

VILLAGE OF CAMDEN COMPREHENSIVE PLAN 2014



**Prepared by the Camden
Planning Committee**

**Adopted by the Village of Camden
March 4, 2014**

TABLE OF CONTENTS

INTRODUCTION.....	1
PART 1. COMMUNITY PROFILE	3
GENERAL	3
DEMOGRAPHICS.....	3
EMPLOYMENT CHARACTERISTICS	4
EDUCATION	5
LAND USE AND PROPERTY TAXES	6
PART II. PLAN ELEMENTS, GOALS, AND STRATEGIES.....	7
HISTORIC PRESERVATION	7
TRANSPORTATION	8
INFRASTRUCTURE	9
REVITALIZATION and ECONOMIC DEVELOPMENT	11
COMMUNITY FACILITIES and SERVICES	13
PARKS AND RECREATION	15
HOUSING	16
PART III. LAND USE POLICIES	19
BASIC DEVELOPMENT PRINCIPLES	19
SENSITIVE AREAS	20
VILLAGE CENTER AREA.....	22
VILLAGE NEIGHBORHOODS	23
TRADITIONAL RESIDENTIAL	23
RESIDENTIAL TRANSITION	24
SUBURBAN RESIDENTIAL.....	25
MANUFACTURING AREAS.....	25
AUTOMOBILE COMMERCIAL AREAS	26
RURAL AREAS.....	27
APPENDIX A. MAPS	
APPENDIX B. SURVEY RESULTS SUMMARY	
APPENDIX C. BREED AND DOBLE PLAN EXCERPT	

INTRODUCTION

Purpose of the Plan

The purpose of the plan is to provide guidance for the physical development of the village for the future. It prepares for potential residential and commercial development that Camden may face as the growth of the Utica/Rome and Syracuse metropolitan areas continues to expand into the region. The plan is intended to provide an adequate framework for land development and land subdivision controls without being over-regulatory. It will also help assure that the growth of the area will be in sync with plans for infrastructure and road development, and will not negatively impact natural resources. 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 create a vision for the community's future that is shared among the citizens of Camden.

Planning Committee

In the Fall of 2011, the Camden Village Board charged the Planning Board with the task of developing a draft plan. The Planning Board (with the help of the Code Enforcement Officer and some interested local residents) conducted a local opinion survey and held a series of monthly meetings with experts in the various topics that the plan addresses. The committee held the first public hearing on the plan in September of 2013.

Periodic Review and Update of the Plan

It is the recommendation of the Plan Committee that this plan be reviewed and updated at least every five years by the Village Board and others, as designated by the Village Board. A periodic review will refresh the Board's perspective on the longer range issues affecting Camden, and help to reinforce the link between day-to-day development decisions and longer range village policies. In addition, a periodic update will keep the plan current with the ever-changing conditions of the 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 demographics and quality of life indicators of the village based on U.S. Census and other data.

Part II. Plan Elements, Goals and Strategies

This section presents a discussion of community issues, goals and strategies that reflect the needs and desires of the community. It was developed based upon public meetings and the community survey.

Part III. Land Use Plan and Policies

This section includes policies which guide development in the village and form the framework for the village's land use regulations and are intended to inform the decisions of the planning board and zoning board of appeals. All development projects in the village should conform to these policies.

Appendix A. Maps

Appendix B. Survey Results Summary

Appendix C. Breed and Doble Plan excerpt

PART 1. COMMUNITY PROFILE

GENERAL

The Village of Camden is composed of approximately 2.3 square miles of land located at the crossroads of NYS Routes 13 and 69 in northwestern Oneida County. The village is within the Town of Camden, which is surrounded by the towns of Amboy, Williamstown, Florence, Annsville, Vienna, and Constantia. The village was founded in 1834.

DEMOGRAPHICS

Camden was home to 2,231 residents in 2010. The village lost population (around 4%) between 2000 and 2010, according to the US Census Bureau. This decline in population is very common among upstate New York villages. Oneida County saw a slight decrease in population during this period while New York state as a whole saw a 2% increase in population.

Table 1
Population Change 2000-2010

	2000	2010	Percent Change
Camden Village	2,330	2,231	-4.25
Oneida County	235,469	234,878	-0.25
New York State	18,976,457	19,378,102	+2.12

Source: US Census Bureau

While the population declined, the number of households increased 3% between 2000 and 2010. This increase was also seen in Oneida County and New York State. The reason for this increase is shrinking average household sizes (Camden declined from 2.53 to 2.34). This is a nationwide phenomenon largely due to the decline of large families.

Table 2
Household Population

	# of Households 2000	Average Household Size	# of Households 2010	Average Household Size
Camden Village	920	2.53	953	2.34
Oneida County	90,496	2.60	93,028	2.52
New York State	7,056,860	2.69	7,317,755	2.65

Source: US Census Bureau

Median household income in Camden was reported as \$38,214 by 2010 Census estimates. This is lower than Oneida County and New York State, but figures for those entities are skewed by incomes in major cities. Camden's median household income is similar to that in nearby villages of Pulaski, Lowville, and Boonville.

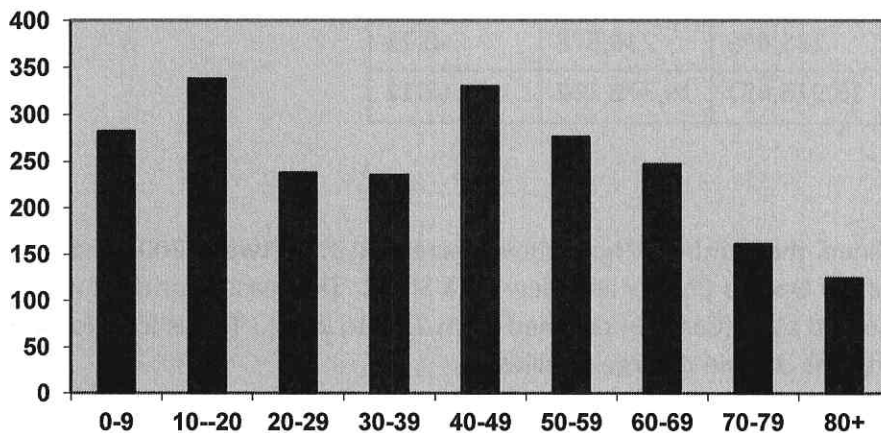
Table 3
Median Household Income 2010

Camden Village	38,214
Oneida County	46,708
New York State	55,603

Source: US Census Bureau

The population in the Village of Camden is aging, along with most of upstate New York. Median age was reported as 40.5 in 2010 (as compared to 38.1 in 2000). Oneida County's median age was reported as 40.8 in 2010 and New York State's as 38.0. The largest age groups or "cohorts" in Camden in 2010 were 10 – 20 years old and 40 – 49 years old. The smallest age groups were 70 – 79 and 80 and over.

Figure 4
Age Distribution



Source: US Census Bureau

EMPLOYMENT CHARACTERISTICS

The top three types of employment reported by Camden citizens in the 2010 Census were *education, health, and social services* with 23%, followed by *manufacturing*, with 19%, *finance*,

insurance, real estate, rental and leasing with 13%, and *retail trade* with 12%.

Figure 5
Employment by Industry 2010

Industry	#	%
Educational, health, social services	213	23.3
Manufacturing	169	18.5
Finance, insurance, real estate, rental and leasing	114	12.5
Retail trade	111	12.1
Construction	80	8.8
Arts, entertainment, recreation, accommodation, food services	54	5.9
Transportation, warehousing, utilities	47	5.1
Other services (except public administration)	46	5.0
Public administration	43	4.7
Wholesale trade	17	1.9
Professional, scientific, management, admin., waste management	16	1.8
Agriculture, forestry, fishing, hunting, mining	4	0.4
Information	0	0.0

Source: US Census Bureau (percentage total includes rounding error)

EDUCATION

Education levels for the Village of Camden are consistent with most upstate Villages. In 2010, 81.5% of adults 25 years of age and older reported having obtained a high school diploma. Oneida County and New York State showed similar numbers. The village does lack behind the County and State in terms of college graduates, however.

Table 6
Educational Attainment 2010 (25 years and older)

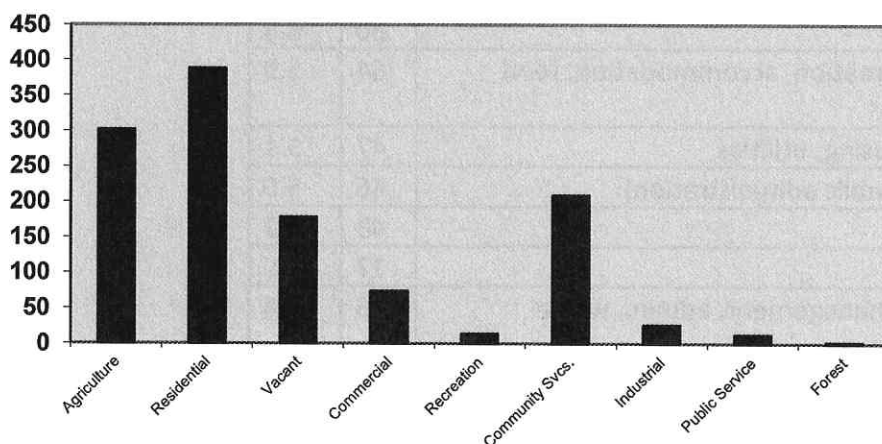
	% High School Diploma	% Bachelors Degree	% Masters Degree
Camden Village	81.5	14.6	7.8
Oneida County	86.0	21.5	8.6
NYS	84.4	32.1	13.8

Source: US Census Bureau

LAND USE AND PROPERTY TAXES

The top three types of land use (based on tax assessment categories) in Camden by acreage are residential, agriculture, and community services (largely made up of the school properties and Forest Park). These categories are followed by vacant land, commercial, industrial, recreation, public service, and forest.

