







CAMILLUS JOINT COMPREHENSIVE PLAN 2026

Town & Village of Camillus, NY

Adopted on: *Town Board - July 14, 2026*
Village Board - July 20, 2026











ACKNOWLEDGMENTS

This Comprehensive Plan update was completed by the efforts of the Village and Town officials, the Comprehensive Plan Steering Committee, and our residents. The Steering Committee was integral in the drafting of this plan through the contribution of their time, energy, and knowledge. The Town and Village would also like to thank all members of the community and stakeholders who contributed to the vision for this Plan, whether by participating in one of the public events, spreading the word about this initiative, or providing feedback directly to the Town/Village and Steering Committee. You helped shape its vision for the betterment of the greater Camillus community.

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Funding Statement

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1 Introduction

PURPOSE & INTENT

The Comprehensive Plan serves as the foundational policy framework for guiding the long-term development and decision-making of the community. It establishes a unified vision and sets forth the principles that all supporting plans, policies, ordinances, and procedures must align with to ensure cohesive and coordinated progress. This includes, but is not limited to, small area plans, functional plans, zoning ordinances, capital improvement programs, and administrative protocols—all of which play a vital role in advancing the goals outlined in the Comprehensive Plan.

Through collaborative regional partnerships and a series of local initiatives, the Town and Village of Camillus have demonstrated a sustained commitment to understanding the evolving needs, priorities, and aspirations of their residents. This Comprehensive Plan reflects that commitment by serving as a strategic blueprint for achieving the community's vision for the future.

The primary function of a Joint Comprehensive Plan is to articulate and formalize a vision for the future of the community. This vision serves as a foundational framework to guide both public and private sector development, ensuring alignment with the community's long-term goals and priorities as outlined in the Plan. The Comprehensive Plan acts as a strategic reference tool for decision-makers and stakeholders, offering clear direction on the types of projects, policies, and investments that are likely to be supported by the Town and Village.

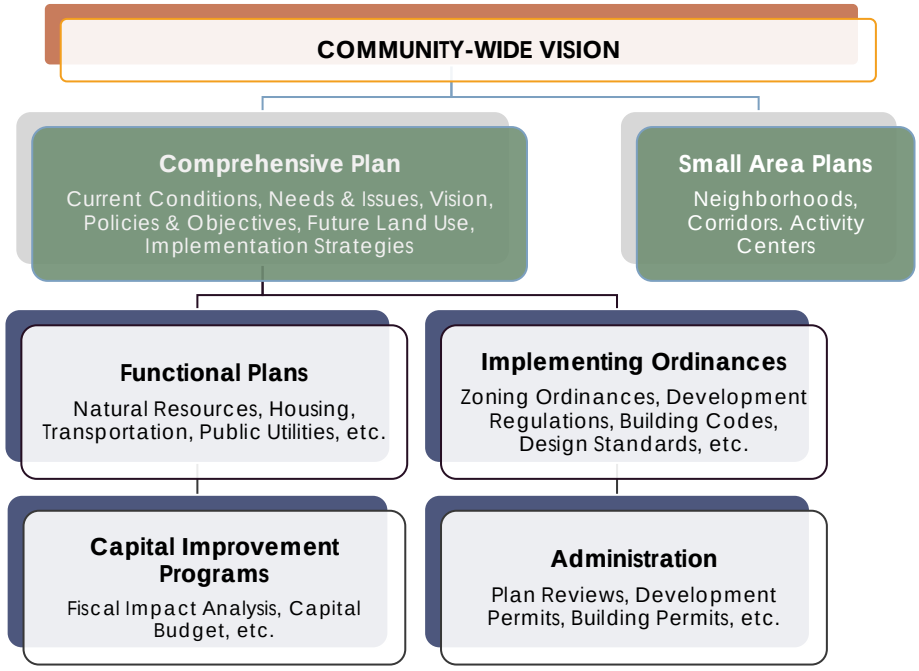
A well-crafted Plan not only establishes broad community objectives but also includes actionable strategies that can be pursued by various public agencies, private entities, and nonprofit organizations operating within the municipality. This Plan has been prepared in accordance with New York State Town Law § 272-a and Village Law § 7-722, which define a Comprehensive Plan as a compilation of written and graphic materials—such as maps, reports, studies, and policy documents—designed to guide the short- and long-term development, preservation, and enhancement of a municipality.

Proactive planning is essential to mitigate unintended consequences that may arise from uncoordinated growth or ad hoc decision-making. By leveraging community input and data-driven analysis, the Comprehensive Plan equips local governments with the tools necessary for forward-looking governance, enabling informed, deliberate, and sustainable development practices.

JOINT COMPREHENSIVE PLAN

This Joint Comprehensive Plan is designed to serve both the Town and Village of Camillus, establishing a vision, set of goals, and strategic recommendations to guide future development, land use, and municipal programming across both jurisdictions. The joint planning approach reflects a regional best practice, offering a more cost-effective alternative to separate planning efforts while fostering collaboration between neighboring municipalities.

By coordinating efforts through a Joint Comprehensive Plan, the Town and Village are better positioned to identify and pursue shared services, align infrastructure investments, and develop mutually beneficial policies that enhance overall community outcomes. This approach also strengthens intergovernmental communication and civic engagement, creating a cohesive framework for decision-making. Moreover, joint plans often improve a municipality's competitiveness when seeking state and federal funding, as they demonstrate regional coordination and strategic foresight.



LOCAL & REGIONAL PLANNING EFFORTS

It is critical that the Town and Village of Camillus Joint Comprehensive Plan is developed with an awareness of other recent planning initiatives and studies. By identifying and building off Camillus's existing efforts and the initiatives of surrounding communities, the Camillus Joint Comprehensive Plan intends to support ongoing and regional planning efforts. As part of Camillus's comprehensive planning process, several relevant and recent planning documents, particularly those developed by Onondaga County, were reviewed for material and recommendations that would inform the development of Camillus's Joint Comprehensive Plan.

Plan Onondaga

Plan Onondaga is the comprehensive development plan for Onondaga County, adopted in July 2023. It focuses on improving community life, promoting economic development, and enhancing the quality of life for residents and visitors. The plan aims to create inspiring, healthy, and safe places where everyone feels empowered. It is structured around five key themes:

Strong Centers

Onondaga County will strengthen the quality of life and economic stability of local communities by developing vibrant, amenity-rich, and walkable centers.

The plan highlights various types of "Strong Centers" and identifies the Village of Camillus as a medium level "Vibrancy Center."

Two areas within the Town of Camillus, along existing commercial corridors, are highlighted for future development in the Future Land Use Map - W Genesee St and New York State 5.

Figure 1. Future Land Use Map, Plan Onondaga



Housing and Neighborhoods

Onondaga County aims to support affordable, attractive, and efficient housing to retain current residents and attract newcomers.

The Town of Camillus is identified as a "Stable and Strong Market," where households with higher incomes are more likely to live. In contrast, the Village of Camillus is classified as a "Middle Market," which faces the risk of decline in the future.

Community Mobility

Onondaga County will enhance mobility by improving safety, accessibility, and the variety of transportation options within and between communities.

The Pedestrian Connectivity section highlights areas along West Genesee Street as "hot" spots where pedestrian activity is expected to be high.

Greenways and Blueways

Onondaga County will protect and expand greenways and blueways, offering unique opportunities for recreation and ecological health.

The Empire State Multi-Use Trail, which runs through the Town of Camillus, is recognized as an important asset for the region.

The County now offers a Greenways and Blueways Grant Program to support and encourage the development of greenways and blueways throughout the County.

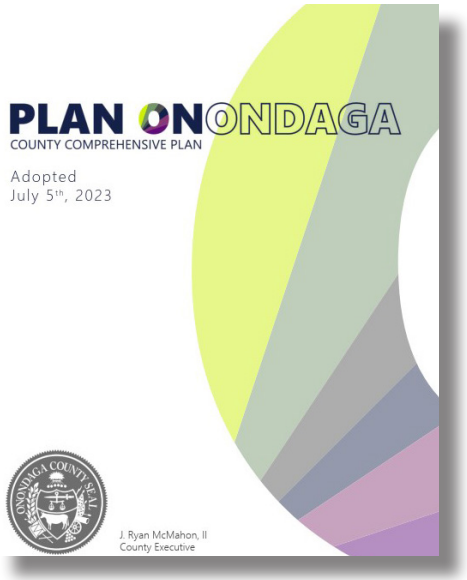
Agriculture

Onondaga County will ensure that agriculture remains a vital and integral part of the economy, as well as a defining feature of the landscape.

The plan identifies different types of agriculture in the county, with the western part of the Town of Camillus being primarily agricultural.

Goals of Plan Onondaga:

- To synthesize key drivers affecting community development and planning.
- To build relationships and raise awareness across various sectors.



- To inform policymaking and connect local needs with state and federal resources.
- To prioritize public investments that extend beyond municipal boundaries.
- To provide guidance, resources, and training to support the collective vision outlined in Plan Onondaga.

Onongaga County Multi-Juridictional Hazard Mitigation Plan Update

Onondaga County finalized its 2025 Hazard Mitigation Plan (HMP), encompassing the County and its participating municipalities. This Plan is mandated by state and federal agencies to ensure communities qualify for specific non-emergency disaster assistance programs. Thirty-four out of thirty-five municipalities within Onondaga County engaged in the planning process, including the Town and Village of Camillus.

Hazard mitigation involves proactive measures aimed at reducing or entirely removing long-term risks to human life and property from natural hazards. Incorporating hazard mitigation strategies into existing community plans, policies, codes, and programs fosters development patterns that neither elevate risks from known hazards nor result in redevelopment that increases such risks.

The HMP includes annexes for both the Town and the Village, outlining newly recommended projects as well as a few ongoing initiatives from the prior 2019 plan. For the Town, the proposed initiatives include but are not limited to:

- Spring Gardens/Lake Lawns drainage mitigation
- Construct detention ponds for runoff from Northway Detention Facilities
- Elevation of the Town of Camillus Department of Public Works (DPW) facilities to the 500-year flood level
- Elevation of the Camillus Electrical Substation to the 500-year flood level



Veterans Memorial Park at Gillie Lake

- Develop a detention pond to help mitigate flood and erosion concerns due to stormwater runoff from the Northway community to downstream areas.
- Locate new residential development based onthe natural environment, community facilities and services, and transportation systems.
- Encourage land preservation surrounding environmentally sensitive areas.

Recommended projects for the Village include but are not limited to:

- Remove dead trees from Nine Mile Creek, both upstream and downstream, and ensure the Creek remains clear from log jams that cause in flooding.
- Restore and reactivate the United States Geological Survey (USGS) gage station in Camillus
- Expand the West Genesee Street Bridge over Nine Mile Creek during its replacement to enhance flood resilience, and reduce the risk of trees washing downstream.

These projects are designed to enhance community resilience against natural disasters by addressing specific vulnerabilities identified in the planning process.

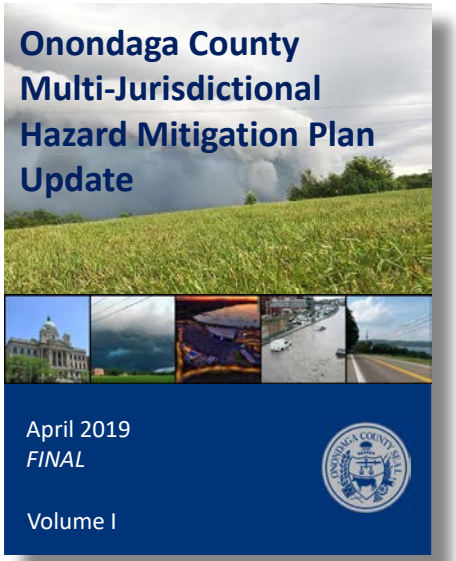
Onondaga County Agriculture & Farmland Protection Plan

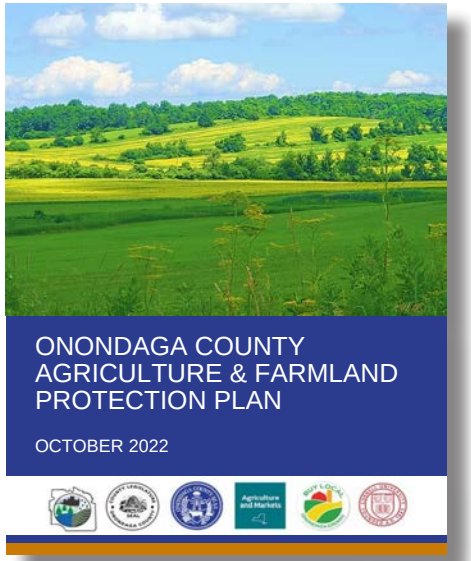
Onondaga County finalized its Agriculture & Farmland Protection Plan in October 2022, with funding support from the New York State Department of Agriculture and Markets' Farmland Protection Planning Program and the Onondaga County Agriculture Council. This Plan identifies lands within the County designated for agricultural preservation and outlines strategies to bolster the agricultural sector's sustainability.

The Plan offers an overview of the current state of local agriculture and establishes a framework for safeguarding farmland while ensuring the agricultural industry's viability in Onondaga County for the coming decades. Properties enrolled in New York State Agricultural Districts are detailed in the Community Profile section.



Ninemile Creek





Key objectives of the Plan include:

- Enhancing economic development activities related to agriculture and fostering collaborations to leverage emerging markets, technologies, and incentives.
- Strategically preserving agricultural lands across Onondaga County to sustain and enhance its dynamic agricultural operations.
- Promoting the significance of local agriculture and food systems throughout the County.
- Supporting the next generation of farmers and agricultural entrepreneurs in Onondaga County.
- Continue to enhance the relationship between agriculture and the natural environment

These goals are designed to ensure the continued growth and sustainability of Onondaga County's agricultural landscape, balancing economic, environmental, and community interests.

Better Bus Onondaga

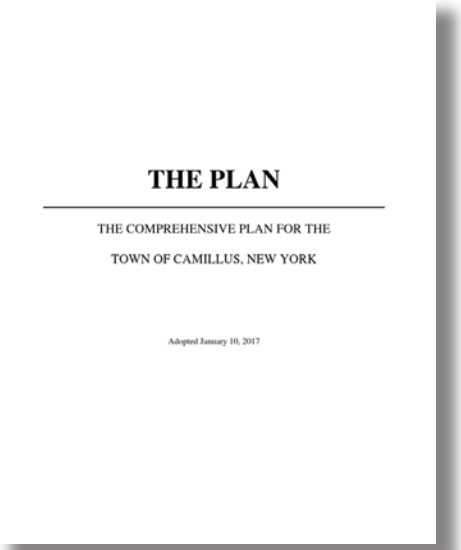
Better Bus Onondaga is an ongoing initiative led by Centro to comprehensively redesign Onondaga County's fixed-route bus network. The project aims to better align transit service with current travel patterns, improve efficiency and reliability, integrate new mobility options such as on-demand microtransit, and support the development of future Bus Rapid Transit (BRT) corridors as the system's backbone. The plan transitions from the traditional "hub-and-spoke" model focused on downtown Syracuse to a more frequent, accessible, and flexible network that enhances regional connectivity. Within the Town of Camillus, several new routes have been introduced while some existing routes have been eliminated. Additional details are provided in the Transportation section of the Community Profile.

PREVIOUS COMPREHENSIVE PLANNING EFFORTS

This updated plan serves to build upon and replace the 2017 comprehensive plan.

