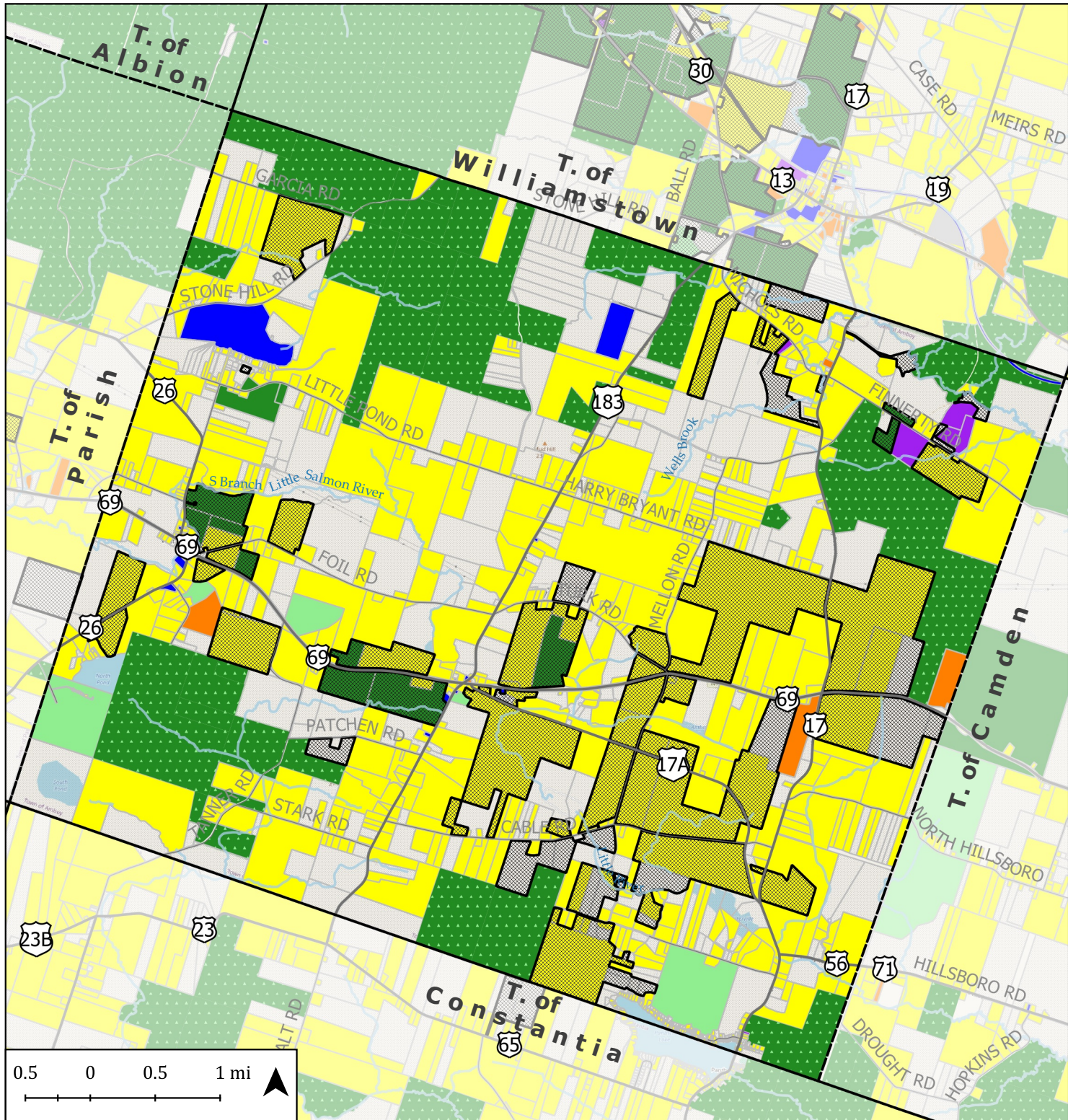
Source: NYS Dept. of Transportation (DOT; 2018) and Cornell IRIS & NYS Department of Agriculture and Markets (2017)

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TOWN OF AMBOY COMPREHENSIVE PLAN Assessed Land Use & Agricultural Districts 2018

- | | |
|--------------------|----------------------------|
| Tax Parcels | Recreation & Entertainment |
| Agriculture | Residential |
| Commercial | Vacant Land |
| Community Services | Wild, Conservation |
| Industrial | Agricultural District |
| Public Services | |



Source: Oswego and Oneida Real Property (2018; 2018); NYS DOT (2018); Cornell IRIS & NYS Dept. of Ag. and Markets (2017)