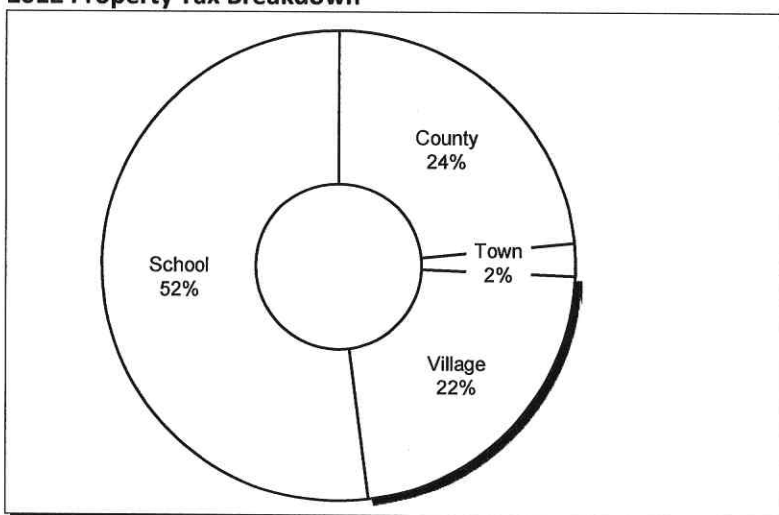
Figure 7
Land Use by Acreage



Source: NYS Office of Real Property Services

In 2012, the property tax mil rate (dollars per \$1000 assessed value) was \$28.33. Just over half of a typical tax bill went to the school district, with the county and village each receiving about 23 percent and the town receiving 2%.

Figure 8
2012 Property Tax Breakdown



Source: NYS Comptroller's Office

PART II. PLAN ELEMENTS, GOALS, AND STRATEGIES

This section of the comprehensive plan presents issues and strategies that address seven topical areas – historic preservation; transportation; infrastructure; revitalization and economic development; community facilities and services; parks and recreation; and housing. These strategies are the result of the planning process and are based on the community survey, public hearings, and meetings with experts in each topic.

It is intended that responsibility for pursuing these strategies will be that of various village groups, including the Village Board, the Planning Board, ad hoc committees and community volunteers. ***It is highly recommended that the Village prioritize each strategy, decide how each strategy will be implemented, and determine which element of village government will be responsible.***

HISTORIC PRESERVATION

A village's historic sites and structures provide a visible link to its past. Historic resources contribute greatly to Camden's sense of place and identity and provide clues as to how early residents lived and worked. As these resources are demolished, abandoned or allowed to deteriorate, this identity is slowly chipped away. Historic preservation makes sense economically as it boosts tourism in communities. This is witnessed locally in villages such as Cazenovia, Sackets Harbor, and Skaneateles. 80% of survey respondents felt that preserving the historic character of the village was *important* or *very important*.

Camden features many properties of historic or architectural merit. Only one structure, however, is listed on the National Register – the Dorrance House on Church Street. There may be potential for a National Register of Historic Places historic district in the center of the village. The first step toward establishing this is to complete a historic resource survey, funding for which is currently available through grant programs. Benefits of district formation include: consideration in planning for Federal, federally licensed, and federally assisted projects; eligibility for certain tax credits; and qualification for Federal grants for historic preservation, when funds are available.

While the burden of protecting historic properties lies primarily with individual building owners and landowners, several tools are available to help the village accomplish its preservation goals.

Local governments in New York State that adopt landmark preservation laws or regulate historic buildings in their zoning laws are allowed to participate in two programs that make preservation easier financially on building owners. One of these tools is implementation of section 444-a of the Real Property Tax Law, which authorizes a partial exemption from real property taxation resulting from increased assessed valuation for the alteration or rehabilitation of historic property. The second is the Certified Local Government (CLG) Program, which gives villages and towns access to state administered CLG grants, as well as technical assistance.

The village may also be able to generate some interest in preservation through the development of a pamphlet walking tour of historic structures.

Tax Incentives and Grants

Another approach to promoting maintenance of historic structures is the establishment of an incentive program that would subsidize the cost of repairs and maintenance to qualifying structures through a revolving loan program. A committee (the planning board or a specially appointed group) would be established to review plans to ensure compliance with a set of renovation standards. Financing for this program might be sought from local banks.

GOAL: RETAIN AND IMPROVE THE HISTORIC INTEGRITY OF THE COMMUNITY

Strategies

- 1. Develop a comprehensive and up-to-date survey of important sites and structures.**
- 2. Serve as a clearinghouse for historic preservation, linking property owners with preservation assistance organizations such as the village historian, NYS Preservation League, NYS Office of Parks, Rec. and Historic Preservation and the National Trust for Historic Preservation.**
- 3. Create a walking tour and brochure for historic properties.**
- 4. Investigate the feasibility of establishing a revolving loan program for property owners that wish to undertake historically sensitive renovations.**
- 5. Consider the formation of a National Register historic district.**

TRANSPORTATION

Streets in Village of Camden are in quite good shape with no pressing concerns at this time. Seventy-five percent of survey respondents reported being either satisfied or very satisfied with street maintenance. There are no reports of problem intersections, traffic flow issues or speeding. Snowplowing is also adequately handled between the village DPW and the Oneida County Highway Dept. The village contains approximately 29 lane miles of roads, including two state highways, Rts. 13 and 69. The highest trafficked road segment in Camden is NYS Route 13 with an AADT of 3591 measured in 2011. NYSDOT has no plans for road projects in the village for the foreseeable future. The Village DPW is planning to expand the parking on South Park St. with eight to nine new spaces along the Village Park.

Public Transportation

The Oneida County Rural Transit System, operated by Birnie Bus Service, provides service from Camden to Rome on weekdays.

Pedestrian Amenities

Traditional villages like Camden contain public infrastructure for pedestrians in the form of crosswalks, curbing, sidewalks, and street trees. These features add greatly to the character and livability of the village, calming traffic, creating a safer walking environment, and providing shade in the summer. This infrastructure is in various states of quality (as is the case in most villages). The maintenance of a quality pedestrian environment is a critical factor in luring new businesses and residents to locate in Camden. The village DPW is planning to replace the street trees on Main Street downtown as they are growing into the power lines. Sidewalk replacement and upgrading is also ongoing in the village. Sidewalks are absent on several streets, however. The Village has a system wherein the property owner pays for the concrete and the village installs the sidewalk.

GOAL: PROVIDE AND ENHANCE MULTIPLE MODES OF TRANSPORTATION

Strategies

- 1. Consider planning for the location of new streets in a traditional village pattern to open up land for development (see page x).**
- 2. Seek assistance from the Herkimer-Oneida Counties Transportation Study on a sidewalk conditions assessment and work to complete the sidewalk network.**
- 3. Expand on-street parking at the Village Park.**

INFRASTRUCTURE

Water

The village has a public water system that is considered by residents to be an excellent resource. Water is available to all village properties along with neighboring town properties on parts of Florence Road, Harden Boulevard, Milliddy Lane, Rake Factory Road, River Road, Route 13 North, Skinner Settlement Road, Waldron Road, and Wolcott Hill Road. Abundant supply comes from the Tug Hill aquifer via nine (mostly) gravity source wells. Approximately 900 connections in the

village are served by distribution lines that vary from brand new to 110 years old. Recent upgrades to the system include new water meters and filters. Supply is adequate year around with no summer shortages. Leak detection is also good.

The village is currently seeking funding to extend the distribution lines into the town outside the village and to loop some deadend lines. Long range planned upgrades include a new larger holding tank to prevent source overflows.

Public Sewer

The village is also served by a sewer system that treats waste from approximately 900 connections. The system is mostly gravity fed (with the exception of three pumps) and discharges into Fish Creek after treatment. Remaining sludge is spread on a village owned field. Expansion into the town is not feasible at this time due to the necessity of pumping (as those locations are lower in elevation than the treatment plant). The system performs well with the occasional problem of overloads of water entering the treatment facility. This overflow is captured and stored at the plant.

Storm Drainage

The village is well drained thanks to its location at the confluence of Mad River and Fish Creek. Occasionally however, drainage problems are experienced along Harden Boulevard in the vicinity of the wire mill. Stream bank erosion is sometimes an issue along the Mad River on Watkins Avenue and in the vicinity of the River Road Bridge. The village should consider requesting a stream bank erosion study from the Oneida County Soil and Water Conservation District to address these problems.

Natural Gas

At the present time, the village is not served by natural gas infrastructure (unlike many central NY villages). National Grid is exploring the idea of extending gas lines toward Camden from the Rome area. Gas would give Camden property owners and businesses lower heating costs, likely stimulating economic development and helping to make preservation of older large homes in the village more feasible.

GOAL: IMPROVE PUBLIC INFRASTRUCTURE AND UTILITIES

Strategies

- 1. Consider establishing a sewer and water extension boundary for Camden.**
- 2. Seek funding for waterline extension in key areas.**
- 3. Seek funding to loop dead-end water lines.**

4. Long term – upgrade to larger water holding tank to prevent overflows.
5. Request stream bank erosion inventory from Oneida County SWCD.
6. Develop program to educate residents to keep leaves and other debris out of storm sewer catch basins.
7. Develop a program to educate residents of the importance of maintaining a riparian buffer of natural vegetation along streams.
8. Improve drainage on Harden Boulevard at Wire Mill.
9. Pursue natural gas extension to the village.

REVITALIZATION and ECONOMIC DEVELOPMENT

Downtown Revitalization (as an Economic Development Tool)

According to the National Trust for Historic Preservation, “the need to revitalize downtown commercial districts is clear. A healthy, viable downtown is crucial to the heritage, economic health and civic pride of the entire community for several reasons. A healthy downtown retains and creates jobs. A healthy downtown also means a stronger tax base; long-term revitalization establishes capable businesses that use public services and provide tax revenues for the community. A revitalized downtown increases the community’s options for goods and services, whether for basic staples like clothing, food and professional services or for less traditional functions such as housing or entertainment. Finally, revitalized downtowns are symbols of community caring and a high quality of life, factors that influence corporate decisions to locate to a community.”