Town of Camillus Comprehensive Plan, 2017

The Town of Camillus adopted its Comprehensive Plan on January 10, 2017, updating the previous plan from 1997 and incorporating revisions from the "West Genesee Street Land Use and Circulation Study" conducted in 2000. This plan serves as the Town's official policy for future development, guiding the Planning Board and Town Board in evaluating land use and development proposals.


THE PLAN

THE COMPREHENSIVE PLAN FOR THE

TOWN OF CAMILLUS, NEW YORK

Adopted January 10, 2017

The Comprehensive Plan addresses six primary goal areas:

- Conservation and Open Space: Focuses on preserving environmentally sensitive areas, agricultural lands, historical resources, and open spaces.

- Residential Land Use: Provides guidelines for residential development and zoning within the Town.
- Commercial Land Use: Outlines strategies for commercial development and land use planning.
- Industrial Development: Discusses policies related to industrial growth and land allocation.
- Transportation: Covers planning for arterial, collector, and local streets to ensure efficient transportation networks.
- Community Facilities: Addresses the provision of essential services, including water distribution, sewage disposal, stormwater management, solid waste, recreation, libraries, and public safety services.

Each goal area is supported by specific policies and recommended implementation strategies, aiming to define the Town's vision, objectives, and actionable steps for sustainable development.

PLANNING HORIZON

The planning horizon refers to the timeframe during which this Plan remains relevant and reflective of the community's goals and needs. It also indicates the estimated period required to carry out most of the recommended actions. For this joint comprehensive planning initiative, the planning horizon spans 10 years, extending through to the year 2035. As the community evolves, it is essential that the conversations that shaped this Plan persist, and that the Plan itself is regularly reviewed and updated to reflect future changes by the Town and Village.

PLANNING PROCESS

The 2025 Joint Comprehensive Plan Update was guided by a dedicated Steering Committee responsible for overseeing the planning process. This committee was composed of volunteer members representing a diverse cross-section of the community, including key stakeholders from the Town, Village of Camillus, and Onondaga County. The Steering Committee played a central role in shaping the Plan by providing strategic direction, contributing to the drafting process, and reviewing key documents throughout each phase. A summary timeline illustrating major milestones in the planning process is presented below.

TIMELINE

April 2025	Project Kick-Off
June 2025	Community Participation Plan
July 2025	Community Profile
	Community Survey
	Community Visioning Workshop
August 2025	Stakeholder Interviews
October 2025	Vision & Goals Framework
November 2025	Future Land Use Strategy
February 2026	Draft Comprehensive Plan
April 2026	Community Open House & CPSC Public Hearing
May 2026	SEQRA & County Referral Procedures
July 2026	Joint Town & Village Board Public Hearing
	Final Plan

Summaries of the Community Visioning Workshop and Community Survey are available in Appendices A and B. To collect expert subject matter insights on topics of concern, specific stakeholders were invited to participate in interviews. Individuals interviewed included representatives from the Chamber of Commerce, West Genesee School District, Town of Camillus Historical Society, Town of Camillus Agricultural Advisory Committee, Finger Lakes Railway, Centro, Fairmount Fire Department, Town of Camillus Police Department, Waves Ambulance, CNY Land Trust, Town Code Enforcement Office, and Village Engineering Office.

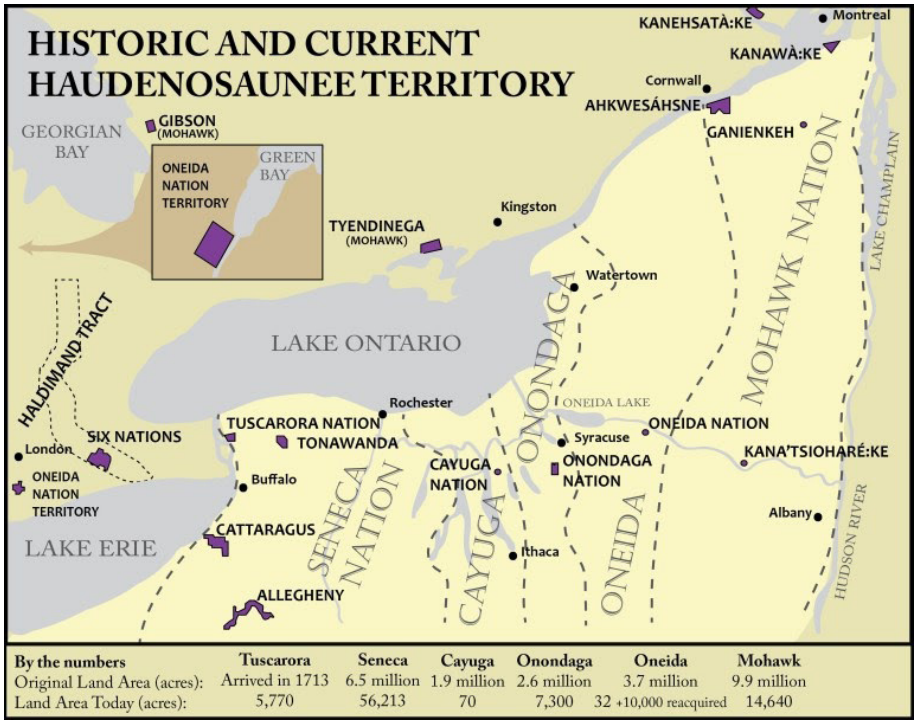


Figure 2. Historic and Current Haudenosaunee Territory

INDIGENOUS LAND ACKNOWLEDGMENT

The Town and Village of Camillus respectfully acknowledges the original stewards of this land. Our community sits on the ancestral territory of the Haudenosaunee (pronounced hoe-dee-no-SHOW-nee) Confederacy, a union of Indigenous nations. Historically referred to as the Iroquois Confederacy by the French and the League of Five Nations by the English, the alliance's true name—Haudenosaunee—translates to "People of the Long House."

Among the five nations of the Haudenosaunee, the Onondaga, known as the "People of the Hills," once inhabited the region that is now part of the Town and Village of Camillus in Central New York. The Onondaga held a central role as the Keepers of the Fire, residing in what was considered the capital of the Confederacy. Alongside the Cayuga and Seneca Nations to the west, and the Oneida and Mohawk Nations to the east, the Onondaga hosted Grand Council meetings—gatherings that continue today in present-day Onondaga County near Camillus.[1]

1 https://www.camillushistory.org/history/indigenous-people

The Haudenosaunee Confederacy and the United States are bound by three key treaties: the Treaty of Fort Stanwix (1784), the Treaty of Fort Harmar (1789), and the Canandaigua Treaty (1794). These agreements recognized the sovereignty of the Haudenosaunee Nations, outlined territorial boundaries, provided for compensation, and laid the foundation for a relationship based on peace and mutual respect.

The Town and Village of Camillus invite residents to recognize that we live on the homeland of the Haudenosaunee, to honor this knowledge with sincerity, to let it guide responsible land stewardship, and to commit to strengthening our relationship with the Haudenosaunee Confederacy through continuous learning and collaboration.



Camillus Agricultural Exhibit



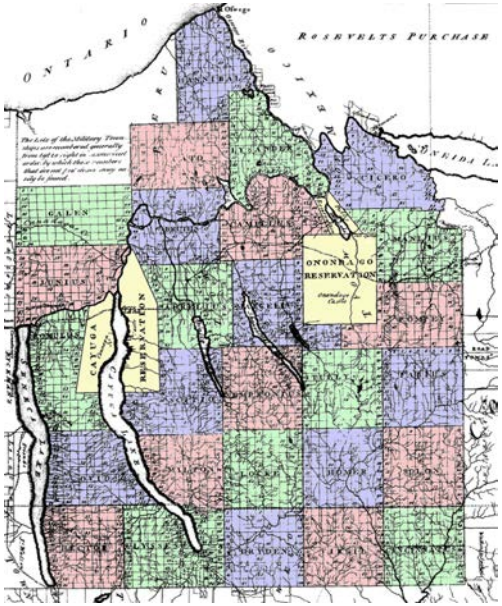
2 Community Profile

HISTORICAL CONTEXT[1]

The Town of Camillus was originally part of the Central New York Military Tract—a land grant system established to reward soldiers for their service in the Revolutionary War. Initially, each soldier was promised 100 acres, later increased to 600 acres across 25 designated townships. These townships were named after classical Greek, Roman, and some English literary figures, with Camillus named in honor of Roman general Marcus Furius Camillus. Incorporated on March 8, 1799, Camillus is the only town in the U.S. with this name and spans nearly 35 square miles, encompassing Hamlets of Fairmount, Amboy-Belle Isle, Warners, and the Village of Camillus.[2]

The earliest European settler, Isaac Lindsay, arrived in 1790, followed by his brothers in 1792. One of them discovered gypsum deposits, spurring a local industry. In 1795, Isaac built the area's first wooden frame house, which still stands today at 3 Leroy Street. A fire in 1829 unfortunately destroyed the Town's early records.

The opening of the Erie Canal in 1825 transformed the local economy, leading to the creation of up to 19 mills along Nine Mile Creek, which used the water for power and canal access for shipping. The arrival of the Syracuse-Auburn railroad in 1838 further boosted business and connectivity. Notably, Camillus Cutlery (founded 1894) became a prominent employer, attracting skilled craftsmen from Europe. That same year, Syracuse Pottery began producing flowerpots using local red clay, shipping millions of pounds annually.



Transportation advances continued into the 20th century, with electric trolleys arriving in 1909 and the first airplane landing in Amboy in 1912, setting a Chicago-to-New York flight record. By 1925, Amboy Airport was operational and later became the original site of Syracuse Municipal Airport in 1927, making Camillus a central hub for aviation in the county. During World War II , it supported military efforts as a training and logistics base, including coastal patrols.

The West Genesee School District was consolidated 1955 and formed Central School District #1, including the Towns of Camillus, Onondaga, Van Buren, Geddes, and Elbridge. The same year West Genesee High School opened.

REGIONAL CONTEXT

The Town of Camillus is located in Central New York, within Onondaga County. It lies to the west of the City of Syracuse and is considered part of the greater Syracuse metropolitan area. The Town of Camillus is about 35 square miles of land, which includes Hamlets of Fairmount, Amboy-Belle Isle, Warners, and the Village of Camillus. Camillus is bordered by several municipalities, including the towns of Geddes to the east, Elbridge to the west, and Van Buren and Onondaga to the north and south, respectively. It also benefits from its strategic position along major transportation corridors, including Interstate 690 and New York State Route 5, providing convenient access to downtown Syracuse and surrounding communities.

Figure 3. Regional Context



1 https://www.camillushistory.org/history/timeline

2 https://www.townofcamillus.com/default.aspx?PageID=855

Camillus is situated in the Finger Lakes region, known for its rolling hills, rich farmland, and proximity to several lakes, including Onondaga Lake to the east and Otisco Lake to the southwest. Its location makes it a vital link between rural western Onondaga County and the urban core of Syracuse, contributing to its role as a residential, commercial, and transportation hub in the region.

Village of Camillus

The area of the village is only 4 square miles and is one of the smallest villages in the state. It is completely serviced with public sewers and water, natural gas and electricity and cable TV and internet service from 2 vendors – Spectrum and Verizon. In 2021, the Village Board authorized Verizon to install "small cell" service to the village as part of the advancement into 5G technology.

The Town and Village serve as a central hub for the nearby rural communities by providing essential services, including healthcare facilities, educational institutions, grocery stores, and various recreational options.

Note: The collective Town and Village of Camillus is defined by the US Census as a County Subdivision. The Village of Camillus is defined by the US Census as a place. Town Census data (exclusive of the Village) was estimated by calculating the difference between the County Subdivision and Village (place) census data. Town-specific data (exclusive of the Village) could not be estimated in some cases. For this plan, the County Subdivision will be referred to as the "collective" Town and Village of Camillus.

DEMOGRAPHIC INVENTORY & ANALYSIS

Understanding the demographics of a population—such as age, race, ethnicity, income, education level, language, and household composition, plays a key role in the planning process. A thorough demographic analysis helps identify who lives in the community, how different groups may experience challenges or opportunities, and where resources or outreach efforts should be focused. By grounding decisions in demographic data, leaders can ensure that strategies are inclusive, equitable, and responsive to the needs of all community members, particularly those who have been historically underserved or underrepresented.

Population and Age

Between 2000-2010, the Village of Camillus experienced a 3% decrease in the population, while the Town saw a 5% increase. However, between 2010 and 2020 , the Village of Camillus experienced a modest 1% population growth, while the Town saw a more notable increase of 5%. In comparison, the overall population of the County rose by 2% during the same period. By 2020, the Town had a population of 24,124, while the Village was home to approximately 1,222 residents. From 2000 to 2020, the Village's population remained relatively stable over the last 20 years, while the Town's population increased slightly.

Analysis of demographic shifts from the 2010 and 2023 ACS 5-Year Estimates for the collective Town and Village reveals notable trends in age distribution.

Figure 4. Town and Village Population, 2000-2020

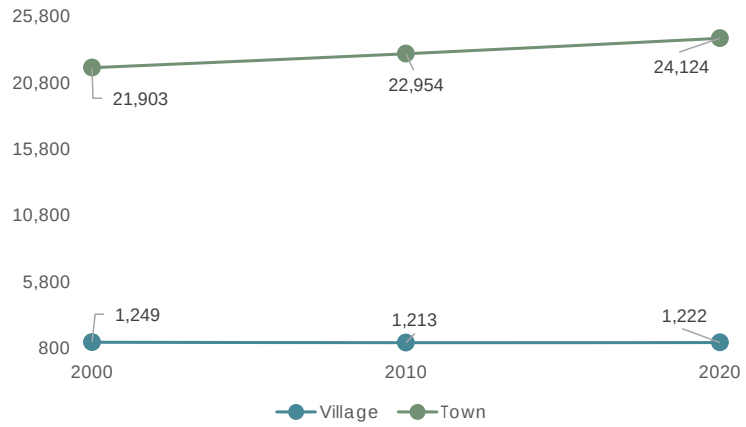


Figure 5. Change in Population, 2000-2020

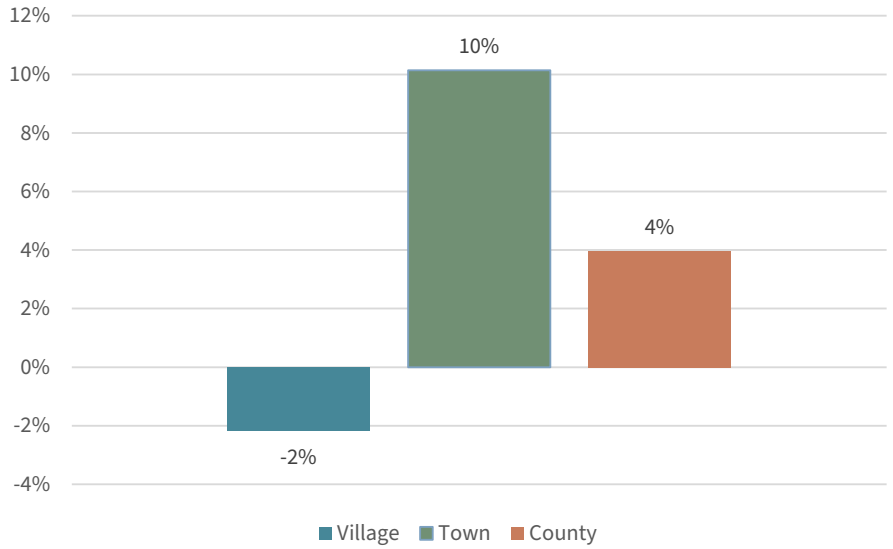
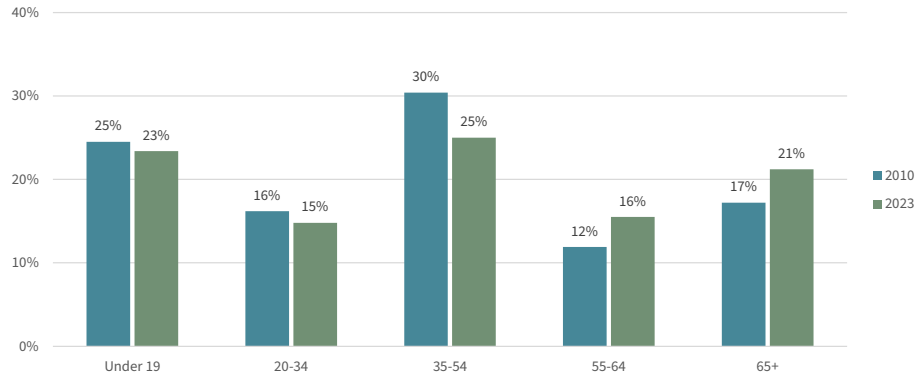


Figure 6. Change in Age (Town & Village), 2010-2023



The percentage of residents under 19 and those aged 20 to 34 each declined by 1%, while the 35 to 54 age group experienced a more significant drop of 5%. The collective Town and Village have been experiencing a decline in younger and middle aged groups and a rise in older adult populations.