Created by: THC/ALM on 02/24/2020

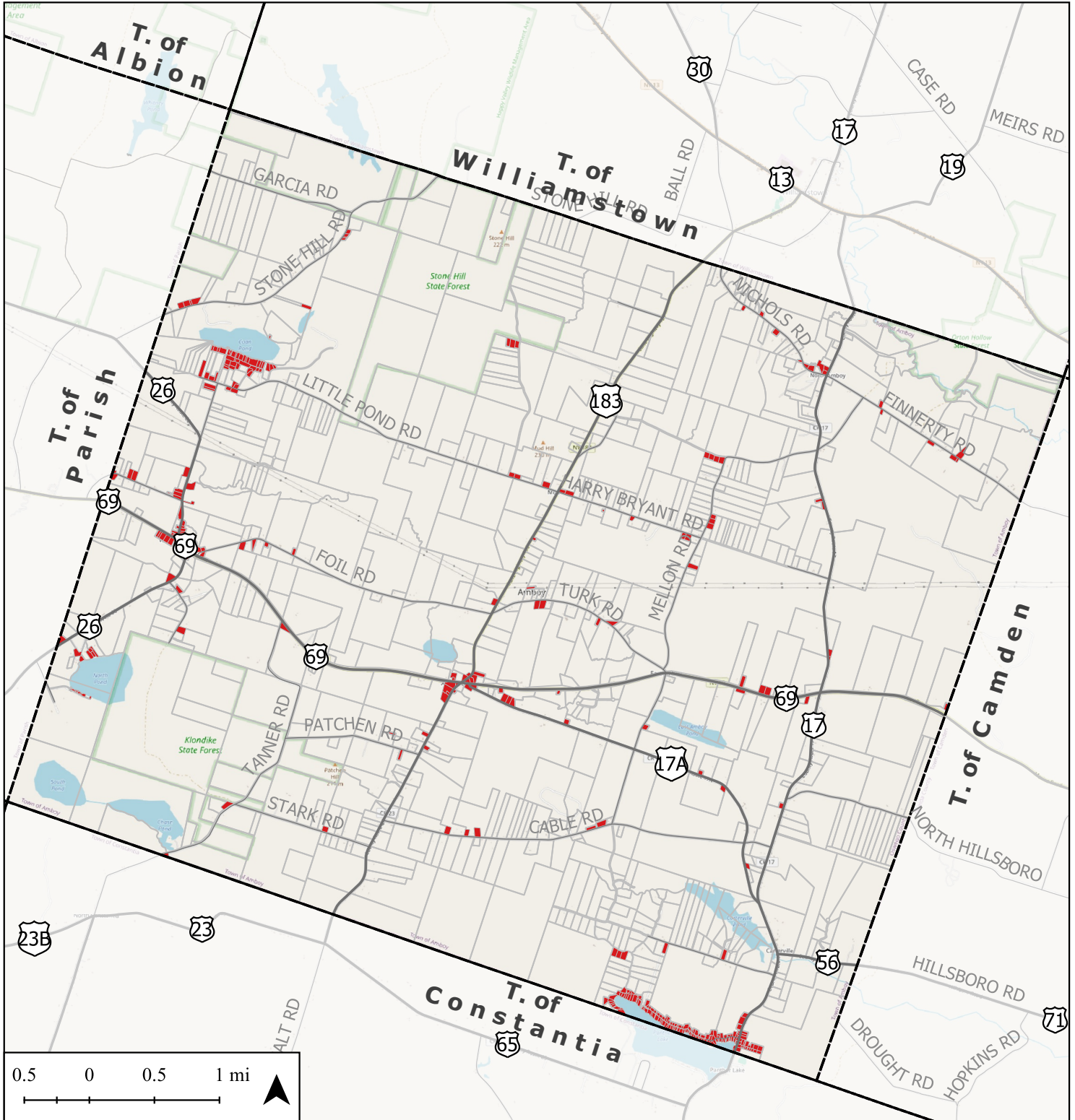
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TOWN OF AMBOY COMPREHENSIVE PLAN Nonconforming Tax Parcels 2018

Tax Parcels

- Tax Parcel
- Tax Parcel < 2 Acres

Note: Under Section 410 of the Town of Amboy Zoning Law (2010), any principal use shall be located on a lot of at least 2 acres minimum in area and shall have a lot frontage on the road of 200 feet, minimum. Note that Section 420 of this law requires a side yard of 40 feet (minimum) for principal uses and a 20-foot minimum for accessory buildings; Section 430 requires a front yard of 75 feet (minimum) from town and county road centers, and a 100-foot minimum from the center of state highways.