Camden is in the process of seeking funding for a façade improvement program through the New York Main Street program of the Office of Community Renewal. This program has been used successfully in the nearby villages of Adams, Lowville, and Pulaski. Efforts should also continue to improve the nonstructural streetscape of Main Street. In 1991, a streetscape improvement plan was completed for Camden by Breed and Doble Associates (a copy of this document is included as Appendix C). This plan suggests a number of strategies to better define Main Street, particularly the block just north of the bridge over Fish Creek.

The village may wish to form a committee whose charge is downtown revitalization. The committee would be modeled after the National Trust Main Street Center’s four point approach,

which includes: organization, promotion, design, and economic restructuring. The Village of Pulaski has done this successfully with its *Preservation and Revitalization of Pulaski (PROP)* committee.

Business Improvement Districts

A tool used by a number of villages in New York is a business improvement district, or BID. As described by the NYS Department of State, “a business improvement district is a method used to finance improvements in designated districts in order to restore or promote business activity. The property owners and merchants in a district agree to be assessed for improvements that will benefit the entire district. The municipality collects the funds for the district management association and uses them on enhanced services or services which are not ordinarily provided by the municipality. The funds from a BID are not intended to replace existing municipal services. The success of a BID is dependent upon local support and participation of the property owners and merchants.”

Business Recruitment

The community survey and subsequent planning meetings revealed the need in the community for some type of motel or hotel and also a downtown diner. The village may want to commission a market study to take a more technical approach to determining what types of businesses are missing in Camden. One potential way of attracting such business would be to contact nearby hotel and restaurant franchisers to inquire if any of them would be interested in expanding into the Camden market.

Sound Planning as an Economic Development Tool

Because business only thrives in a stable environment, the existence of rational land use controls helps convince potential investors that their environment will be protected. Such controls can also help channel commercial development to the downtown where the proper infrastructure is in place to service it. With proper direction, the Village can absorb the costs of growth with an increased tax base. Camden has a long history of zoning and land use planning and would be wise to continue this tradition.

GOAL: REVITALIZE AND ENHANCE THE VILLAGE

Strategies

- 1. Pursue ongoing downtown streetscape improvements (addressing curbing, sidewalks, parking, façade renovations, landscaping, and signage).**
- 2. Maintain an up to date downtown building survey.**
- 3. Assist property owners in finding technical assistance and funding for commercial**

building renovation and improvement --- Main Street grant.

- 4. Consider forming Main Street organization/program based on the Nat'l Main Street Center's 4 principles.**
- 5. Evaluate village zoning law to assure that off-street parking requirements are sufficient while not being excessive.**
- 6. Focus on maintaining existing businesses and promoting growth of small business, tourism and other compatible enterprises.**
- 7. Consider further analysis of the potential for a hotel/motel, and a downtown diner.**
- 8. Encourage innovative and environmentally friendly small manufacturing uses in appropriate locations.**
- 9. Amend zoning law to not require special permit review for some commercial uses.**
- 10. Add design standards for construction in the village center to the zoning law.**

COMMUNITY FACILITIES and SERVICES

New Municipal Building

The Village recently purchased the former Bank of America building on Main Street which will replace the current offices in the Fire Hall on Church Street in the Fall of 2013. The move will provide much greater space for public meetings and also generate foot traffic in the village's central business district.

Camden Public Library

The Camden library was built in 1938 on Second Street. Funding for the facilities (\$50K annually) is a combination of town, county and private donations. Use of the library is down due primarily to the use of the internet. The library is used occasionally for meetings. There are two rooms that can be used for this purpose.

Camden Central School

The Camden Central School District operates three school buildings in the Village – Camden Elementary, Middle School and High School. The school district encourages public use of its

resources. The facilities are in excellent shape, a result of a 70 million dollar construction and upgrades campaign since 2001. There is concern about declining enrollment that will likely result in a school closing within the district (not in the Village). Also of concern is the flat tax base with no substantial growth in the community, the 2% tax cap and rising costs associated with health care benefits and employee retirement.

Police

The village police force consists of three full time and eight part time officers, and two marked and one unmarked vehicle. Facilities are shared with the Oneida County Sherriffs department. The department is in good shape financially and staffing wise. The biggest issue facing the police department are the stringent training requirements (established by New York State) it must comply with. Small, rural village departments have difficulty meeting these requirements, which are more oriented toward departments in urban areas.

Fire Department

The Camden fire department serves the village and the town, and is made up of 50-60 volunteer members who operate out of a facility on Church Street. The department maintains the following equipment: two tankers, three pumpers, one utility truck, and two rescue units. Village water infrastructure is in good shape as far as firefighting is concerned - water pressure is adequate village-wide and hydrants as also in good condition. The biggest issue facing the department is the dwindling number of volunteers interested in serving. The department has a junior program, although it is perennially under filled. An open house is held annually to recruit new members. As is the case with the police department, the fire department suffers from overly-stringent training demands imposed by New York State.

Ambulance Service

Ambulance service village residents is provided by the Town of Camden.

GOAL: IMPROVE AND MAINTAIN COMMUNITY FACILITIES AND SERVICES

Strategies

- 1. Advocate for the state to lower training requirements for village police (in small communities like Camden).**
- 2. Seek increase in firefighting volunteers.**
- 3. Advocate for the state to lower training requirements for fire departments (in small communities like Camden).**
- 4. Investigate potential for senior and youth activity centers.**

5. Establish a village government website.
6. Continue to promote municipal cooperation and shared services whenever appropriate and feasible.

PARKS AND RECREATION

Forest Park

One of Camden's greatest assets is Forest Park, a 160 acre area in the southeastern portion of the village. The park features walking trails, picnicking sites, and snowmobiling. The park is also the site of school field trips. Maintenance is performed by the village DPW with support from a local group, the Friends of Forest Park, established in the late 1950s and funded by local businesses.

Village Park

Downtown Camden is anchored by a 1.6 acre village green (known as Village Park). The park, owned by the Presbyterian Church, is host to a variety of events, including band concerts, homecoming festivities, National Day of Prayer, Santa in the Park (and other Christmas activities), the farmer's market, and other civic organization events. The park is threatened by commercial development, however, as the church may not always retain ownership. Changing the zoning designation of this property to open space may help preserve this land. Fee purchase by the village would be a better option to ensure to continuation of this asset.

Johnson Park

Johnson Veterans Memorial Park is a small village owned park on the eastern side of the village on Church Street along the banks of the Mad River.

Freedom Park

Freedom Park is a small park located on the banks of Fish Creek just west of the downtown core on Mexico Street. It is dedicated to Oneida County soldiers have lost their lives in combat in the years following September 11, 2001. The park was conceived by and supported by the Camden Cycle Riders organization.

Manley Field

The Catholic Church owns a 14 acre next to the High School on Oswego Street. The field is used

by many community groups for outdoor events such as firemen's field days, school sports practices, and the Relay for Life. Like the downtown Village Park, Manley Field's future is uncertain as the church may not always own this land (which is potentially developable).

Snowmobiling

Snowmobiling is increasingly popular in the Camden area and across Tug Hill. The club overseeing the local trail infrastructure is the T.C. Riders Snowmobile Club. The 500 member club is the 11th largest in New York state, with 25% of its membership comprised of out of state residents. The club has two groomers to maintain a substantial trail system. There is parking for snowmobile trailers behind the DPW garage on Third Street with direct access to the trail system. The club grooms trails in Forest Park for cross country skiing and also for the high school cross country ski team. Snowmobiling is an important contributor to the local economy, with a 163 million dollar impact on central New York. Camden may be missing out on some of this, as there are very limited lodging options in the area --- *none in the Village of Camden* --- to accommodate out-of-area riders. A hotel/motel in the area could also be a potential generator of bed tax funds.

GOAL: PROVIDE RECREATIONAL OPPORTUNITIES FOR RESIDENTS AND TOURISTS

Strategies

- 1. Seek a long term solution to preserve the community assets of Village Park and Manley Field.**
- 2. Pursue the development of village walking trails.**
- 3. Continue to enhance and capitalize on recreational opportunities on the Mad River/Fish Creek.**
- 4. Advocate for building a snowmobile bridge south of the Village across Fish Creek.**

HOUSING

The 2010 Census reported that Camden Village add 59 housing units between 2000 and 2010, an increase of about 6%. This figure is thought to be high by the plan committee, however. This growth outpaced Oneida County, which saw a 2% increase, and was similar to the state as a whole, which added 6%.

Table 9
Total Housing Stock

	2000	2010	Percent Change
Camden Village	1,000	1,059	+6
Oneida County	102,803	104,180	+2
New York State	7,679,307	8,108,103	+6

Source: US Census Bureau

A rough measure of housing affordability is obtained by dividing median housing value by median household income. A score of around "2.0" is considered an indicator of affordability. Using 2010 Census data, the Village of Camden scores 2.2, as does Oneida County. New York State as a whole scores 5.5 (the number being heavily skewed by the New York City metropolitan area). The majority of survey respondents felt that housing affordability is not an issue at this time. Section 8 (affordable) housing is scattered around the village in non concentrated apartments and in housing developments.

Table 10
Housing Affordability 2010

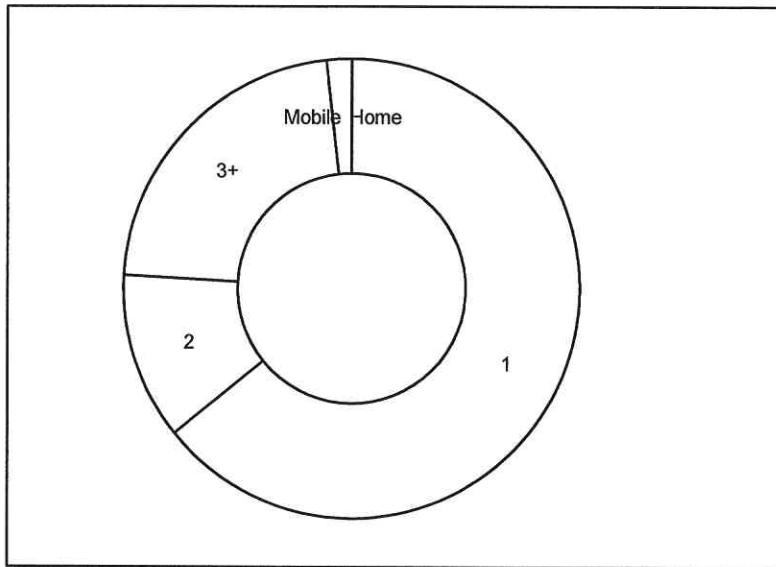
	Median Value for All Owner-Occupied Units	Median Household Income	Score
Camden Village	83,900	38,214	2.2
Oneida County	101,900	46,708	2.2
New York State	303,900	55,603	5.5

Source: US Census Bureau

The village is home to a wide variety of housing options. The majority (64%) of the housing units in Camden are in the form of single family dwellings. The next most common dwelling type is multi-family housing, with 22% of all housing units being part of a dwelling with three or more units in it. Two family dwellings and mobile homes are also present in the village.