Conversely, there has been a noticeable increase in older adult populations, specifically those aged 55 to 64 and 65 and older, indicating an overall aging trend within the Town and Village. The growth in the 65+ demographic may point to an impending need for age-friendly infrastructure and services, such as accessible public transportation, senior housing options, and enhanced medical care. Acknowledging this aging trend is critical, as it often leads to increased demand for services designed to support seniors and communities that embrace universal design principles.

Education Attainment

According to the 2010 and 2023 ACS 5-Year Estimates, both the collective Town and Village of Camillus have seen improvements in attracting and retaining residents with advanced education (bachelor's degree or higher). Between 2010 and 2023, the percentage of residents aged 25 and older with at least a bachelor's degree increased by 9% in the collective Town and Village, compared to a 3% increase at the County level.

During the same period, the share of residents with at least a high school diploma rose by 2% in the collective Town and Village, and by 3% in the County. The proportion of residents over 25 with less than a 9th-grade education has remained steady at under 2% throughout the decade. Meanwhile, the percentage of residents with some high school education (9th to 12th grade) but no diploma dropped from 6% in 2010 to 3% in 2023.

These trends suggest that more adults in the Town are pursuing higher education, contributing to an increasingly educated population.

Race and Ethnicity

According to the 2020 DEC Redistricting Data, the Town of Camillus has a predominantly White population, comprising 85% of residents. Individuals identifying as two or more races account for 5% of the population, while those identifying as two races including "some other race" make up another 5%. Black or African American residents represent 3%, and Asian residents make up 2% of the population.

The Village of Camillus reflects similar demographics, with 85% of the population identifying as White. Residents of two or more races make up 5%, and those identifying as two races including "some other race" represent 4%. Black or African American residents comprise 3%, while Asian residents account for 1% of the population . Some other race alone makes up to 1%, while American Indian and Alaska Native alone and Native Hawaiian and Other Pacific Islander alone combinedly make up to 1% of the total population.

Figure 7. Education Attainment (Town), 2010-2023

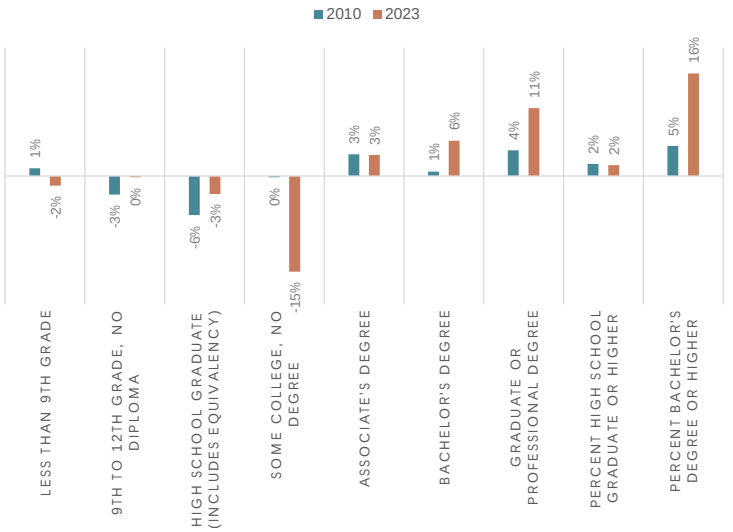
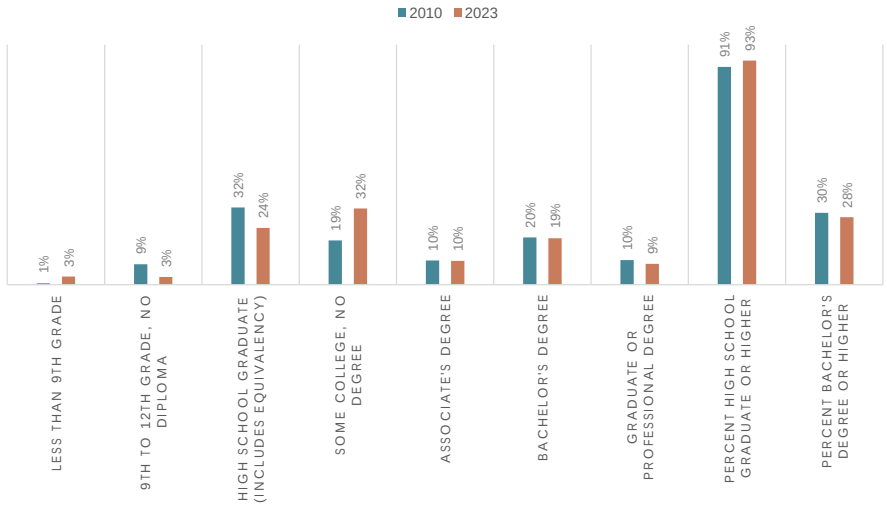


Figure 8. Education Attainment (Village), 2010-2023



Housing Stock

According to the 2023 ACS 5-Year Estimates, housing in the Town and Village of Camillus is predominantly made up of single-family homes, which account for approximately 78% of all residential units. Larger multi-family buildings with 10 or more units represent the second most common housing type. In contrast, smaller multi-family residences with two to nine units, along with mobile homes, remain relatively rare in the area. While only 7% of housing in 2010 consisted of buildings with 10 or more units, that share grew to 2% by 2020, reflecting a growing interest in multi-family living options.

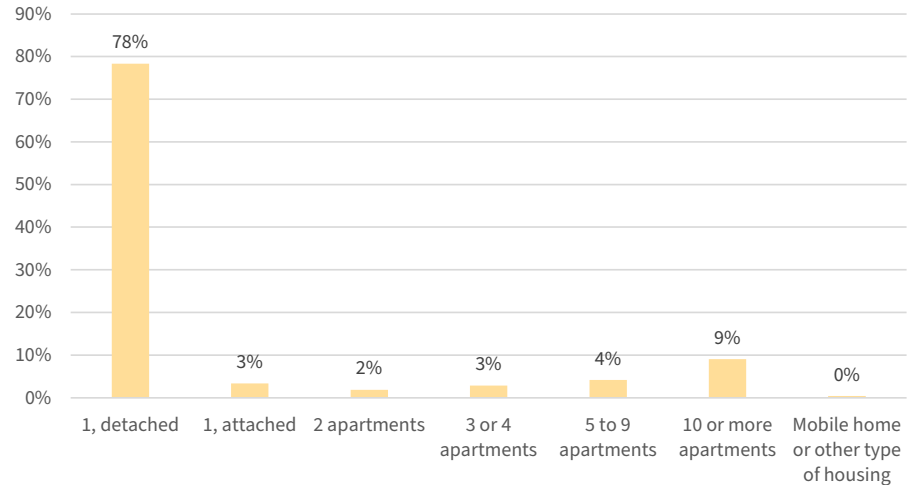
Despite this recent growth in multifamily buildings of 10+ units, housing in Camillus still generally lacks diversity, particularly when it comes to structures like townhomes, duplexes, and 2-3 family apartments. Meanwhile, between 2010 to 2020, the county had also shown an increase of 2% in multifamily buildings of 10+ units. These statistics indicate that multi-family housing construction has increased over the past decades.

When it comes to the age of the housing stock, the collective Town and Village is similar to Onondaga County. As of 2023, 69% of homes in Camillus were built in the 1960s or earlier, close to the County's 71%. Only 31% of housing units in Camillus were constructed after the 1980s, indicating a relatively older housing inventory.



Single Family House, South Street, Village of Camillus

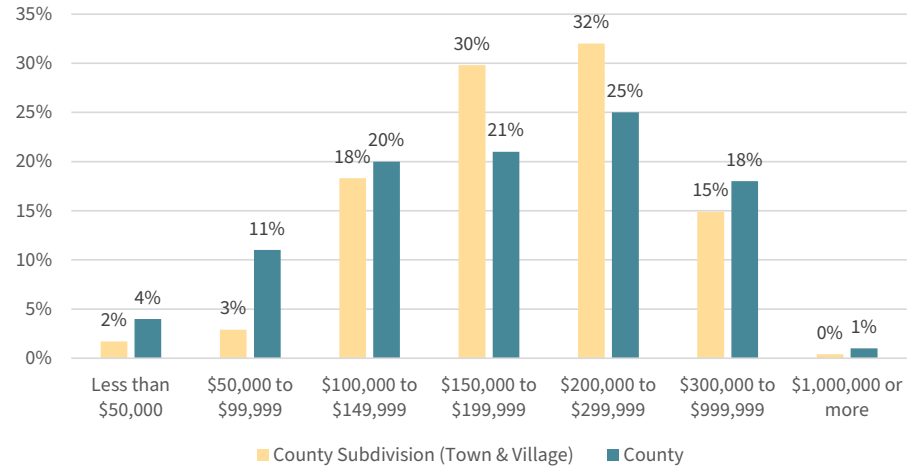
Figure 9. Units in Structure (Town & Village), 2023



Housing Values

According to the 2023 ACS 5-Year Estimates, housing in the Town and Village of Camillus is predominantly made up of single-family homes, which account for approximately 78% of all residential units. Larger multi-family buildings with 10 or more units represent the second most common housing type. In contrast, smaller multi-family residences with two to nine units, along with mobile homes, remain relatively rare in the area. While only 7% of housing in 2010 consisted of buildings with 10 or more units, that share grew to 2% by 2020, reflecting a growing interest in multi-family living options.

Figure 10. Housing Values, 2022



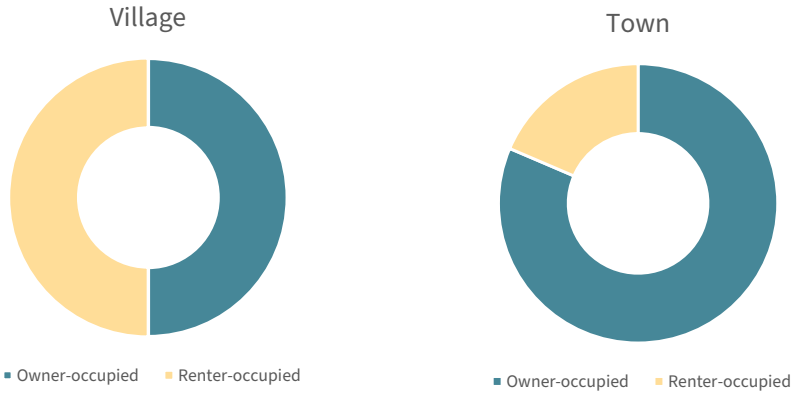
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Housing Occupancy & Ownership

The dominance of single-family housing aligns with high ownership rates within the collective Town and Village. As of 2023, 79% of housing units in the collective Town and Village are owner-occupied, with just 21% occupied by renters—substantially lower than the county-wide rental rate of 34%. However, there is a notable distinction in homeownership rates between the Town and the Village. In the Village, owner-occupied and renter-occupied homes are evenly split, with each making up about 50% of the occupied housing. In the Town, owner-occupied units make up 81%, while rental units account for only 19%.

Figure 11. Owner vs Renter-Occupied Housing in the Village and Town, 2022





Main Street Storefront, Village of Camillus

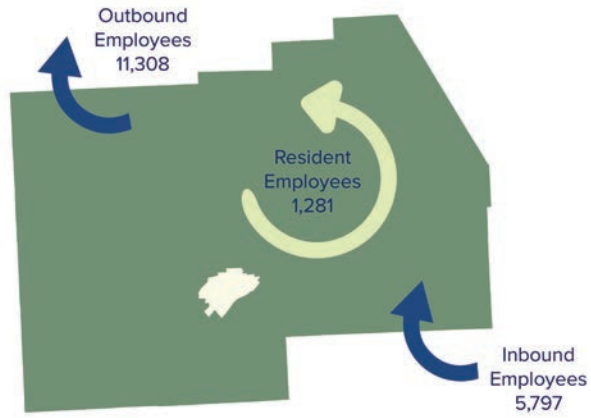
As of 2023, there were a total of 11,361 housing units across the collective Town and Village, with a 95% occupancy rate and a 5% vacancy rate. This is a slight increase from the 4% vacancy rate in 2010, but still favorable compared to the County, which saw a decrease from 9% in 2010 to 8% in 2023 .

Employment

According to the ACS 5-Year Estimates, the unemployment rate in the Village was 6% in 2023, higher than the Town's 2% and the County's 3%. Since 2010, the unemployment rate in the Village has remained unchanged, while the Town saw a 1% decrease, dropping from 3% to 2%. Similarly, Onondaga County's rate declined from 4% to 3%. Overall, these trends indicate a gradual improvement in employment across the Town, Village, and County over the past decade.

The inflow/outflow job counts in the collective Town and Village show that more than half 5,707 (81.9%) of workers , including both public and private sector jobs enter the Town and Village but live elsewhere. This has increased from 1.7% since 2010. 11,308 or approximately 89.8% of employed Town and Village residents work outside of the Town and Village. Only 1,281 of workers both live and work in the Town and Village, higher than the 2010 count of 1077. In other words, the majority of jobs within the Town and Village are filled by non-residents, while the majority of employed residents travel outside of the Town and Village for work. These trends may be indicative of a mismatch between the types of industries and careers within the Town and Village, and the education level and skills of residents.

Figure 12. Employee Inflow & Outflow, 2022



The average commute to work is 22.9 minutes in 2023. Collectively in the Town and Village, about 82% of the workers 16 years and over drove alone, while 7% of workers carpooled. Only 1% of the workers walked to work, and 1% of the workers chose public transportation as there commute to work.

Industry

As of 2020, the leading industry among employed residents in the collective Town and Village of Camillus, as well as Onondaga County, was education, health care, and social assistance, employing 33% of the workforce. In the Village, retail trade was the second most common industry, accounting for 16% of employment—likely due to the presence of several small businesses, including restaurants, cafés, and personal shops along Main Street. In contrast, the Town's second-largest employment sector was professional, scientific, management, and administrative services, making up 13% of jobs.