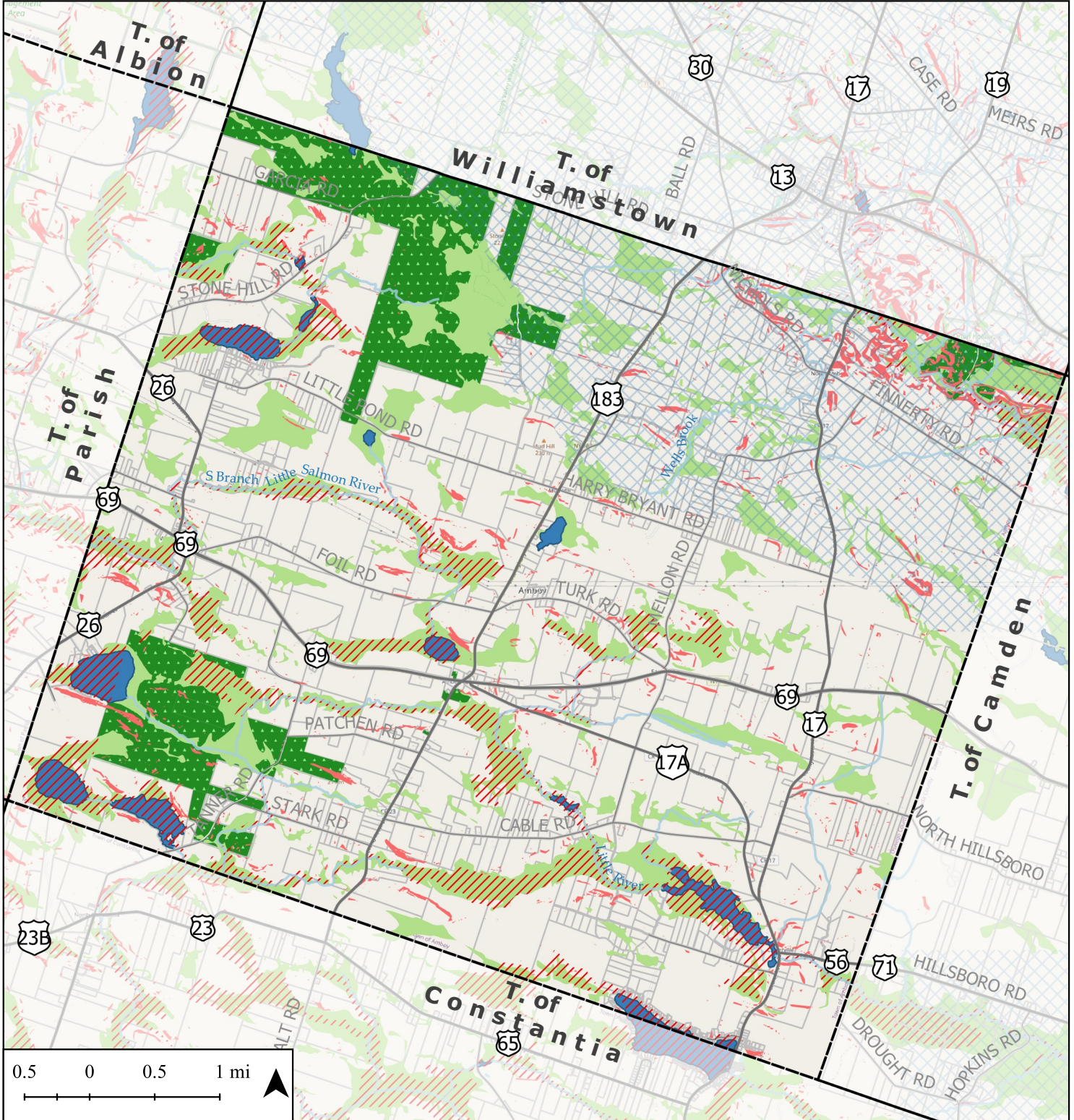


Source: Oswego Real Property (2018) and NYS DOT (2018); Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/2020
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TOWN OF AMBOY COMPREHENSIVE PLAN Development Constraints 2019

Features That Could Impact Development

-  Streams
-  Publicly-Owned Land
-  Tug Hill Aquifer
-  DEC Wetlands
-  Waterbodies
-  Steep Slopes
-  Flood Hazard Areas
-  Parcel