Senior citizen housing is available at Millstream Manor on Masonic Avenue. One segment of the housing market that seems to be lacking in Camden is quality apartments. Homes under \$100K are selling well at the present time in Camden. Large, older homes are not selling (or selling for less than they are worth) due to heating costs and small family sizes. If natural gas heating were to become available, this may help to make these structures more affordable. Alternative heating and energy sources, such as solar power, should be encouraged in the village as well.

Figure 11
Dwelling Units by Type of Structure 2010



Source: US Census Bureau

GOAL: PROVIDE FOR AND ENHANCE A VARIETY OF HOUSING OPPORTUNITIES

Strategies

1. Seek ways to rehabilitate and improve the existing building stock, particularly large older homes and downtown upper floor dwellings.
2. Encourage quality housing opportunities for the elderly and those with disabilities, that will allow residents to remain in the community.
3. Encourage the development of good quality apartments.
4. Encourage residential solar energy systems and protect their function through zoning law.
5. Review zoning law for possible revisions to accessory apartment standards.

PART III. LAND USE POLICIES

This section of the comprehensive plan identifies the policies that, when implemented, will guide development in the village over the next 10 years. The policies provided in this section may be implemented through existing or new growth management techniques such as zoning and subdivision regulations.

BASIC DEVELOPMENT PRINCIPLES

1. **The village should be compact and have well defined edges.** Development should occur (to the extent possible) within a ½ mile radius of the center. Infill development on empty lots is highly encouraged.
2. **Lot sizes and frontages should generally increase and land use diversity should decrease from the center outward.** Smaller lots and a more diverse mix of uses should occur at the center.
3. **Development patterns should take their cue from street layout, not from lot lines.** Development should not create stand-alone pods that are the result of carving the most lots out of a given parcel.
4. **All streets should (to the extent possible) connect two other streets and form a block pattern.** Cul de sacs and loop streets should be avoided.
5. **Development outside the village center should form mixed-use neighborhoods.** Neighborhoods should be predominantly residential with occasional small commercial uses at corners and some nodes of purely commercial or industrial uses located at village edges. Uses that do not fit into the village center should be located in such areas.
6. **Highway commercial development should be concentrated at major intersections to allow access from several directions.** 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).

SENSITIVE AREAS

There are areas of the Village of Camden 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. A character which would be lost or damaged if disturbed. Areas which are either unsuitable or fragile include steep slopes, hydric soils, wetlands, and stream corridors.

Steep Slopes

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

Location. Slopes associated with Mad River and Fish Creek are present in the central part of the village. Steep slopes also exist in the northeast part of the village.

Consequences of Development: Slopes of less than ten percent are generally considered slight constraints on development. Slopes of between ten 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 and are subject to flooding or ponding long enough during the growing season to develop anaerobic conditions in their upper parts. Some hydric soils support the growth and regeneration of hydrophytic vegetation.

Location: Hydric Soils are prevalent in the southern village where Mad River and Fish Creek meet. They also exist in the southwestern quadrant of the village and along Fish Creek where Mill Street crosses it.

Consequences of development: Hydric soils present hazards to development, particularly onsite septic systems, due to their poor drainage characteristics.

Wetlands

Character: Wetlands are transitional areas between terrestrial and aquatic environments where the water table (the level of groundwater) is at or near the ground surface or the land is covered by

shallow water. These areas often act as groundwater recharge areas, areas for filtering and cleaning water, and as significant wildlife habitat.

Location: DEC wetlands are prevalent around the confluence of Fish Creek and Mad River in the southeastern part of the village. There is also an area of DEC regulated wetlands along Emmons Brook.

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 are usually groundwater which is exposed on the surface of the ground, and vulnerable to pollution. Development of these areas is expensive, as landfill is usually needed and flood protection is often necessary.

Stream Corridors

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

Location. The village is drained by three streams: Fish Creek, Mad River, and Emmons Brook. These creeks eventually supply Oneida Lake. FEMA flood hazard areas have been delineated along portions of all three.

Consequences of Development: Stream corridors must be developed very carefully so as not to destroy their natural characteristics and contributions as habitats and drainage areas. 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.

Policies

1. Development taking place near wetlands and stream corridors should be limited to those uses that will not adversely affect water quality.
2. Uses and structures should be properly set back from streams and ponds.
3. Land disturbing activities should be conducted in accordance with proper erosion control measures.
4. Messy, toxic conditions should be prohibited and junkyards should be highly regulated.

VILLAGE CENTER AREA

Downtown Camden functions as the center of the Camden community as well as northwestern Oneida County. Several factors are necessary for the village to function as a vital pedestrian oriented social center. First, there must be pedestrian origins and pedestrian destinations. Second, there must be proper site planning, building design, and pedestrian infrastructure to allow the movement of people comfortably and conveniently between uses.

Pedestrian origins refer to houses, apartments, and convenient parking areas. Housing within walking distance of downtown uses is considered important to a central business district's success. Apartments over commercial buildings, housing close to the core, senior citizen or special needs housing in and around the village center are all useful to retaining a commercial base. For people accessing the center from outside a normal five-minute walking distance, convenient parking is necessary to create a suitable walking origin. Parking areas should be shared by property owners, or municipally owned. On-site parking for individual uses should be discouraged so as to maximize developable land, and keep central Village building densities high enough to make walking between uses convenient and practical.

Likewise, pedestrian destinations are important to the vibrancy of the downtown area. Public institutions such as churches, meeting halls, libraries, public safety buildings, and government buildings (including post offices) are important assets to the downtown area, bringing spin-off pedestrian traffic to businesses. Retail sales and services are often a primary pedestrian destination of village centers, and provide an important part of the commercial economic base that the village needs to sustain itself. New infill development of these uses should be sought. The Camden village center has historic integrity. This is an asset in its own right, providing a quality of life that is increasingly unobtainable in other areas. It is also an asset in attracting tourist dollars. New development and building improvements should complement this integrity.

The Village has historically been a road transportation junction. Motor vehicle traffic funnels through the Village in many directions on state routes 13 and 69. In many villages, this traffic often conflicts with the traditional Village center function. This doesn't seem to be much of an issue in Camden, however.

The village center area encompasses the existing village central business district along Main Street (mostly one lot deep) from around Park Street south to the Fish Creek bridge. Most of this area has a traditional pre-1950s development pattern of store fronts along a common front building line, facades often unbroken between stores, and building heights of one to three stories.

More recent infill in the southern portion of the district has broken the traditional building pattern. Parking lots have been placed on the street front, and some commercial buildings have been constructed which are not of traditional scale or architecture. This area could benefit greatly from better definition and organization of parking spaces and better definition of the street edge.

Policies

- Buildings should respect a maximum setback or “build to” line.
- Parking should be to the rear or side of buildings.
- Parking in side yards shall be fenced/screened to maintain the front building line.
- New curb-cuts should be limited and shared access should be encouraged or required.
- Uses that are automobile oriented, ie. drive-through banking, convenience store/gas stations, etc. should be discouraged.
- High density retail sales and services and office uses should be encouraged with retail located on ground floors and office uses and residential uses above.
- The pedestrian friendliness of the village center should be enhanced through proper, human scale building setbacks, street trees, sidewalks, and street furniture.
- New construction should respect the architectural character of neighboring buildings.

VILLAGE NEIGHBORHOODS

The bulk of the Village of Camden is made up of traditional tree lined residential streets. These areas have a small town feel and create a sense of community for their residents. Most are also within a short walk of the village center. Although these areas are primarily residential, some institutional uses, such as churches and schools, and, in some locations, small commercial operations are located within them.

These areas are served by public sewer and water and most feature sidewalks, curbs and street trees. Infill development should be encouraged here as well as new development (where soil and other environmental conditions permit).

It is important that Camden 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 single-family dwellings, accessory apartments, duplexes, and multiple-family dwellings.

There are three different types of residential development in Camden, each providing a slightly different option to their residents. These include: traditional residential, residential transition, and suburban residential.

TRADITIONAL RESIDENTIAL

These areas consist of the stable, predominantly single-family residential neighborhoods surrounding the central business district. The bulk of this area is bounded by Fish Creek and Mad River. Lots are typically small, ranging from around 9,000 square feet to 20,000 square feet with frontages ranging from approximately 40 ft. to 160 ft. Buildings are typically two to three stories

and are located relatively close to the street. The relationship between building height and the space between buildings on opposite sides of a street creates spatial enclosure which creates a very comfortable environment for pedestrians.

One key area that is well suited to new traditional development is to the west of Fayette Street. Any new development there should tie into the existing grid street pattern established in that part of the village.

Policies

- **Lots should be kept in the 7,500 to 24,000 square feet range so that efficient use of existing infrastructure (sewer system, sidewalks, etc.) is made.**
- **Future streets should be laid out in a block pattern that respects the current one. Cul de sacs should be discouraged unless absolutely necessary to preserve environmental features.**
- **Buildings should respect a maximum setback or “build-to” line.**
- **Sidewalks and street trees should be required.**
- **Buildings should generally range from two to three stories in height.**
- **Multi-family dwellings require parking to the rear, adequate space, screening, bulk control, sidewalks and street orientation. Accessory apartments and multi-family dwellings should be in character with single-family dwellings.**

RESIDENTIAL TRANSITION

Transition zones are streets that were historically residential in nature, but are now transitioning to a more commercial orientation due to their location at the edge of a commercial area. Church Street is one such area in the Village of Camden. Large older homes are being converted to multi-family dwellings, and, in some cases, office uses. This is appropriate as the central business district “overflows”. It is imperative that this area retain its residential feel, with new businesses having relatively little impact on their residential neighbors. This can be accomplished through strict zoning and site plan review standards.