This employment distribution is reflected in the community's infrastructure. The prominence of education and healthcare jobs aligns with the presence of eight schools, a general hospital, and a public library across the Town and Village. Meanwhile, amenities related to dining and entertainment remain relatively limited in both areas.

Income and Poverty

According to the 2010 and 2023 ACS 5-Year Estimates, the collective Town and Village of Camillus reported a higher median household income than Onondaga County in 2023—$87,170 compared to $74,740. From 2010 to 2023, the median household income in the collective Town and Village increased significantly, rising from $60,082 to $87,170. However, it should be noted that, when pulled out separately from community-wide data, the Village of Camillus specifically has a much lower median household income than the broader area. As of 2023, the median household income in the Village reached $50,333, reflecting an increase from $43,393 in 2010.

As of 2023 ACS 5 – Year estimates, the poverty rate in Onondaga County was 14%, unchanged since 2012. In contrast, the poverty rate in the collective Town and Village decreased slightly, from 8% in 2012 to 7% in 2023. Within the collective Town and Village, poverty was more prevalent among females (9%) than males (6%) in 2023. A decade earlier, in 2012, both male and female poverty rates were equal at 8%.

Figure 13. Most Common Emplyoment Sectors in the Village, Town and County, 2020

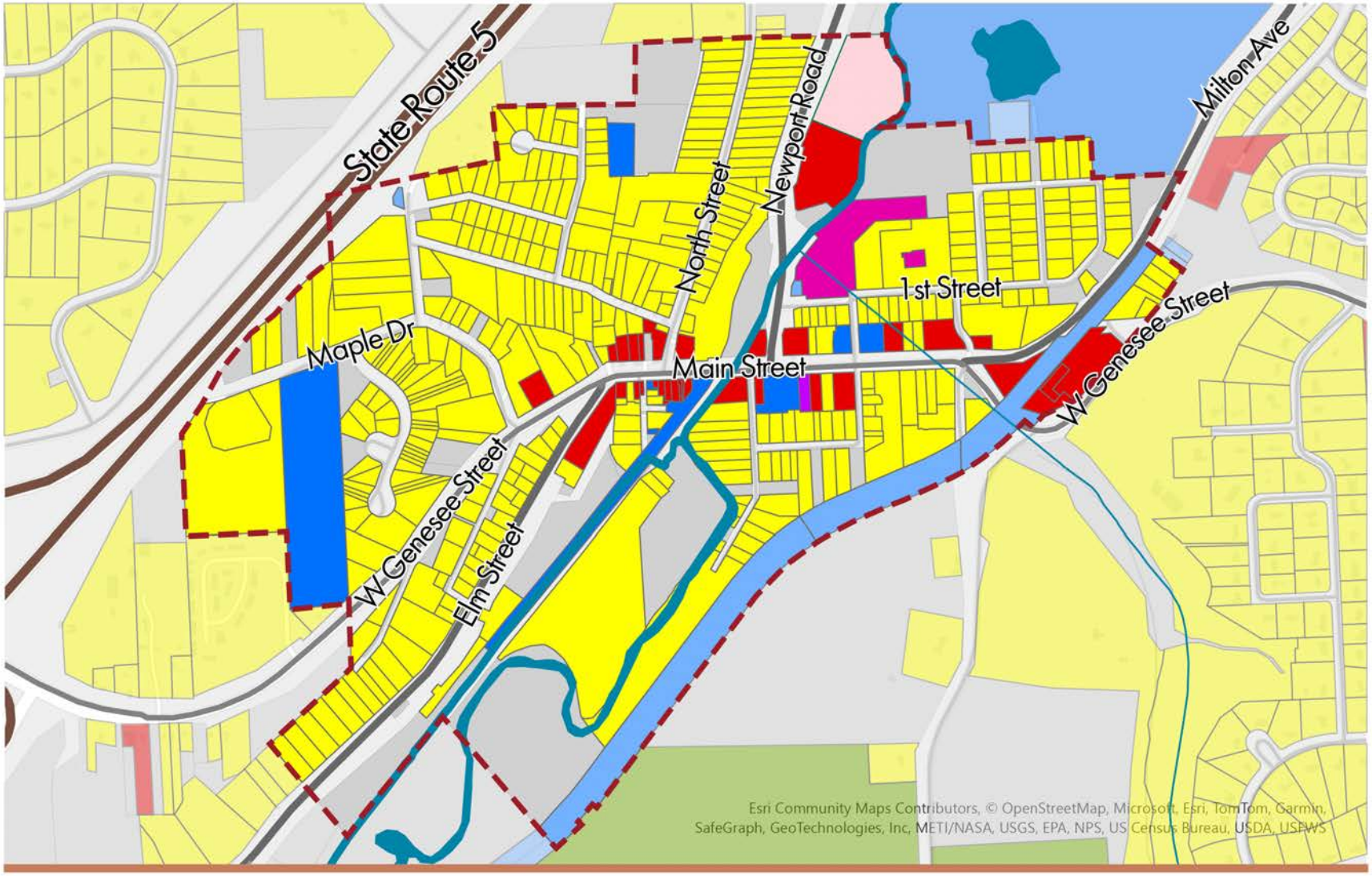


PHYSICAL INVENTORY & ANALYSIS

Land Use

Village Land Use

According to tax parcel assessment data, as of 2024, the most common land use in the Village of Camillus, based on the number of properties, is residential, followed by vacant and then commercial land. There is no agricultural land within the Village boundaries. Residential areas dominate the Village landscape, primarily consisting of single-family homes, along with scattered two- and three-family residences. The Village also includes several apartment-style housing options such as Connelly Acres, Rolling



Land Use Map - Village

Town and Village of Camillus, New York

0 0.1 0.2 Miles

Legend

- Village
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Water

Land Use

- Agriculture
- Vacant Land
- Residential
- Commercial
- Recreation and entertainment
- Community Services
- Industrial
- Public Services
- Wild, forested, conservation lands and public parks

Note: Property class code 411 (apartments) are included in residential category
Data Source: NYS Tax Parcels, 2025

Table 1. Village Land Use Distribution, 2024

Village of Camillus			
Land Use Type	**# Parcels**	**Total Acreage**	**% Acreage**
Residential	369	129	61%
Vacant	38	39	18%
Commercial	32	11	5%
Recreation & Entertainment	2	4	2%
Community Services	8	13	6%
Industrial	1	0.23	0%
Public Services	5	13	6%
Wild, forested, conservation lands and parks	1	4	2%
Total	**456**	**213**	**100%**

Hills Road Apartments, Town Homes, the Lofts at the Camillus Cutlery, Union Free School Apartments, Camillus Villager Apartments, and a few converted apartments along Main Street.

Commercial properties are concentrated near the Village center, especially along Main Street, and include restaurants, cafés, salons, gas stations, auto repair shops, and other small businesses. The Village also contains a few parcels designated for community services, such as the Camillus Village Office, Town Shop Youth Center, First Baptist and Methodist Churches, Maxwell Memorial Library, and Wheeler and Maplewood Cemeteries. Recreational space is limited, with Munro Park being the sole public park, located along Newport Road beside Nine Mile Creek.

Vacant land makes up the second largest share of property in the Village, indicating that there may be some opportunities to leverage underutilized properties for economic development or recreational purposes.

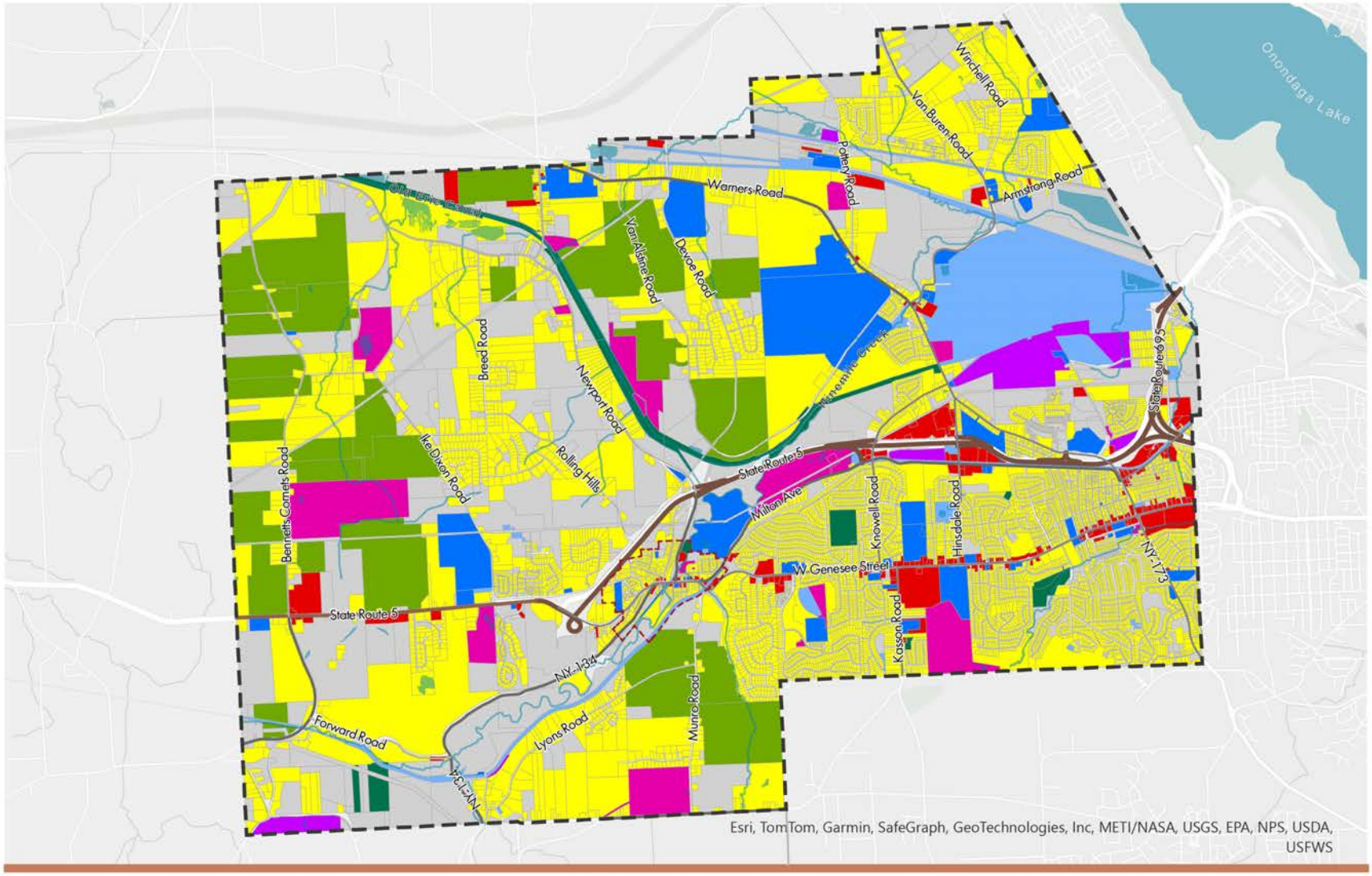
Table 2. Town Land Use Distribution, 2024

Town of Camillus			
Land Use Type	**# Parcels**	**Total Acreage**	**% Acreage**
Residential	9288	9753	43%
Vacant	855	5666	25%
Agriculture	35	2874	13%
Commercial	230	506	2%
Recreation & Entertainment	18	789	3%
Community Services	64	1104	5%
Industrial	10	461	2%
Public Services	66	1116	5%
Wild, forested, conservation lands and parks	15	308	1%
Total	**10,581**	**22,579**	**100%**

Town Land Use

As of 2024, the most common land use in the Town of Camillus, based on the number of properties, is residential. This is followed by vacant land and then commercial properties. While there are fewer agricultural parcels compared to residential and vacant ones, agriculture accounts for the third-largest land area in the town, following residential and vacant land.

The Town's landscape is predominantly residential, characterized mainly by single-family homes. In addition, rural and agricultural residential areas are scattered throughout the Town. The majority of single-family homes are concentrated in the southeastern section of Camillus, particularly below New York State Highway 5.



Land Use Map - Town

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Water

Land Use

- Agriculture
- Vacant Land
- Residential
- Commercial
- Recreation and entertainment
- Community Services
- Industrial
- Public Services
- Wild, forested, conservation lands and public parks

Note: Property class code 411 (apartments) are included in residential category

Data Source: NYS Tax Parcels, 2025

Commercial properties are primarily located along major roadways, including State Highway 5, West Genesee Street, Milton Avenue, and Township Boulevard.

While the Town has few active industrial properties today, it is important to recognize the Town's rich industrial history, which includes gypsum mining and cutlery manufacturing. This industrial legacy has shaped the landscape. Formerly industrial, now vacant lands (such as the Honeywell wastebeds) may be opportunities to reimagine a new future through redevelopment efforts.

Camillus also offers a range of recreational and entertainment properties, such as the Camillus Golf Club, Veterans Memorial Park, Erie Canal Park, East Hill Park, Camillus Park, Edgecliff Park, and several other golf and country clubs. These facilities provide a variety of recreational opportunities for residents.

A notable amount of land is designated for community services, including schools, the Camillus Forest Unique Area, churches, and cemeteries.

The town also contains a few parcels categorized as wild, forested, conservation lands, and parks. One of its most valuable natural and recreational assets is the Erie Canal and the parallel Empire State Trail, which supports biking, walking, and other forms of non-motorized transportation for both Town and Village residents.

There are 33 agricultural parcels in total, mostly located in the northwestern section of the Town and a few near the southern boundary of the Village of Camillus.