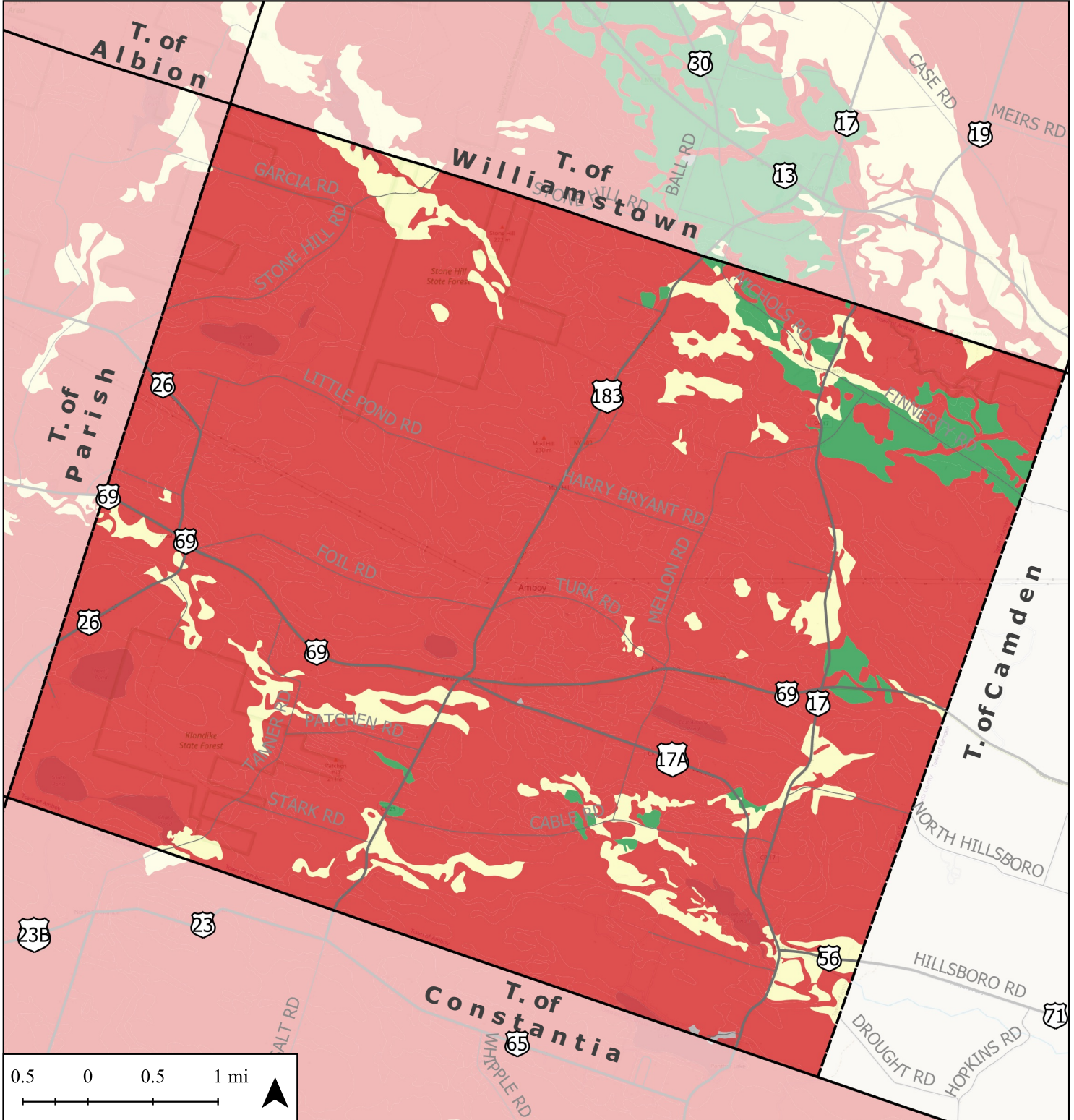
Source: NYS Dept. of Transportation (DOT; 2018), Federal Emergency Management Agency (1996), NYS Dept. of Environmental Conservation (n/d), US Geological Survey (n/d), NYS Tug Hill Commission (n/d); Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/2020
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TOWN OF AMBOY COMPREHENSIVE PLAN Septic System Suitability 2013

Soil Survey Geographic Soils by Absorption

- Slight
- Moderate
- Severe
- No data

Note: This data set is a digital soil survey and generally is the most detailed level of soil geographic data developed by the National Cooperative Soil Survey. The special soils features codes were linked to the septic tank absorption fields in the Soil Survey of Oswego County, NY, issued in 1981 by the US Department of Agriculture Soil Conservation Service in cooperation with Cornell University Agricultural Experiment Station.



Source: NYS Dept. of Transportation (DOT; 2018) and U.S. Department of Agriculture, Natural Resources Conservation Service (2013)
 Basemap: © OpenStreetMap contributors; Created by: THC/ALM on 02/24/2020

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