Policies

- **Buildings should respect a maximum setback or “build-to” line.**
- **All uses should be buffered and screened from adjacent residential uses and residential zones.**
- **Storage and parking should be to the rear or side of buildings.**
- **Sidewalks and street trees should be required.**
- **Lighting should be controlled.**
- **Planted areas should be retained along the street.**
- **Free standing signs should be carefully controlled.**

- **Building scale, form and materials (ie. roof pitch, materials and colors) should be consistent with the neighborhood.**

SUBURBAN RESIDENTIAL

Post-war suburban style residential development is present in pockets of the outer village. This development is characterized by single family dwellings, typically ranch or colonial style, with wider lot frontages and deeper front yards. Lots here are also more likely to have driveways than in “closer to the village center” neighborhoods. New building in these areas should be in context with this character.

Policies

- **Uses should be limited to single family dwellings.**
- **Storage and parking should be to the rear or side of buildings.**
- **Sidewalks and street trees should be required.**
- **Lighting should be controlled.**
- **Building scale, form and materials (ie. roof pitch, materials and colors) should be consistent with the neighborhood.**

MANUFACTURING AREAS

Industrial uses require access to major transportation routes, such as railroads and/or important highways. Villages are ideal locations due to the fact that they typically have this access. In the past, such areas were also located along rivers and streams, with water being used to power mills and other operations. Such an area developed in Camden along the now defunct New York Central and Hudson River Railroad. These village locations also allow some workers who live nearby to walk to and from work. Care must be taken, however, to separate industrial uses from centers and residential neighborhoods. Good locations are at neighborhood and village edges.

The traditional manufacturing area in Camden lies to the west of the village center and extends northwest across Fish Creek along the old railroad bed. This area is an ideal location for uses that are generally unsuitable for other village locations because of space needs or potential negative impacts on adjacent residential uses. Care must be taken, however, to buffer these uses from the nearby village center and residential areas. Proposed manufacturing uses should be small in scale and stringently reviewed with performance standards applied to mitigate negative impacts. Major concerns are impacts on ground and surface waters, increased truck traffic, and noise and air pollution.

Policies

- The limited space of the existing manufacturing area should be used for appropriate commercial and industrial uses.
- Uses should be buffered and screened from neighboring residential zones.
- Uses should comply with drainage controls.
- Lighting controls needed to protect nearby residences
- Front yards should be minimized to prevent waste of valuable land.

AUTOMOBILE COMMERCIAL AREAS

Some areas along major highways should be designated for automobile oriented uses which are inappropriate in the village center area. These areas should be limited in size and within walking distance of most residential areas. These uses might include large product retail facilities for boats, mobile homes, cars, etc.; car washes; fast-food establishments; drive-through businesses; service stations; motels; and other like businesses. These types of businesses require a commercial strip location. Some of the negative images of these strips, and their highway-function destroying nature, can be managed through proper sign controls, access management techniques, pedestrian friendly design, and the appropriate screening of unattractive features.

Three such areas have developed in the Village of Camden. Small strips are located in the northwestern village along Rt. 13 (Oswego St.) and in the eastern village along Rt. 69 (Taberg St.). The major automobile commercial area lies along Rt. 13 (Harden Blvd.) in the southeastern part of village (and continues southeast into the Town of Camden). These areas have been more recently developed with commercial uses with an automobile rather than pedestrian orientation.

Policies

- Parking areas should mostly be to the rear or side of buildings.
- Front yard parking (when necessary) should have a vegetative buffer.
- Uses shall comply with drainage controls.
- Access controls should be maintained, including shared access where possible.
- Buffering and screening of side and rear yards shall be provided adjacent to residences and residential zones.
- Free standing signs should have height and size limitations.
- Land and buildings should be developed in an aesthetically pleasing way as these areas are located at entrances to the village.

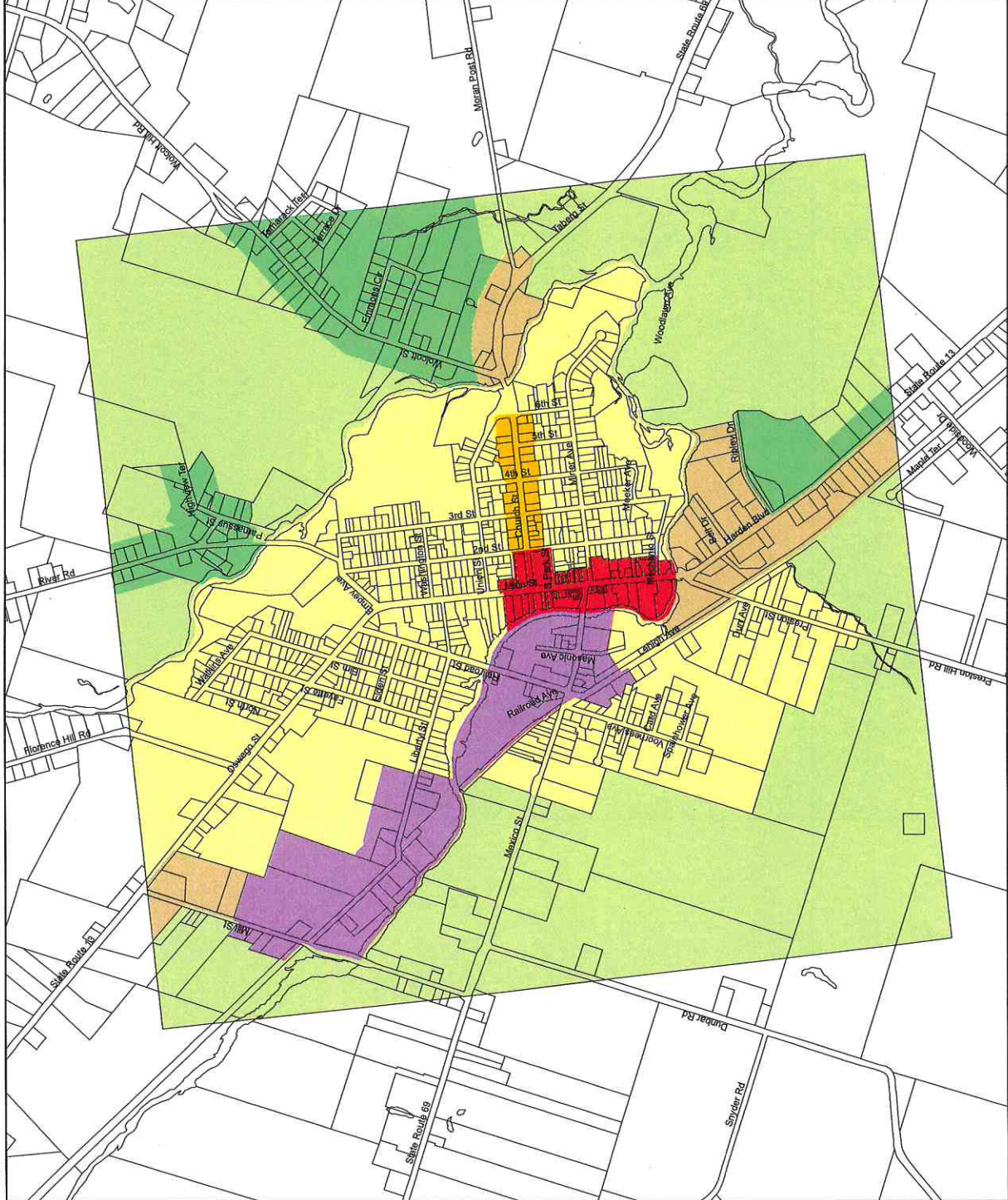
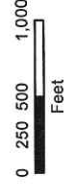
RURAL AREAS

These zones cover the remaining portions of the village and consist of woodlands, farms (active and abandoned) and low density residential development made up of single family dwellings and mobile homes. These areas include some lands with wet soils, flood hazard areas and steep slopes.