ZONING

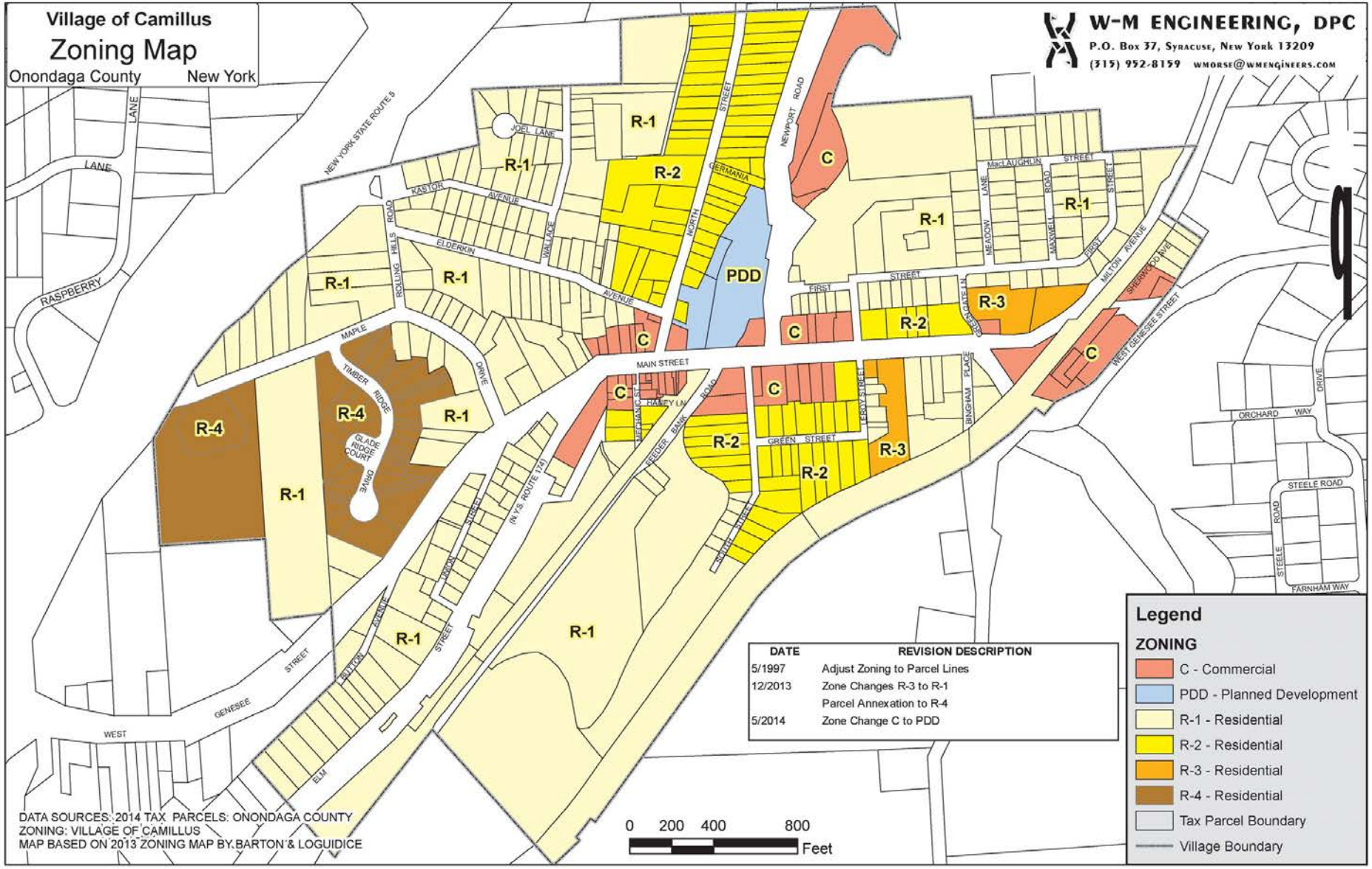
Village Zoning

The Village of Camillus Zoning Code, the current version of which was adopted in 2004 and amended several times since, governs land use and the built environment within the Village. It establishes six (6) zoning districts, each with specific permitted uses and allowable exceptions:

1. R-1 Residential
2. R-2 Residential
3. R-3 Residential
4. R-4 Residential
5. C-Commercial
6. PDD – Planned Development District

Table 3. Village Zoning

Zoning District	Lot Area	Max. Lot Coverage (%)	Max. Height (ft)	Allowed Uses	Allowed upon Approval
R-1	8,500	25%	35	Residential, Agricultural and Institutional Land Uses	Commercial Land Uses
R-2	13,000	25%	35	Residential and Institutional Land Uses	Commercial Land Uses
R-3	13,000	25%	35	Residential, Commercial, and Institutional Land Uses	Residential (Multi Family) Land Uses
R-4	-	-	-	Residential and Institutional Land Uses	Residential (Multi Family), Institutional and Commercial Land Uses
C	-	-	-	Commercial and Instituitional Land Uses	Industrial, Residential, and Storage or Disposal Land Uses


Village of Camillus
Zoning Map
Onondaga County New York
W-M ENGINEERING, DPC
P.O. Box 37, Syracuse, New York 13209
(315) 952-8159 wmorse@wmengineers.com
NEW YORK STATE ROUTE 5
LANE
RASPBERRY
JOEL LANE
KASTOR AVENUE
ELDERKIN AVENUE
WALLACE
NORTH STREET
GERMANIA STREET
NEWPORT ROAD
MacLAUGHLIN LANE
MEADOW ROAD
MAXWELL STREET
FIRST STREET
MILTON AVENUE
SHERWOOD DRIVE
WEST GENESEE STREET
MAPLE
TIMBER RIDGE DRIVE
GLADE RIDGE COURT
MAIN STREET
MECHANIC ST
FANCY LN
FEEDER BANK ROAD
LEROY STREET
BINGHAM PLACE
GREEN STREET
ORCHARD WAY
STEELE ROAD
FARNHAM WAY
UNION STREET
(N.Y.S. ROUTE 174)
SOUTH STREET
BUTLER AVENUE
GENESEE STREET
WEST
ELM
R-1
R-2
R-3
R-4
C
PDD
DATE REVISION DESCRIPTION
5/1997 Adjust Zoning to Parcel Lines
12/2013 Zone Changes R-3 to R-1
Parcel Annexation to R-4
5/2014 Zone Change C to PDD
Legend
ZONING
C - Commercial
PDD - Planned Development
R-1 - Residential
R-2 - Residential
R-3 - Residential
R-4 - Residential
Tax Parcel Boundary
Village Boundary
DATA SOURCES: 2014 TAX PARCELS: ONONDAGA COUNTY
ZONING: VILLAGE OF CAMILLUS
MAP BASED ON 2013 ZONING MAP BY BARTON & LOGUIDICE
0 200 400 800
Feet

Town of Camillus
Zoning Map

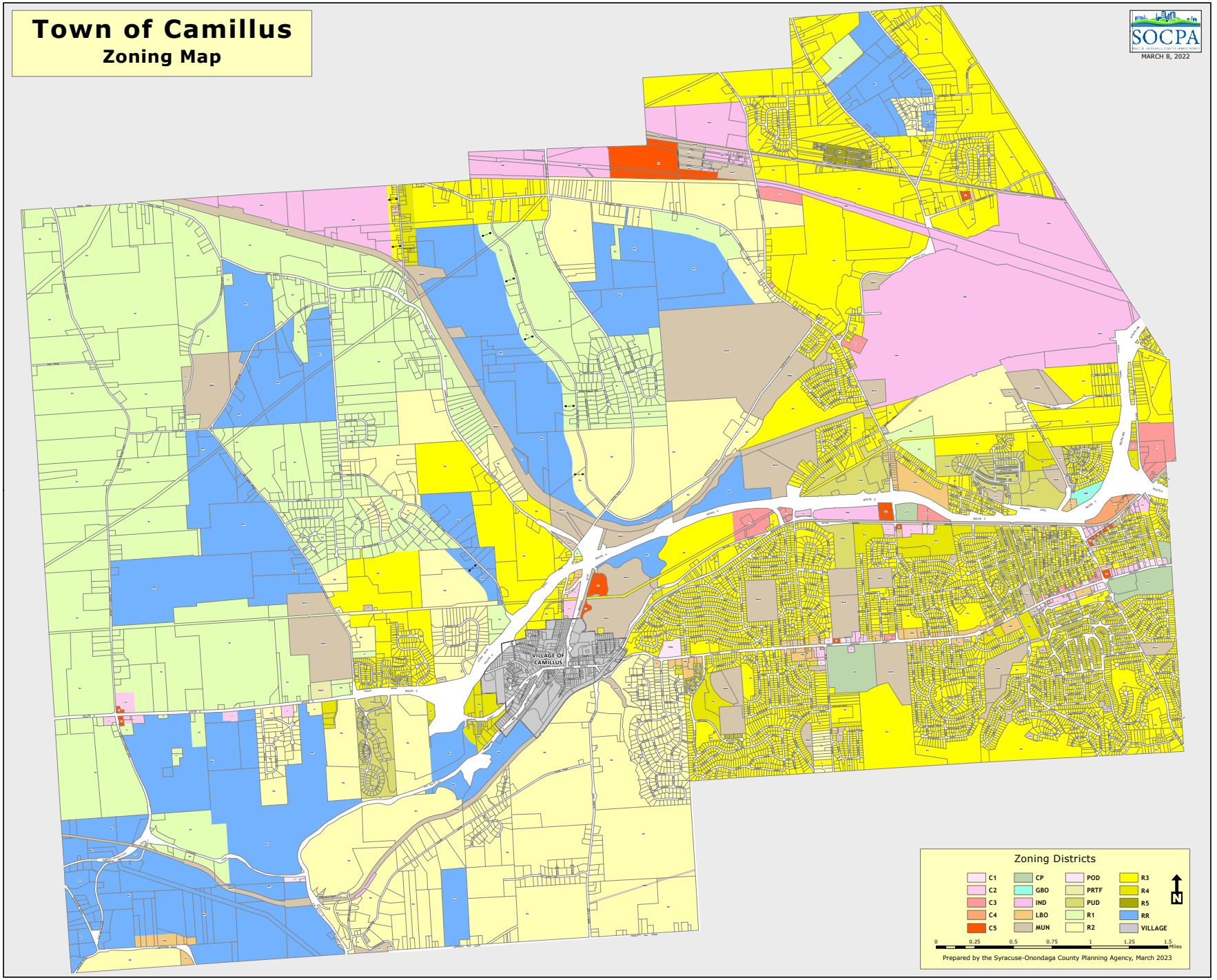


Table 4. Town Zoning

Zoning District	Lot Area	Max. Lot Coverage (%)	Max. Height (ft)	Allowed Uses	Allowed upon Approval
R-R	2 Acres	20%	40	Residential and Agricultural Land Uses	Commercial, Storage or Disposal, Institutional Land Uses
R-1	43,560	20%	40	Residential and Agricultural Land Uses	Commercial, Storage or Disposal, Institutional Land Uses
R-2	20,000	30%	40	Residential and Agricultural Land Uses	Commercial, Storage or Disposal, Institutional Land Uses
R-3	10,000	35%	35	Residential and Agricultural Land Uses	Commercial, Storage or Disposal, Institutional, Residential Land Uses
R-4 Single Family Detached	10,000	35%	35	Residential and Agricultural Land Uses	Commercial, Storage or Disposal, Institutional, Residential (Multi-Family) Land Uses
R-4 Multiple Family	3500 sq ft per unit	35%	See 605 D		
R-5 w/Public Sanitary	7,500	See 606 C	35	Residential Land Uses	Storage or Disposal Land Uses
R-5 wo/ Public Sanitary	10,250	See 606 C	35		
C-1	10,000	See 606 E	See 605 C(2)	Agricultural Land Uses	Commercial and Institutional Land Uses
C-2	15,000	See 606 E	See 605 C(2)	Agricultural Land Uses	Commercial and Institutional Land Uses
C-3	20,000	See 606 E	See 605 C(2)	Agricultural Land Uses	Commercial, Storage or Disposal, and Institutional Land Uses
C-4	30,000	See 606 E	See 605 C(2)	Agricultural Land Uses	Commercial, Storage or Disposal, and Institutional Land Uses
C-5	1 Acres	See 606 E	See 605 C(2)	Agricultural Land Uses	Commercial, Storage orDisposal, and Institutional Land Uses
LBO	20,000	See 606 D	40	Residential Land Uses	Commercial, Institutional, Residential Land Uses
GBO	1 Acre	75%	50	-	Commercial, Institutional, and Industrial Land Uses
I	2 Acre	See 606 F	See 606 C(2)	Agricultural Land Uses	Commercial, Institutional, Storage or Disposal and Industrial Land Uses

Note: Under Municipal Zoning District all land uses, i.e Residential, Agricultural, Institutional, Commercial and Storage or Disposal are allowed upon approval of Town or Planning Board or allowed by special permit of the Zoning Board of Appeals.

Town Zoning

The Town of Camillus Zoning Code, which was adopted in 1998 and amended on numerous occasions since then, regulates the community's-built form and allowable land uses. Through its zoning code, the Town of Camillus has established the following eleven (11) zoning districts:

1. R-R – Rural Residential
2. R-1 – Residential
3. R-2 – Residential
4. R-3 – Residential
5. R-4 – Residential
6. R-5 – Special Residential
7. C-1, C-2, C-3, C-4 and C-5 – Commercial
8. LBO – Limited Business Office
9. GBO – General Business Office
10. I – Industrial
11. MUN – Municipal

Land Ownership

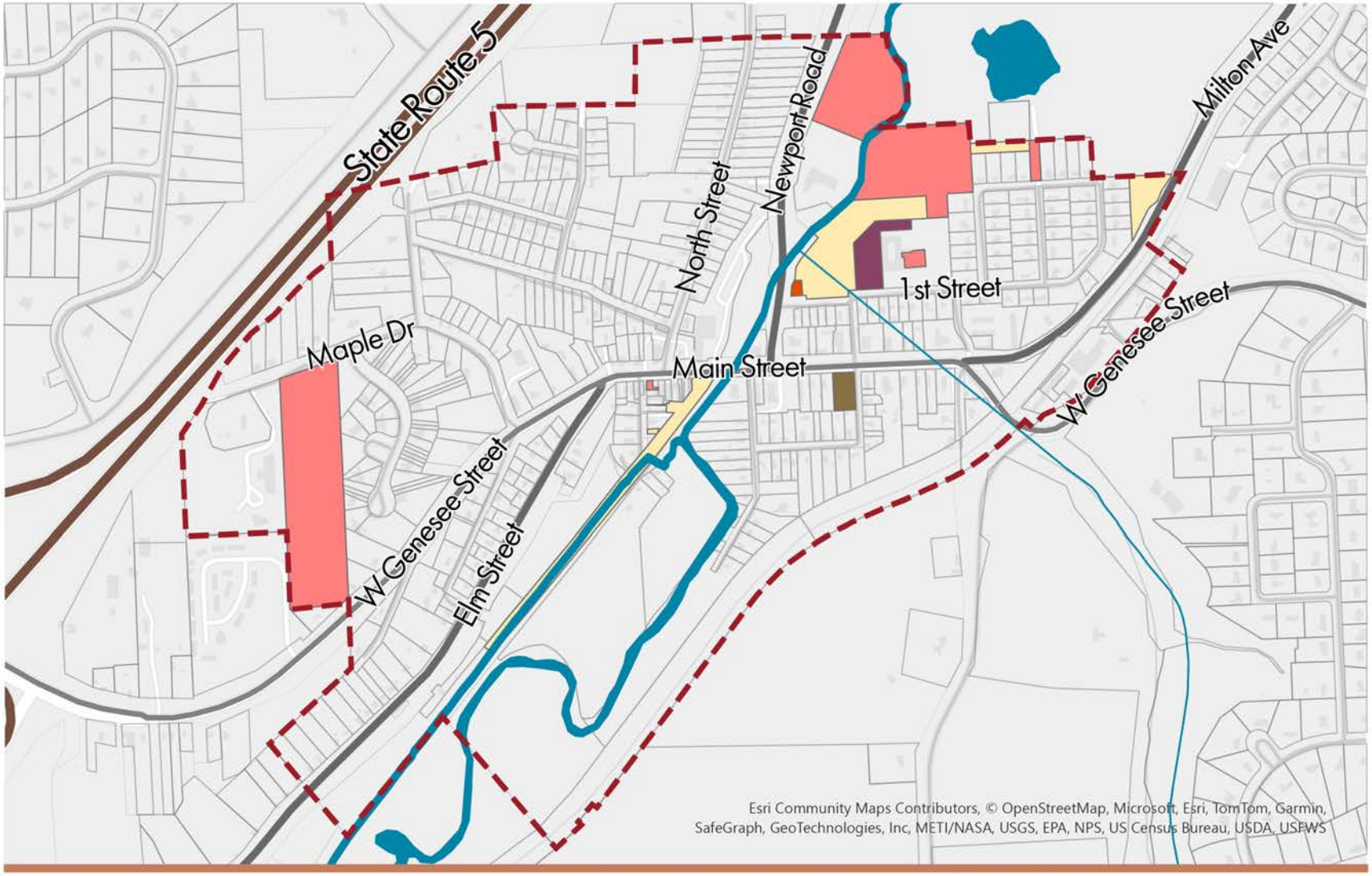
Village Land Ownership

The Village of Camillus is home to a few State, County, Town, and Village owned parcels.