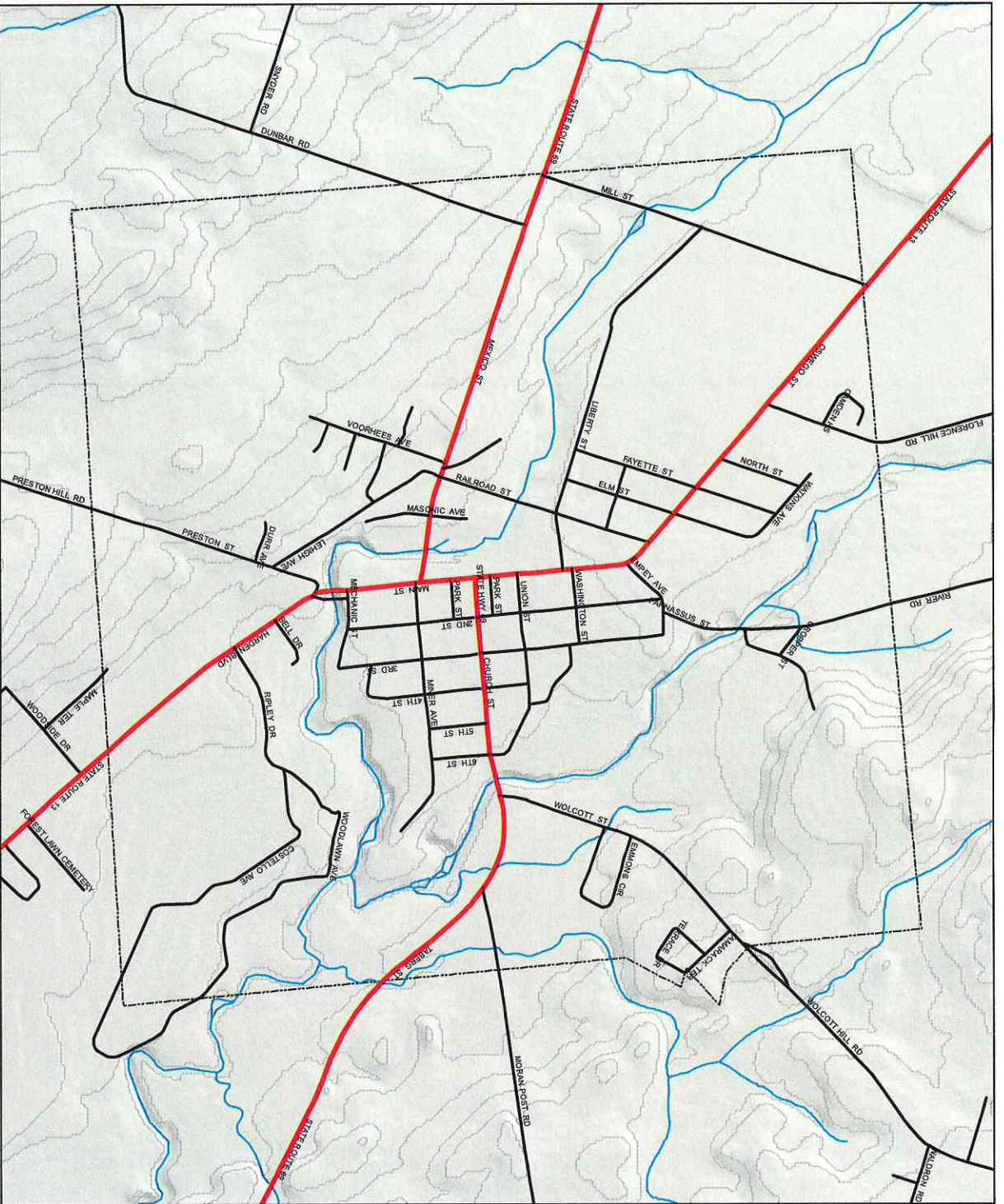
Policies

- **The intensity of development should be compatible with a rural environment and lower than that of the central village.**
- **Trees, vegetation and other landscape features should be retained as much as possible on development sites. Uses should be appropriately landscaped so as to fit into the rural setting.**
- **Signs should be limited and placed so as to minimize impacts on naturally aesthetic views.**
- **Scenic roadsides and viewsheds should be identified and preserved.**

VILLAGE OF CAMDEN Sketch Plan







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VILLAGE OF CAMDEN Base Map

KEY

-  Local Road
-  State Highway
-  Streams
-  Village Boundary

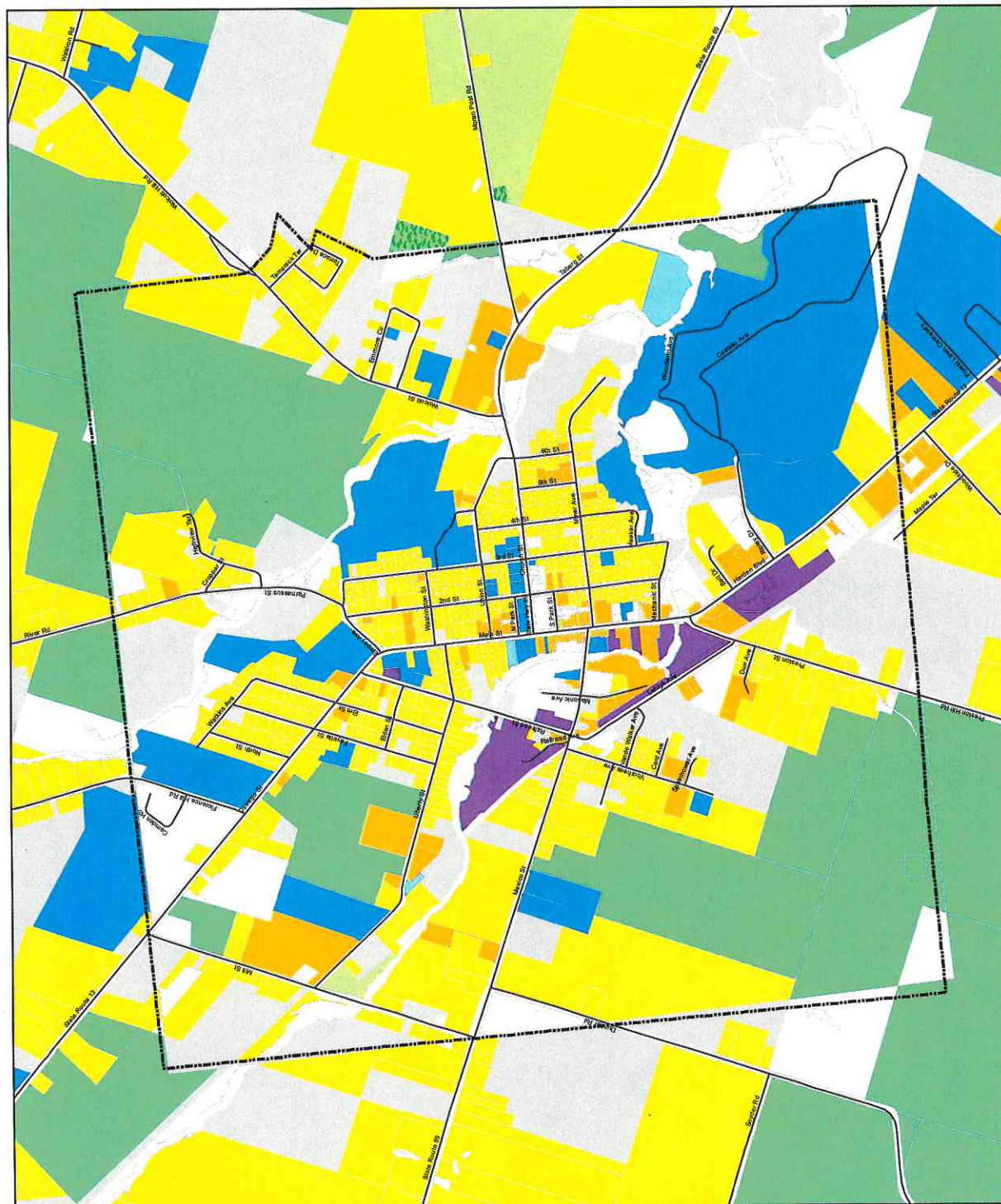


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Feet

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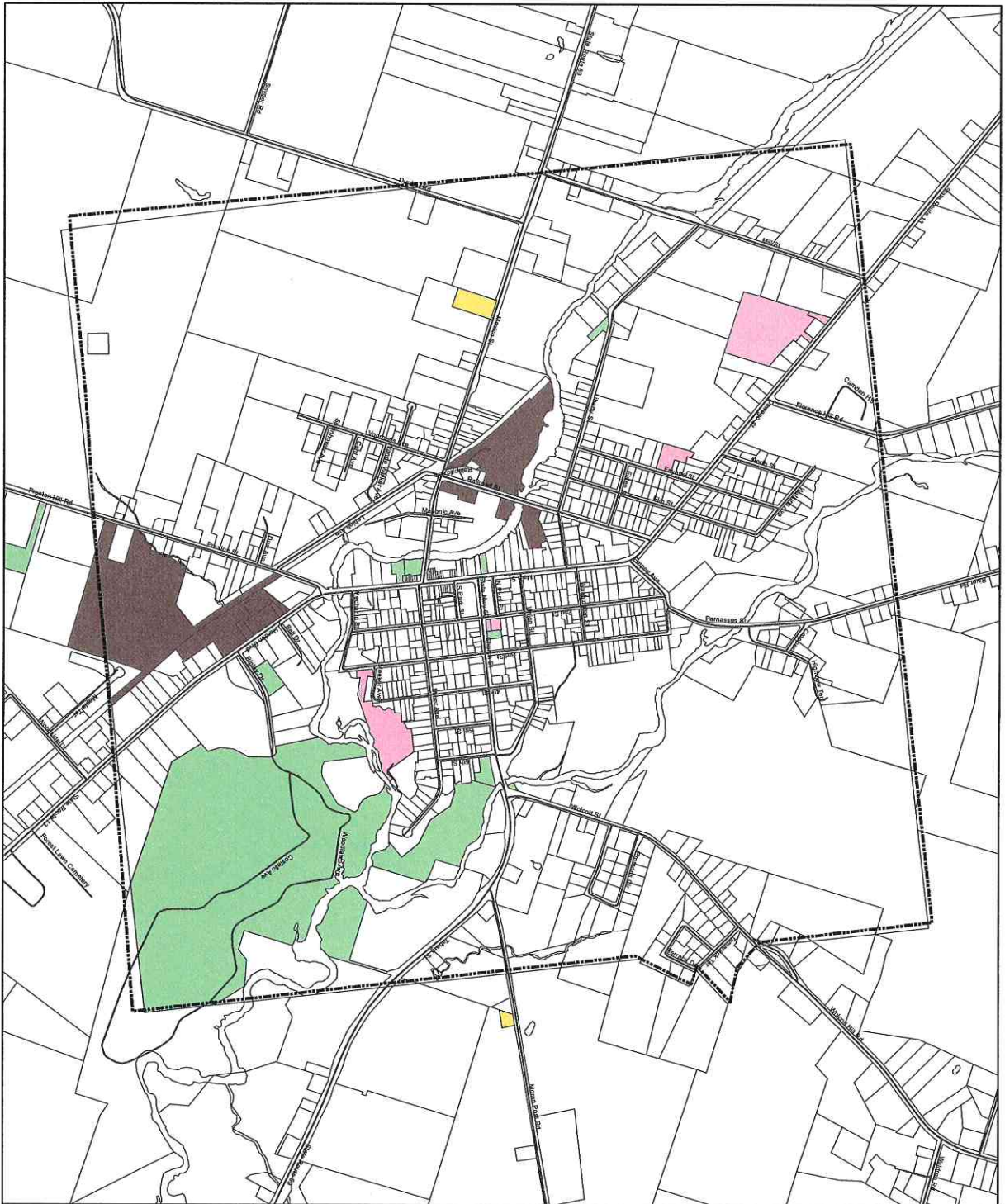
KEY