1. One State-owned parcel: A NYS Office for People with Developmental Disabilities building located at the intersection of Main Street and Leroy Street.
2. One County-owned parcel: A sewage treatment facility at the intersection of Newport Road and 1st Street.
3. Six Town-owned parcels:
    - Maplewood Cemetery
    - Town Shop Youth Center
    - Camillus Senior Center
    - Two vacant parcels and one wild, forested, conservation land and park, located on the northern boundary of the Village
4. Five Village-owned parcels:
    - Munro Park
    - 2 parcels on 37 Genesee Street (Land use – Community Service)
    - Maclaughlin Street (Land use- Vacant Parcel)
    - 4400 Milton Ave (Land use- Vacant Parcel)
5. One Public School District: Union Free School Apartments

Town Land Ownership

1. One federally owned parcel
2. 16 State-owned parcels
3. 12 County-owned parcels
4. 75 Town-owned parcels
5. 3 Village-owned parcels
6. 9 parcels owned by the public school district



Land Ownership - Village

Town and Village of Camillus, New York

0 0.1 0.2 Miles

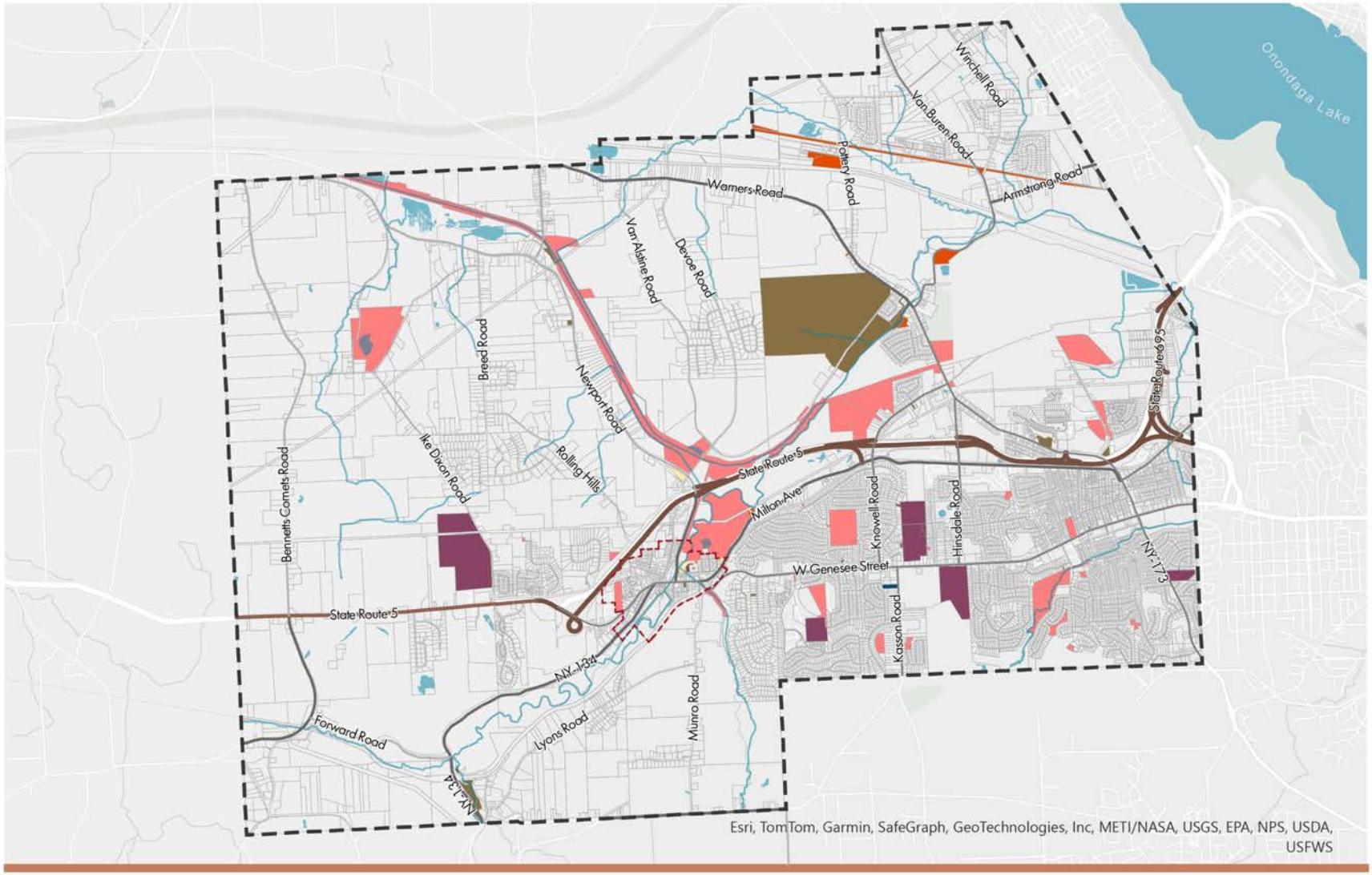
Legend

- Village
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Creek/ Waterbodies
- Parcel Boundary

Land Ownership

- State
- County
- Town
- Village
- Public School District or BOCES

Data Source: NYS Tax Parcels, 2025



Land Ownership - Town

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Creek/ Waterbodies
- Parcel Boundary

Land Ownership

- Federal
- State
- County
- Town
- Village
- Public School District or BOCES

Data Source: NYS Tax Parcels, 2025

Natural Resources

Topography

The Town of Camillus, inclusive of the Village, is characterized by a diverse and gently rolling topography that reflects its location within the Finger Lakes region of Central New York. The terrain generally slopes from the southwest toward the northeast, with elevations ranging from around 380 feet near Nine Mile Creek in the valley areas to over 800 feet in the higher elevations along the western and southern boundaries. These elevation changes offer scenic vistas and have influenced historical patterns of development, land use, and transportation.

Wetlands

Wetlands are transitional areas between land and water that support a wide range of hydrologic and vegetative conditions. Among the most productive and diverse ecosystems in the world, they provide vital habitats for numerous species along the creeks, ponds, and the Erie Canal in Camillus. In addition to their ecological value, wetlands play a key role in improving water quality by slowing drainage from developed areas and filtering out pollutants and sediments before they enter streams. Due to their environmental importance, development near wetlands is subject to strict regulations.

To accurately account for wetland areas within the Town of Camillus, inclusive of the Village, two data sets were included in this analysis – NYSDEC wetlands and National Wetlands Inventory (NWI) wetlands. The NYSDEC identifies and regulates all freshwater wetlands greater than 12.4 acres in size and protects an adjacent area of 100 feet around those wetlands.

The NYSDEC regulates 20 wetlands within the Town and Village. These NYSDEC wetlands can be found primarily along the Erie Canal and Nilemile Creek. Three different types of wetlands are classified: Class I, II, and III, with Class I being ranked as the highest level of protection. Most of the wetlands within the Town and Village are ranked as Class II.

Wetland areas are also mapped by the U.S. Fish and Wildlife Service through the National Wetlands Inventory (NWI). The NWI regulates more than 250 wetland areas within the Town and Village. Wetland types include freshwater ponds, freshwater emergent wetlands, freshwater forested/shrub wetland lakes, and riverine. These areas are predominantly found along creeks and canals within the Town and account for nearly 1,500 acres of land.

Flood Plains

Floodplains are low-lying areas that are most subject to recurring inundation. Development in floodplains is complicated by the increased potential for flooding. Floods and floodplains are generally identified based on the statistical frequency of occurrence. The 1-percent annual chance flood area , for example, is an area that is subject to a one percent or greater chance of flooding in any given year. According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, in areas exposed to 1-percent annual chance floods, new or substantially improved dwellings must have the lowest floor elevated to or above the base flood level.

Based on an analysis of FEMA's flood data, approximately 8% of the Town is located within a mapped floodplain . Many of the floodplain areas are found along the Erie Canal, Nilemile Creek, Geddes Brook Creek, and Bitter Brook Creek.

Certain types of development in these areas may be complicated by the possibility of flooding and a high water table. The Town municipal code contains floodplain development regulations in the form of the Stream Corridor Overlay District , an overlay district that prevents encroachment into the floodplains of watercourses, which would unduly increase flood heights, risk of damage to property, and threats to public health and safety in these areas or to adjacent areas.

Water Resources

The Camillus is home to two key water resources: Ninemile Creek and the Erie Canal. These waterways are central to the community's natural landscape and cultural heritage. Protecting these assets is essential for maintaining water quality, supporting wildlife, and enhancing the community's recreational resources and scenic views.

Ninemile Creek

Ninemile Creek is one of the most important natural waterways in Camillus, flowing approximately 22 miles from Otisco Lake in Marcellus to Onondaga Lake. As it passes through Camillus, the creek plays a vital ecological role, supporting diverse aquatic and riparian habitats. It is also a popular site for recreation, particularly for trout fishing, as it is annually stocked by the New York State Department of Environmental Conservation (DEC). The creek's water quality has improved in recent decades thanks to ongoing watershed



Ninemile Creek Aqueduct

management efforts, but it remains vulnerable to runoff from agriculture, development, and stormwater discharges.[3]

Erie Canal (Old Erie Canal and Enlarged Erie Canal)

The Erie Canal, including both the historic Old Erie Canal and the Enlarged Erie Canal segments, runs through the northern portion of Camillus and stands as a symbol of the community's rich transportation history. The canal transformed the region in the 19th century by connecting the Great Lakes with the Atlantic Ocean via the Hudson River, boosting commerce and settlement. Today, the Erie Canal corridor in Camillus is home to the Camillus Erie Canal Park, a major cultural and recreational destination. The park features restored canal structures, walking and biking trails, and interpretive programs that celebrate the waterway's legacy. The canal and its adjacent wetlands provide valuable habitat and serve as a green buffer through the community.

Agricultural Resources

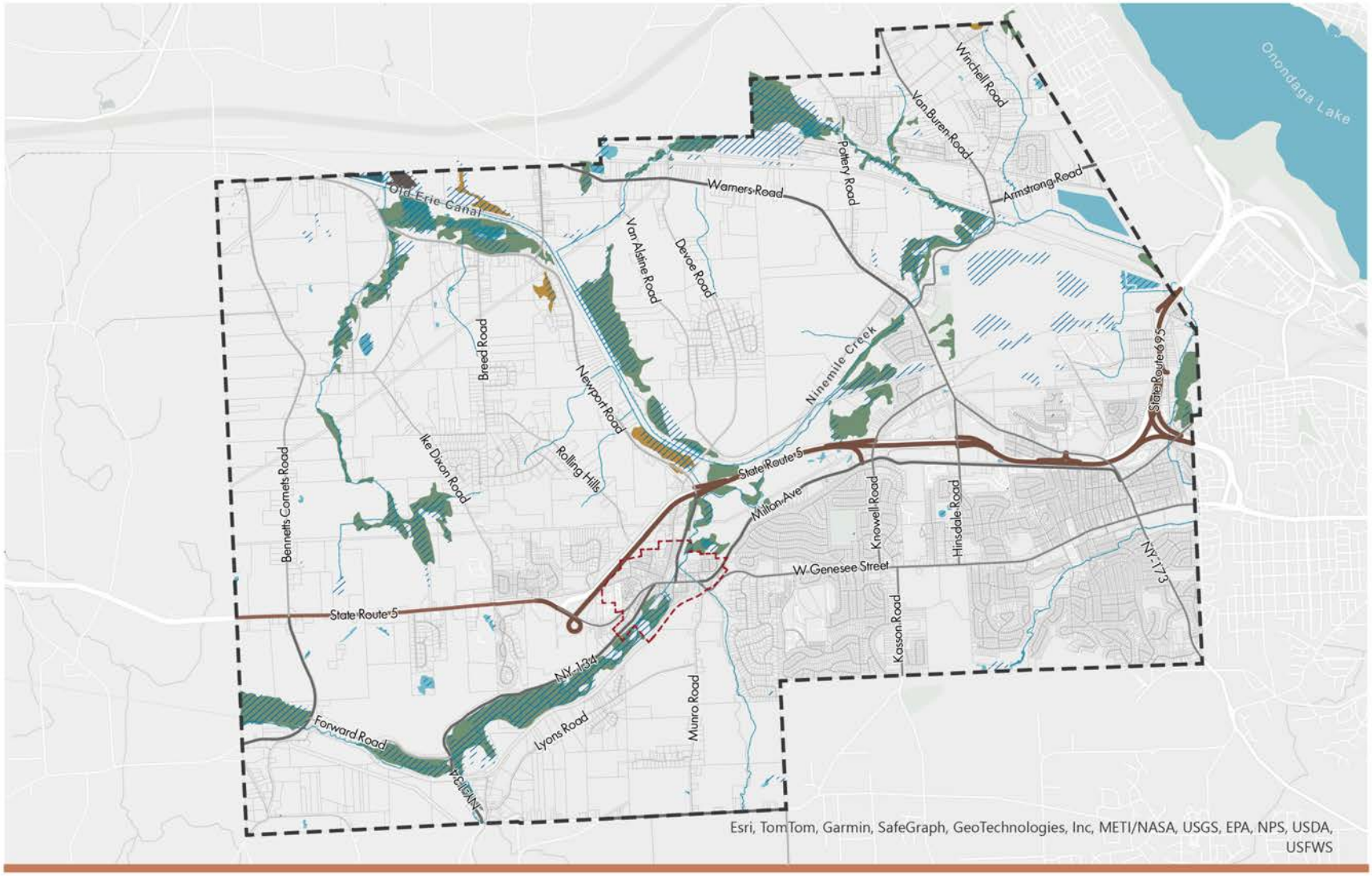
Agriculture is a significant land use in the Town of Camillus. As previously noted, there are 33 agricultural parcels in the Town, supporting a variety of crops and livestock operations. These include dairy production (milk, butter, and cheese), cattle, calves, hogs, horse farms, and field crops.

The Town contains falls under NYS Agricultural Districts 3, encompassing approximately 277 parcels and covering a total of around 6,966 acres. This accounts for roughly 31% of the combined land area of the Town and Village. Land within a NYS Agricultural District receives special protections aimed at preserving its use for agricultural purposes over the long term.

A key preservation effort is the Farmland Conservation Easements Program, part of Onondaga County's Agricultural and Farmland Protection Plan. Through this voluntary program—also known as the Purchase or Donation of Development Rights (PDR)—farmers receive compensation in exchange for permanently restricting non-agricultural development on their land, allowing them to reinvest in their operations. The Town can further collaborate with eligible applicants in securing Farmland Protection Implementation Grants (FPIG) funding and proactively engage local farmers by directing them to the County Agricultural and Farmland Protection Board and related programs.