- Agriculture
- Residential
- Vacant
- Commercial
- Recreation
- Community Svcs.
- Industrial
- Public Service
- Forest



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VILLAGE OF CAMDEN Public Lands



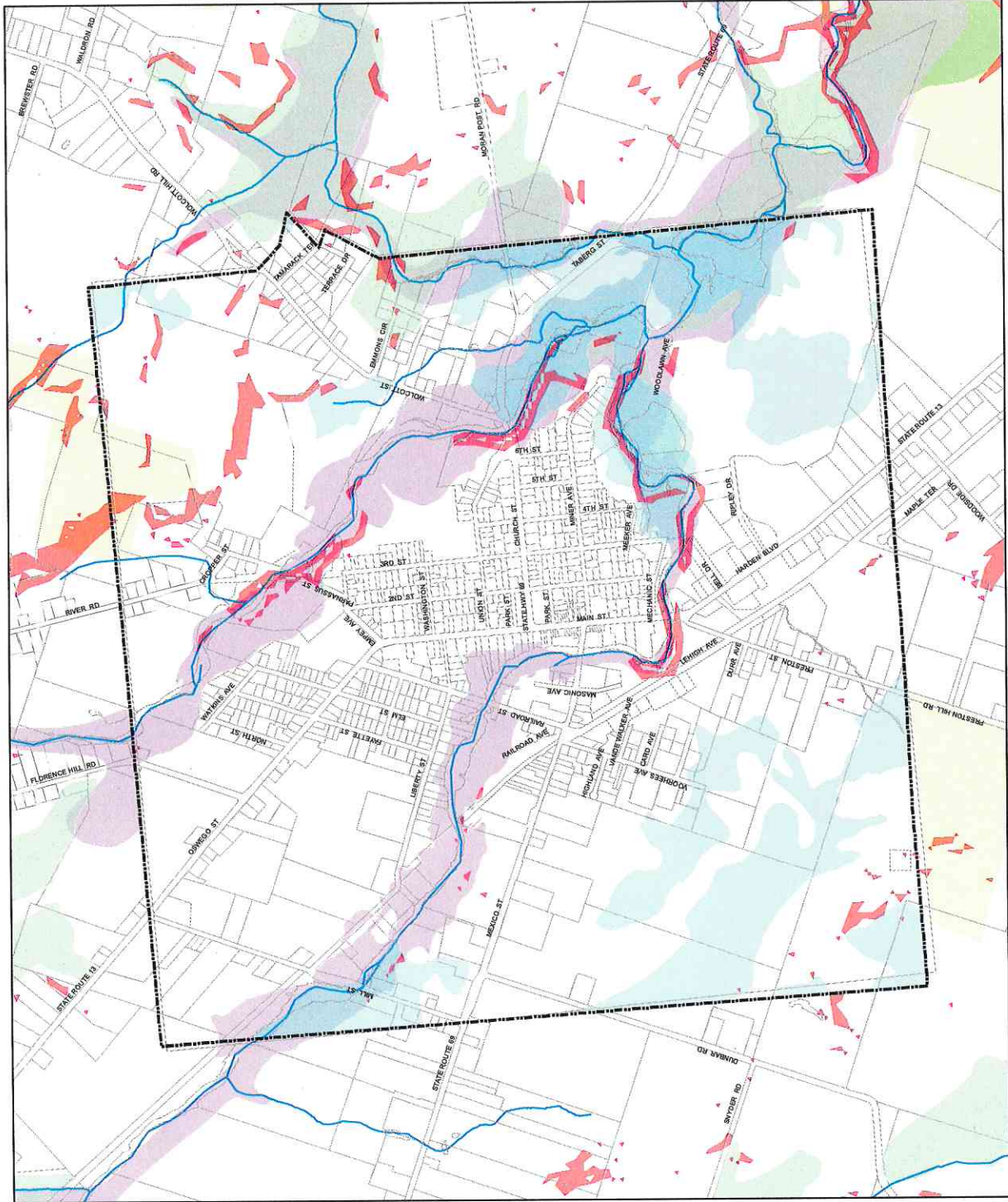
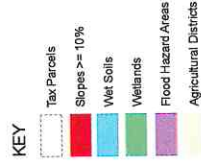
- KEY**
- Public Lands**
- Owner**
- Village of Camden
 - Town Of Camden
 - Oneida County
 - New York State



0 245 490 980
Feet

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VILLAGE OF CAMDEN Development Constraints



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VILLAGE OF CAMDEN Aerial Image

source: NYS Orthoimagery Program



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Feet

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- | | |
|-------|--|
| 62.4% | <i>Sense of community, small town atmosphere and community pride</i> |
| 46.5% | <i>Distance to friends and relatives</i> |
| 37.2% | <i>Quality of schools</i> |
| 35.1% | <i>Proximity to nature and outdoor recreation opportunities</i> |
| 30.5% | <i>Affordable housing</i> |
| 29.1% | <i>Crime rate</i> |
| 28.4% | <i>Distance to work</i> |
| 25.9% | <i>Quality of village services</i> |
| 22.0% | <i>Tax rates</i> |
| 9.9% | <i>Historic Buildings</i> |
| 12.8% | <i>Other</i> |

9. What aspects DISCOURAGE you from staying in Camden? (Please check (v) all that apply.)

14.9%	<i>Distance to work</i>
12.4%	<i>Tax rates</i>
8.2%	<i>Distance to friends and relatives</i>
7.8%	<i>Quality of village services</i>
5.3%	<i>Crime rate</i>
3.2%	<i>Affordable housing</i>
2.5%	<i>Sense of community, small town atmosphere and community pride</i>
1.8%	<i>Quality of schools</i>
0.4%	<i>Proximity to nature and outdoor recreation opportunities</i>
0.0%	<i>Historic buildings</i>
27.7%	<i>Other</i>

10. How satisfied are you with the quality of life in Camden? (Please check (v) only one.)

29.4%	<i>Very satisfied</i>	6.0%	<i>Dissatisfied</i>
60.3%	<i>Satisfied</i>	0.4%	<i>Very Dissatisfied</i>

11. How important are the following factors to the future of Camden? (Please check (v) the column that best describes your opinion.)

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Retain and expand viable commercial activity in the village downtown	47.2%	36.2%	2.8%	0.7%
Make the Village of Camden a walkable community	40.4%	40.8%	3.9%	0.7%
Encourage a sustainable mix of development and open space in the village and town	37.2%	42.6%	4.6%	0.4%
Preserve open space for future public use	25.2%	45.4%	9.6%	1.4%

Comments on Section B: See written comments attached.

C. GROWTH AND DEVELOPMENT

12. Over the next 5 years, Camden should: (Please check (v) the column that best describes your opinion)

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Attract new business/commercial development	57.4%	32.3%	2.8%	0.4%
Protect environmental quality	43.3%	42.9%	1.8%	0.0%
Attract non-polluting manufacturing (assembly plants, small industries, etc.)	42.2%	42.6%	3.2%	1.4%
Protect historic structures	35.1%	44.7%	6.7%	1.1%
Increase support and services to attract nature recreation and tourism business	28.7%	44.3%	9.9%	1.1%
Control the type of development	23.8%	45.7%	14.5%	1.1%
Maintain/improve open space	19.1%	54.6%	6.7%	1.1%
Improve pedestrian flow in the village	14.2%	46.1%	18.4%	1.4%
Improve traffic flow in the village	9.9%	44.0%	25.2%	1.4%
Increase residential construction	10.3%	41.5%	20.6%	3.2%
Slow traffic down on Main Street	8.5%	30.5%	36.5%	2.1%

13. Should the Village of Camden enact laws and/or be more aggressive in enforcing existing laws pertaining to the following? (Please check (v) Yes or No for each.)

	<i>Yes</i>	<i>No</i>
Abandoned and dilapidated buildings	91.1%	4.6%
Unsightly trash and junk accumulation	85.8%	7.8%
Absentee landlord properties	82.6%	8.9%
Junk car and machinery storage	80.9%	9.9%
Animal control	72.3%	17.4%
Regulation of skateboarders	56.7%	30.5%
Regulation of signs	48.6%	35.5%
Snowmobiles and ATV usage	47.5%	38.3%
Architectural style	23.4%	57.1%
Operation of home businesses	22.0%	61.0%

14. What kinds of commercial development would you like to see the Village of Camden attract? (Please check (v) all that apply.)

68.4%	<i>Supermarkets</i>	20.6%	<i>Fast food restaurants</i>
62.8%	<i>Restaurants other than fast food</i>	15.6%	<i>Personal services (e.g. salons)</i>
40.4%	<i>Hotels or motels</i>	13.5%	<i>Car repair shops</i>
39.0%	<i>Specialty stores</i>	13.5%	<i>Convenient stores</i>
32.3%	<i>Book, records, & video stores</i>	12.8%	<i>Drug stores</i>
29.1%	<i>Gift shops</i>	8.2%	<i>Hardware & lumber</i>
27.3%	<i>Sporting goods</i>	2.8%	<i>None</i>
15.2%	<i>Banks & financial institutions</i>	9.9%	<i>Other</i>

Comments on Section C: See written comments attached.