The Priority Farmland Protection Map identifies critical agricultural lands in Camillus based on factors like soil quality, proximity to active farms, natural

3 https://dec.ny.gov/nature/waterbodies/watersheds/management/great-lakes/onondaga-lake



Wetlands

Town and Village of Camillus, New York

0 0.5 1 2 Miles

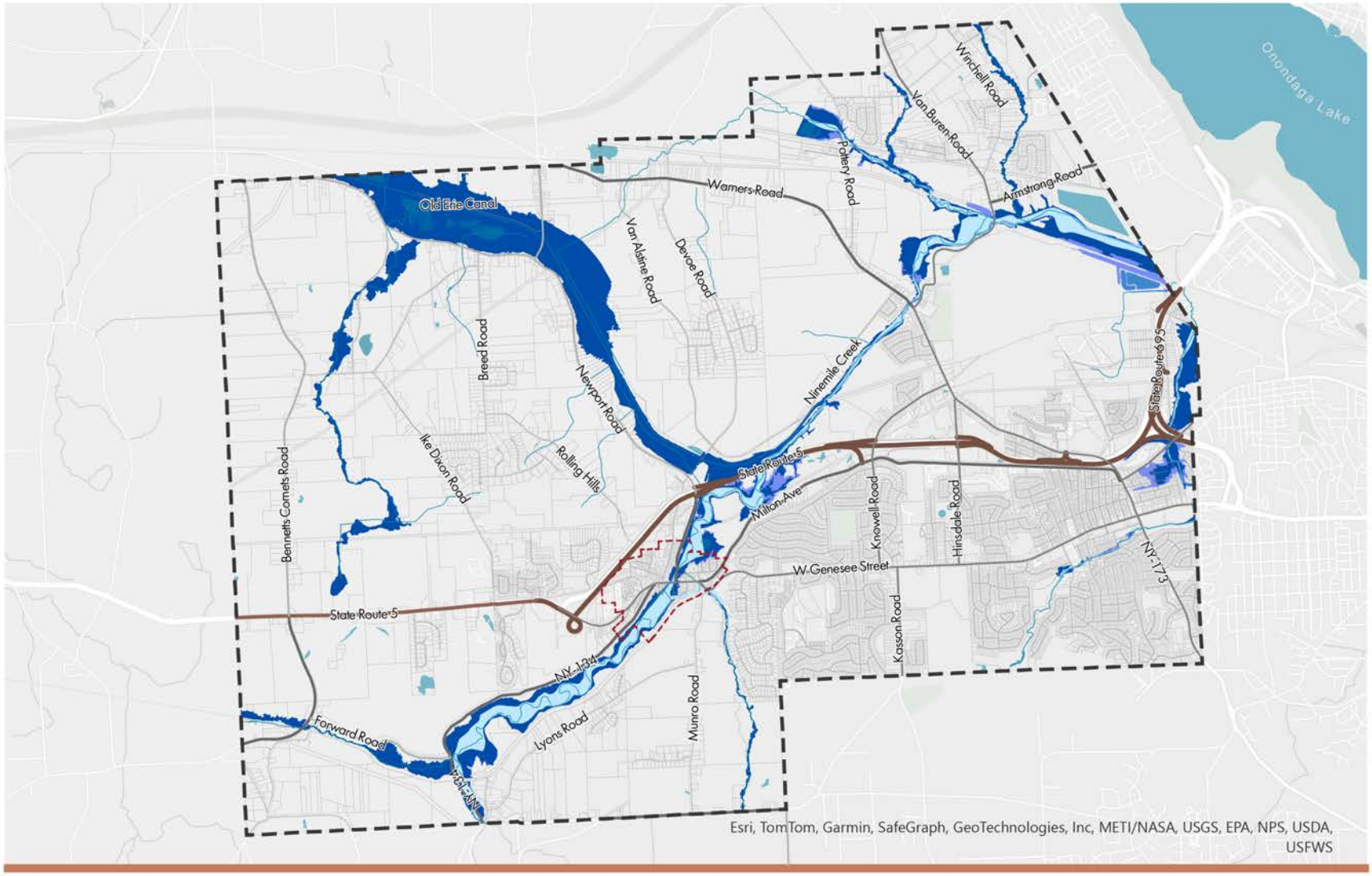
Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local

Previously Mapped Freshwater Wetlands

- Class I
- Class II
- Class III
- National Wetland Inventory

Data Source:
Previously Mapped Freshwater Wetlands, 2025
National Wetland Inventory, 2025



Flood Hazard Zones

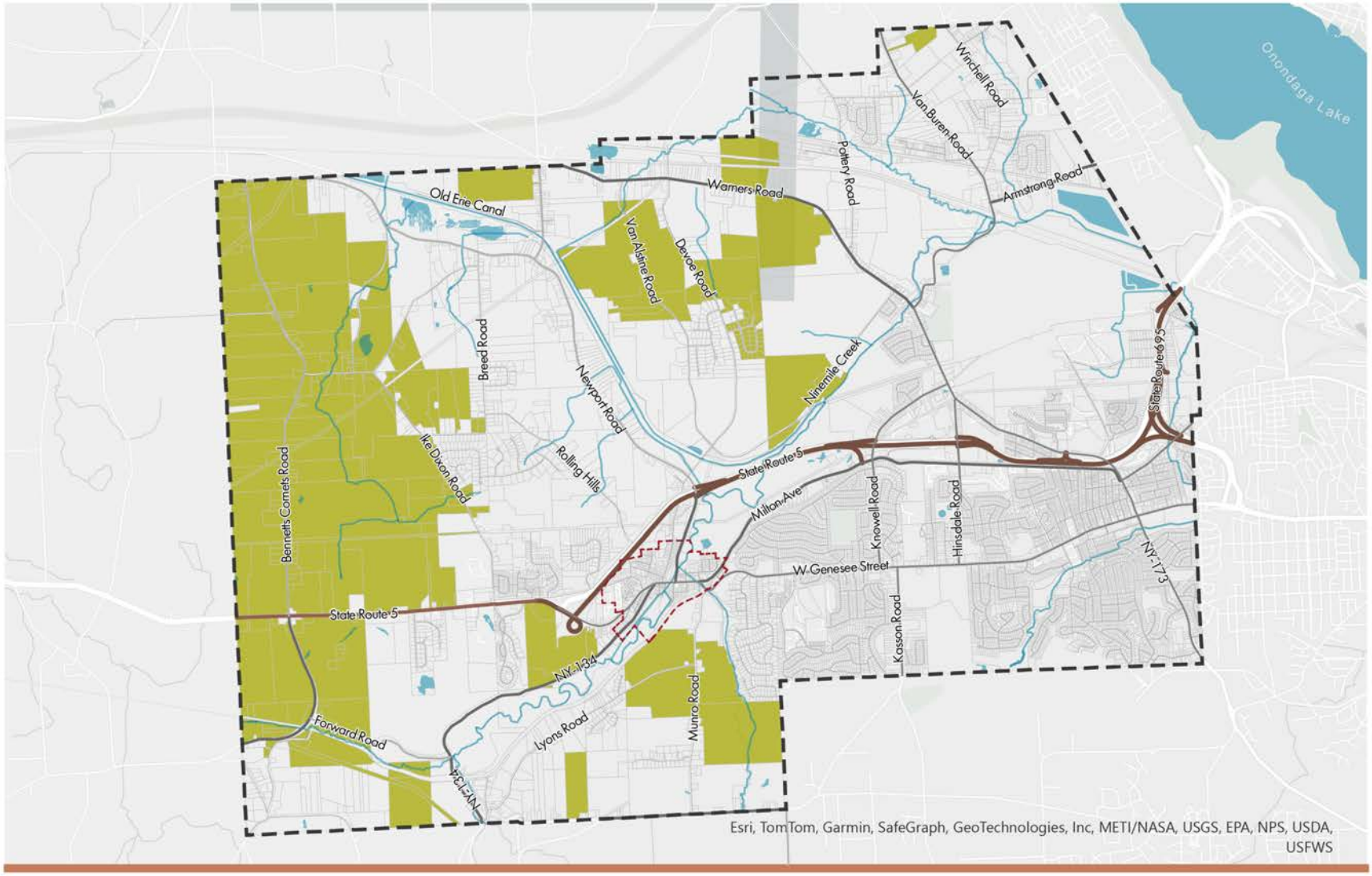
Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- 0.1% annual chance flood hazard
- 0.2% annual chance flood hazard
- Regulatory Floodway

Data Source: FEMA, 2024



Agricultural District

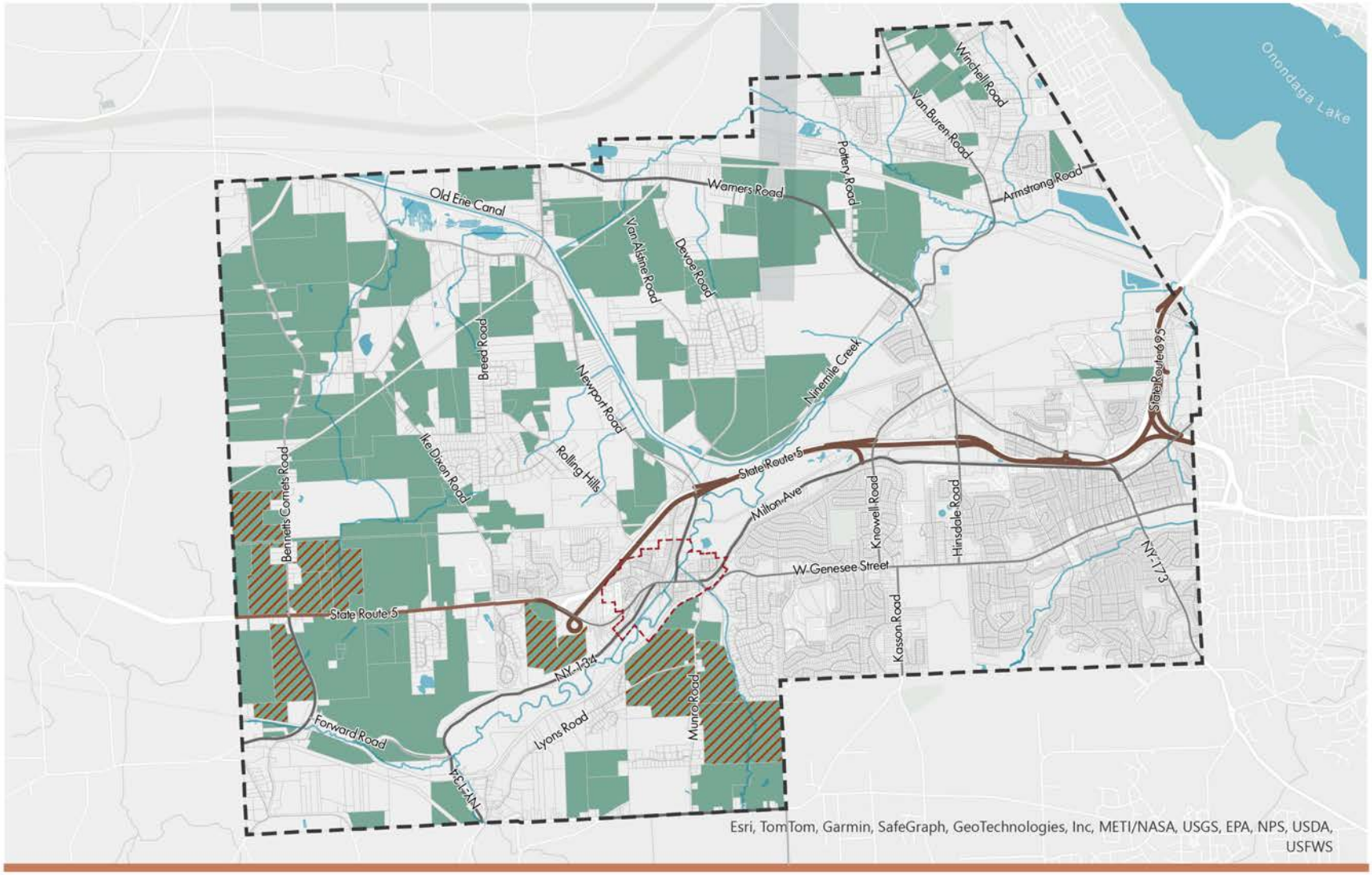
Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- NYS Agriculture District

Data Source: NYS Agricultural District, 2024



Ag Lands & Permanently Protected Farm Lands

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Ag Lands
- Parcels under Conservation Easements

Data Source: Onondaga County Ag Mapper, 2022

resources, and development pressure. These areas are recommended for focused protection efforts by local and county agencies to ensure the future of agriculture in the region.

Transportation Network

Roadway Jurisdiction

The Town and Village of Camillus include roads maintained by the State, County, Town, and Village. The primary roadway corridor within Camillus is New York State Route 5 (NY-5), which runs east to west through the Town, skirting the northern boundary of the Village. NY-5 enters the Town from the south via the hamlet of Martisco, continues into the Village, and eventually merges with Main Street. Within the Town, many of the primary connector roads—such as Bennetts Corners Road, Newport Road, Devoe Road, and Warners Road—are under County jurisdiction. Roads experiencing the highest traffic volumes (as discussed below) are generally managed by either the State or County. As a result, any proposed changes to these roads would require coordination and approval from the appropriate State or County agencies. Most roads within the Village boundaries are owned and maintained by the Village.

Roadway Average Annual Daily Traffic (AADT)

According to traffic data from the NYS Department of Transportation (DOT), the segment of NY-5 that runs eastward from the Village's northern boundary carries the highest traffic volume, with approximately 50,230 vehicles per day. In contrast, the section of NY-5 entering the Town from the west and approaching the Village sees comparatively lower traffic.

Several County-owned roads—such as Milton Avenue, Knoell Road, and Kasson Road—also experience high traffic volumes, ranging from 7,261 to 9,751 vehicles per day. This is largely due to the presence of local schools and large retail stores, such as Walmart and Tops, along these routes. These heavily trafficked corridors offer opportunities for future development of amenities and attractions but also necessitate careful planning to manage potential traffic impacts from new developments.

Connector roads such as Bennetts Corners Road, Newport Road, and Warners Road experience moderate traffic volumes, ranging from 1,005 to 2,709 vehicles per day.

Most roads owned by the Town and Village carry relatively low traffic, with an average of around 1,000 vehicles per day.