D. COMMUNITY SERVICES

15. How satisfied are you with the quality of the following services? (Please check (v) the column that best describes your opinion)

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Dissatisfied</i>	<i>Very Dissatisfied</i>
Fire protection	66.3%	28.0%	0.4%	0.0%
Ambulance services	60.3%	33.0%	0.4%	0.0%
Schools/educational facilities	38.3%	47.2%	3.5%	1.1%
Library services	37.6%	51.8%	2.5%	0.4%
Trash pickup and removal	30.1%	56.7%	2.1%	1.1%
Parks/open space	29.8%	55.3%	3.9%	0.7%
Snow removal	28.4%	58.2%	4.3%	1.4%
Street/road maintenance	17.4%	57.4%	14.2%	2.5%
Village Hall Facility	17.0%	57.1%	12.1%	2.5%
Building code enforcement	12.1%	54.3%	16.0%	3.5%
Health services	11.3%	54.3%	16.7%	3.9%
Recreational facilities for youth	10.6%	33.7%	35.8%	7.8%
Zoning code enforcement	9.2%	56.4%	17.0%	3.2%
Recreational facilities for adults	6.7%	31.6%	39.4%	7.4%
Child care services	5.7%	36.2%	15.6%	3.2%
Public transportation	3.9%	15.2%	33.3%	12.8%

16. How satisfied are you with the condition of the following in the village? (Please check (v) the column that best describes your opinion)

	<i>Very Satisfied</i>	<i>Satisfied</i>	<i>Dissatisfied</i>	<i>Very Dissatisfied</i>
Parks	30.5%	58.2%	2.5%	0.0%
Streets	13.5%	63.1%	14.2%	1.4%
Curbs	9.9%	57.1%	18.1%	4.3%
Sidewalks	9.2%	50.4%	28.0%	6.0%
Storm water drainage	8.9%	68.1%	9.6%	3.5%
Industrial properties	7.8%	66.0%	12.8%	1.4%
Residential properties	7.4%	61.0%	20.2%	1.1%
Commercial properties	6.4%	67.4%	13.8%	1.1%

17. How do you feel about zoning regulations in the Village of Camden (Please check (v) the column that best describes your opinion)

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Zoning regulations improve the quality of the village	18.4%	54.6%	10.3%	1.4%
Zoning regulations are too restrictive in the village	9.6%	23.0%	41.8%	3.9%
Zoning regulations are sufficient to protect the interests of the village	9.6%	54.3%	15.6%	2.5%
Zoning regulations are insufficient, thereby allowing undesirable uses in the village	5.0%	13.5%	45.7%	11.0%

18. How often do you patronize retail businesses in the village? (Please check (v) only one.)

39.4%	<i>Daily</i>	4.3%	<i>Once every two weeks</i>
40.4%	<i>Twice a week</i>	1.4%	<i>Once a month</i>
10.6%	<i>Once a week</i>	0.0%	<i>Once a year or less</i>

19. How important is it to preserve the historic character of the village? (Please check (v) only one.)
- 38.7% *Very important*
 - 31.9% *Important*
 - 20.2% *Somewhat important*
 - 5.6% *Not important*
20. If the opportunity arises, would you support burying of the overhead utility wires in the village core? (Please check (v) Yes or No.)
- 60.3% *Yes*
 - 26.6% *No*
21. Would you support a streetscape program for improved aesthetics in the village core (along Main Street around the village park)? Such a program might include more street trees, benches, flowers, crosswalks, and improved sidewalks. (Please check (v) Yes or No.)
- 75.2% *Yes*
 - 17.7% *No*
22. If you are the owner of a commercial building, would you be interested in using grant money to help improve your building?
- 11.7% *Yes*
 - 3.9% *No*
 - 67.4% *Not applicable*

Comments on Section D: See written comments attached.

E. RESIDENTIAL DEVELOPMENT

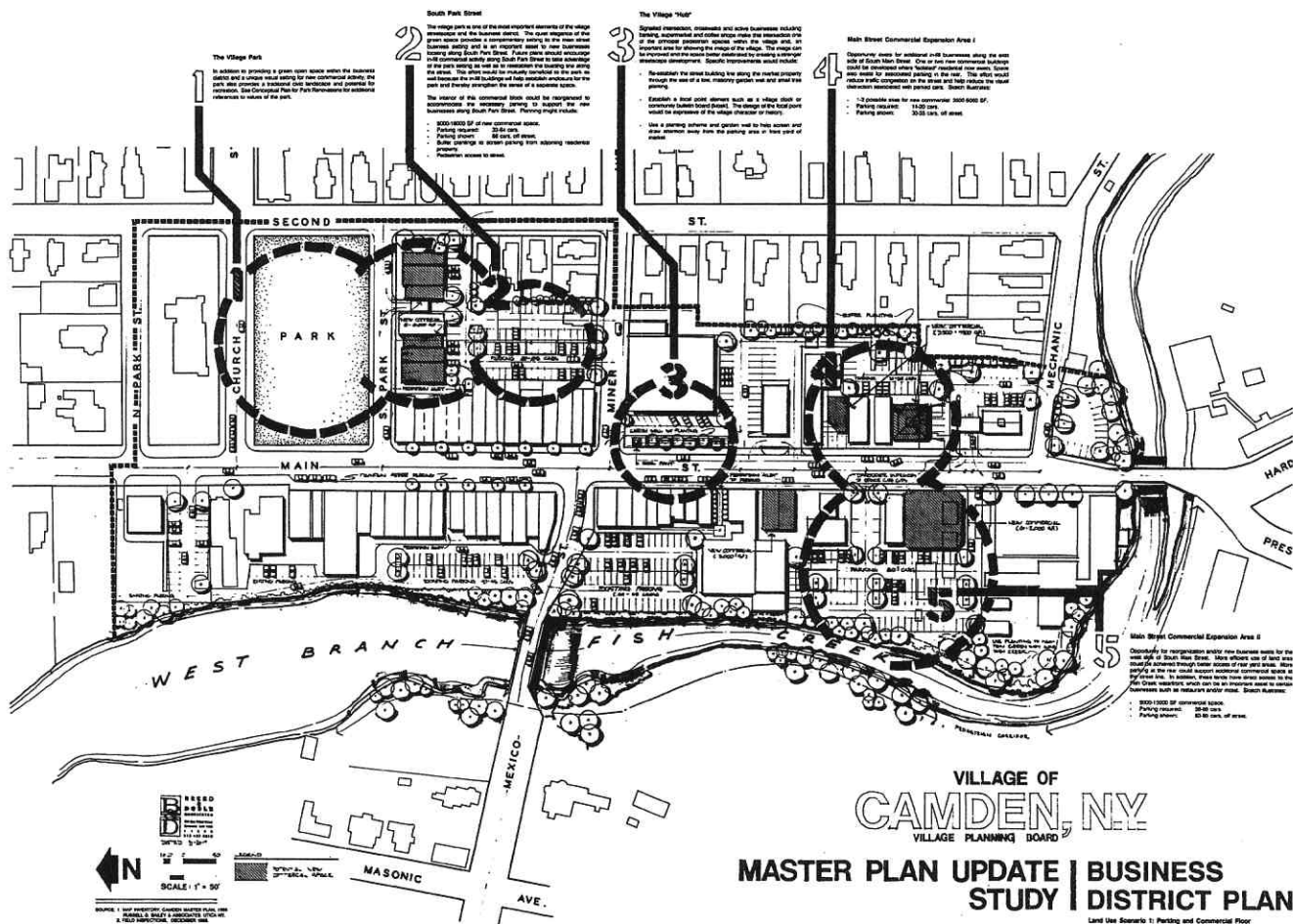
23. Do you feel there is a shortage of affordable housing in Camden? (Please check (v) Yes or No.)
- 39.0% *Yes*
 - 51.8% *No*
- If Yes, what segments of the population do you feel are affected? (Please check (v) all that apply.)
- 24.8% *Low/moderate individuals and families*
 - 18.4% *Assisted living*
 - 25.9% *Senior citizens*
 - 3.5% *Other*
24. Which type of housing development should be encouraged in the village? (Please check (v) all that apply.)
- 53.5% *Single family homes*
 - 50.0% *Senior housing*
 - 23.8% *Apartments*
 - 18.4% *Condominiums/town houses*
 - 12.8% *Multi-family homes*
 - 8.5% *Tract or development housing*
 - 6.7% *None*
 - 5.3% *Single family dwellings converted to apartments*
 - 2.5% *Other*
25. Do you feel that there is adequate parking in Camden? (Please check (v) Yes or No.)
- 77.0% *Yes*
 - 17.7% *No*
- If No, please describe when and where the shortage typically occurs or why you feel the parking is inadequate. See written comment attached
26. Do you or members of your household find it difficult to walk across Main Street? (Please check (v) Yes or No.)
- 20.6% *Yes*
 - 74.8% *No*

Comments on Section E: See written comments attached.

F. ENVIRONMENTAL ISSUES

27. How important are the following aspects of the village's environment? (Please check (v) the column that best describes your opinion.)

	<i>Very Important</i>	<i>Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>
Air quality	55.3%	30.9%	4.6%	0.7%
Parks and open space	51.1%	33.3%	7.4%	1.4%
Overall ecosystem health, integrity, and balance	50.0%	35.1%	5.0%	0.0%
Overall visual aesthetic (how the village looks)	48.9%	39.7%	5.0%	0.0%
Noise pollution	37.6%	36.5%	16.3%	2.5%
Historic character (buildings and areas)	36.5%	36.9%	17.7%	3.5%
Street trees	36.2%	36.9%	17.7%	5.0%
Traffic	33.7%	43.6%	13.5%	1.8%
Light pollution	30.1%	33.3%	17.7%	7.1%
Site design and layout of new developments/structures	25.9%	41.5%	16.0%	5.0%
Signs (business signs)	16.7%	41.1%	28.0%	4.3%



VILLAGE OF
CAMDEN, N.J.
VILLAGE PLANNING BOARD

**MASTER PLAN UPDATE | BUSINESS
STUDY | DISTRICT PLAN**

Land Use Scenario 1: Parking and Commercial Floor Area Opportunities

CONCEPTUAL DESIGN FOR PARK RECONSTRUCTION WAS PREPARED FOR THE VILLAGE OF CAMDEN PLANNING BOARD AS PART OF AN ONGOING MASTER PLAN UPDATE. THIS WORK WAS PREPARED BY BREED & DOYLE, LANDSCAPE ARCHITECTS AND COMMUNITY PLANNERS.

PROJECT DATE: JANUARY 11, 1991