Railroads

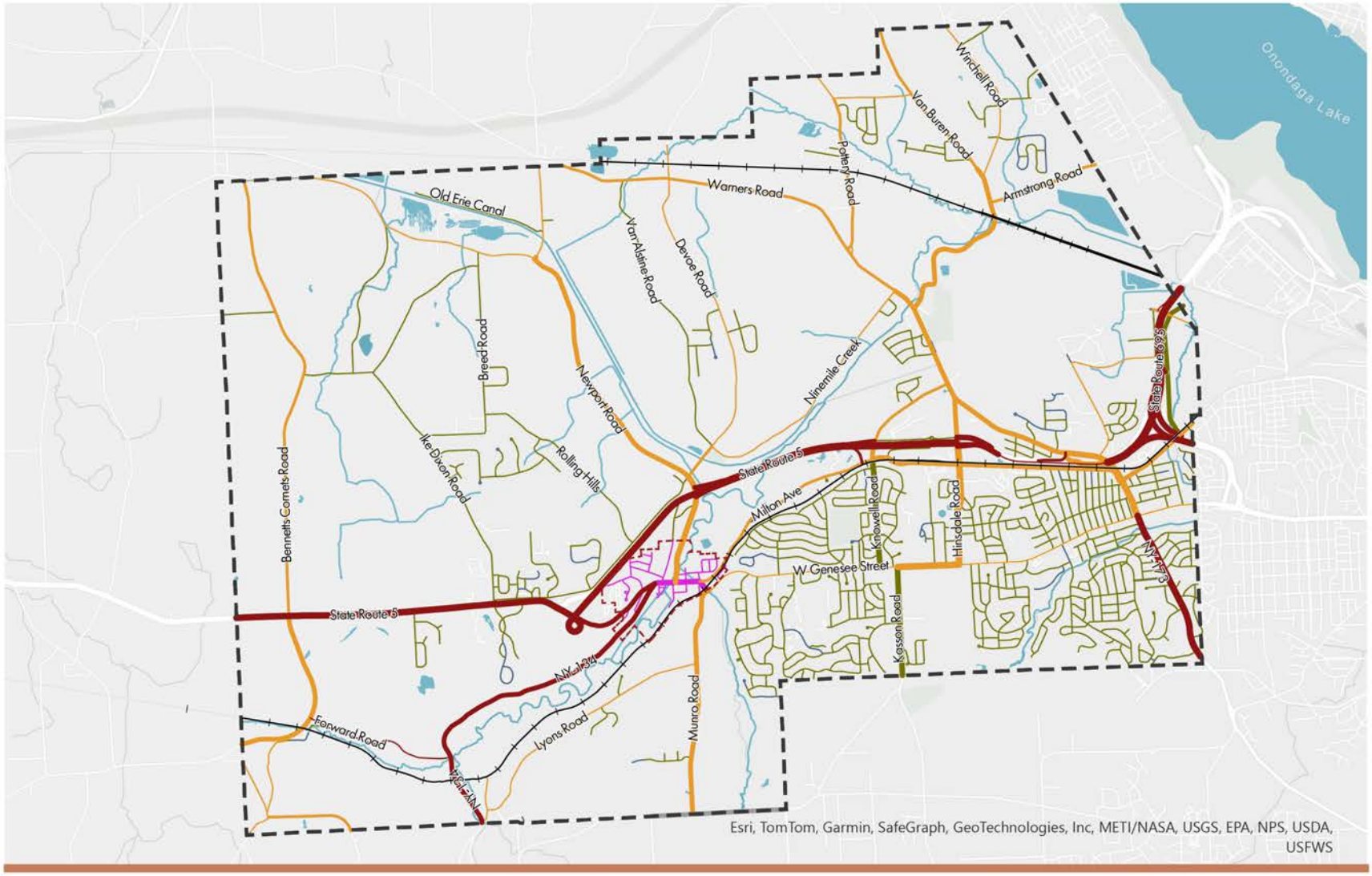
A two railroad lines currently passes through both the Town and Village. The CSX main line is a Class I freight connecting Buffalo, Syracuse, Albany, and beyond. The CSX line run through the northern bounday of the Town. Finger Lakes Railway (FGLK) is class III shortline freight from west of syracuse passing through Town and Village of Camillus towards Auburn. Both railways are active.

Public Transit

The Town and Village of Camillus are served by Centro bus routes SY36 and SY74 & SY64 . These routes include stops at the Village Office, as well as at Camillus Commons and Fairmount Fair in the Town. The bus service provides direct connections to downtown Syracuse, including stops at the Sara Loguen Street Shelter and the Centro Transit Hub. Service is available daily, though weekend frequency is limited. Currently, Centro is updating several routes as part of its ongoing Better Bus Onondaga planning efforts, with some routes being eliminated and new ones added.



View of Main Street, Village of Camillus



Transportation

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Railroads

Jurisdiction

- NYSDOT
- County
- Town
- Village
- Other

Annual Average Daily Traffic (AADT)

- 0-999
- 1,000-2,999
- 3,000-6,999
- 7,000-9,999
- 10,000-19,999
- 20,000-50,999

Data Source: NYS DOT, 2024

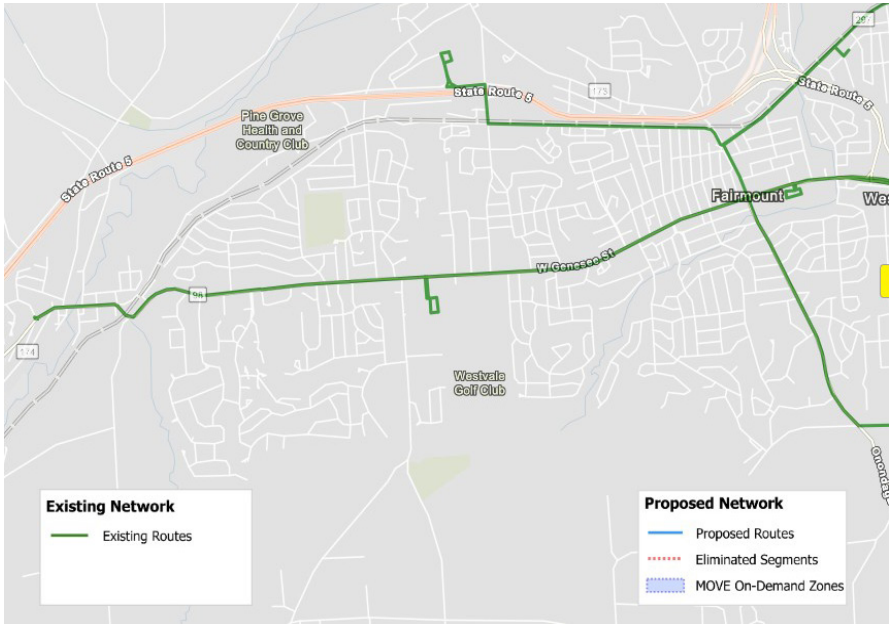


Figure 14. Existing Centro Network

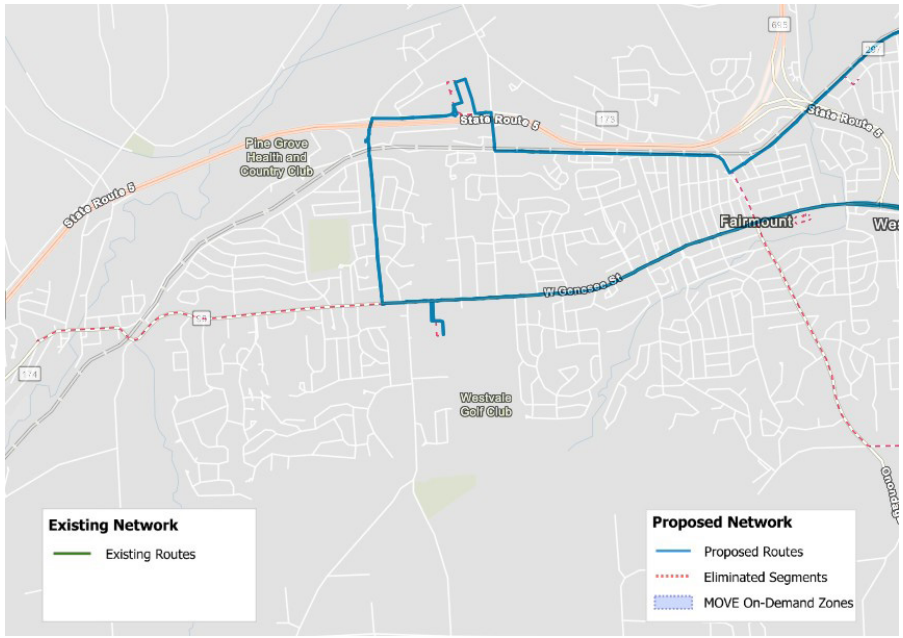


Figure 15. Proposed Centro Network

Parks, open space, and recreation

The Town and Village of Camillus feature vast areas of open space, forested land, and scenic views, making them well-suited for conservation efforts and outdoor recreational activities. Together, they are home to 12 public parks and more than 850 acres of public parkland, all maintained by the Parks & Recreation Department.

These parks offer a wide range of amenities, including playgrounds, picnic pavilions, ball fields, swimming areas, ice skating, fishing, hiking trails, snowshoeing, cross-country skiing, snowmobiling, horseback riding, and summer youth programs.

The Village of Camillus has recently been designated as a Tree City USA community, recognizing its commitment to sustainable urban forestry through the establishment of a Tree Committee and adoption of a tree ordinance. The Town of Camillus, which has an existing Tree Ordinance, is also in the process of establishing a Tree Committee and working toward Tree City USA designation efforts that support effective tree management, environmental quality, and future funding opportunities.

Empire State Trail and Erie Canalway Trail

The Empire State Trail passes directly through the Town of Camillus, offering residents and visitors a scenic, accessible, and well-maintained route for walking, biking, and outdoor recreation. This portion of the trail follows the historic Erie Canalway Trail corridor, connecting Camillus to nearby communities and enhancing regional mobility. The trail provides a safe and enjoyable way to explore the natural beauty, cultural landmarks, and historic sites of the area, including the Nine Mile Creek Aqueduct and the Camillus Erie Canal Park.

The trail's presence in Camillus is significant - it promotes healthy lifestyles, supports eco-tourism, and boosts local businesses by attracting visitors year-round. It also strengthens connections between neighborhoods and downtowns while encouraging non-motorized transportation options. As part of New York's 750-mile Empire State Trail system, this segment in Camillus plays a key role in linking Upstate communities and celebrating the region's historical legacy. A proposed extension of the Empire State Trail would continue through the Village of Camillus to Martisco, covering approximately five miles. Long-term plans also envision further extending the trail through Marcellus and ultimately connecting to Otisco Lake.

Parks Located in the Town of Camillus:

- Bicentennial Park
- Camillus Park
- Erie Canal Park
- Reed Webster Park
- Shove Park
- Veterans Memorial Park at Gillie Lake
- Warners Park
- Scenic Hills Park
- East Hill Park
- West Colony Point Park
- Optimist Field

Park Located in the Village of Camillus:

- Munro Park

In addition to its public parks, the Town of Camillus is also home to five golf courses, which further enhance local recreation options:

- Camillus Golf Club
- West Hill Golf Course
- Tuscarora Golf Club
- Pine Grove Health & Country Club
- Westvale Golf Course (now owned by the West Genesee School District)

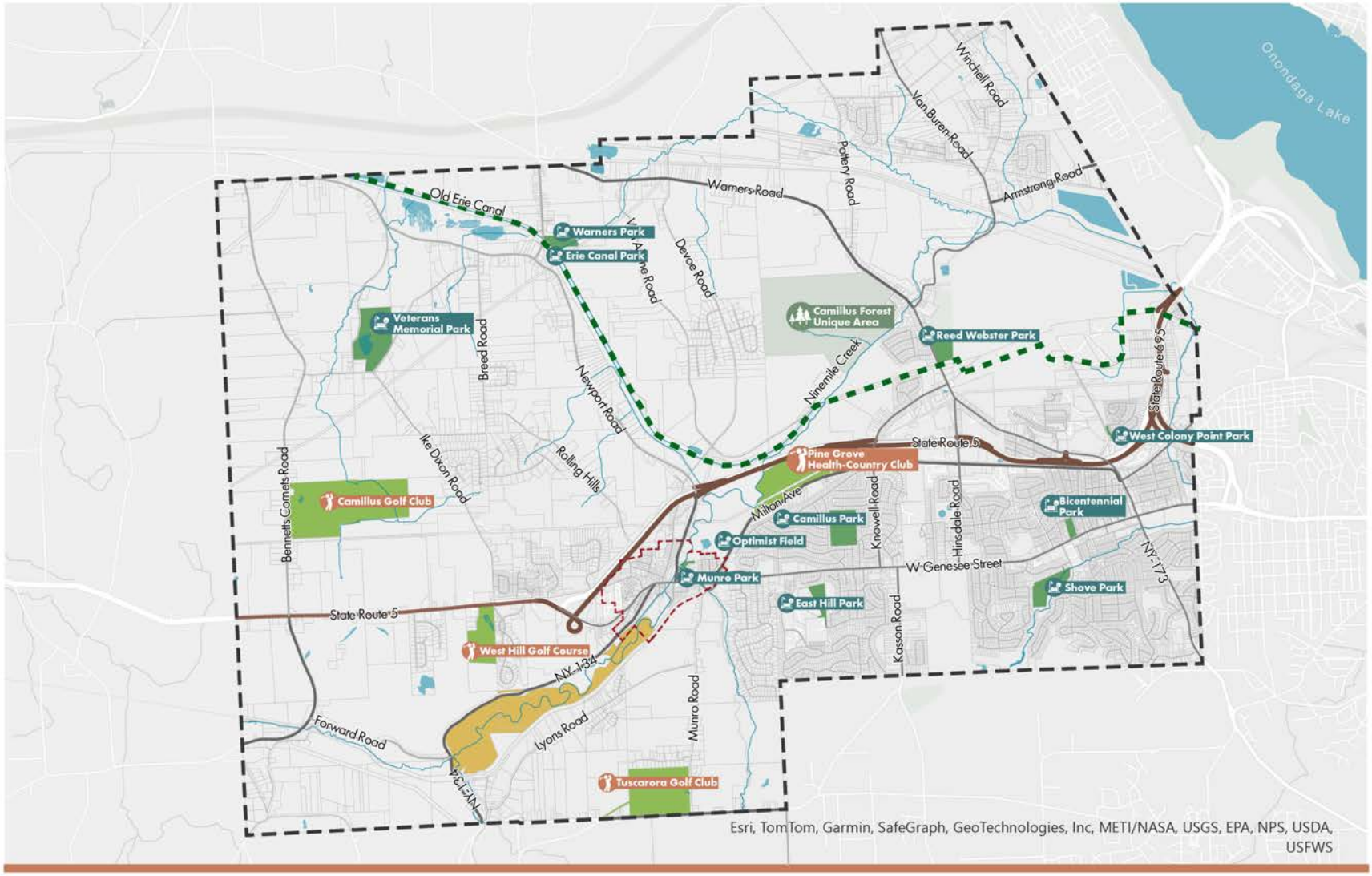
Camillus Forest Unique Area[4]

The Camillus Forest Unique Area is state-owned land managed by the DEC since 1926. It encompasses 350 acres, with elevation ranging between 400 and 710 feet. Camillus Forest Unique Area is a popular area for a variety of recreational activities, such as hiking, bird watching, cross-country skiing, snowshoeing, bow hunting, and fishing. The forest's grasslands were once nearly all managed for crop production; this habitat is now being managed to remain in grassland for the many species that depend upon that cover type.

4 https://dec.ny.gov/places/camillus-forest-unique-area



Camillus Park Entrance



Parks and Recreation

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Parks
- Golf Club
- Camillus Forest Unique Area
- Empire State Trail
- Parcel Owned by Central New York Land Trust

Utilities

Town Sewer Infrastructure

The Town of Camillus is served by a municipal sanitary sewer collection system that conveys wastewater to treatment facilities operated by the Onondaga County Department of Water Environment Protection (WEP). The Town owns and maintains the local collection infrastructure including gravity sewers, manholes, pump stations, and select force mains, while wastewater treatment is provided at the County level under New York State Department of Environmental Conservation (NYSDEC) permits.

Public sanitary sewer service is available throughout much of the Town's developed areas. Sewer infrastructure serves the various hamlet areas, established residential neighborhoods, and commercial corridors such as West Genesee Street (NY-5), Route 173, and other higher-density development areas such as Township 5. More rural and low-density portions of the Town continue to rely on individual on-site septic systems. The presence or absence of public sewer remains one of the primary factors influencing development intensity and land use patterns throughout the Town.

The Town's collection system consists primarily of gravity sewer mains of varying age and material, including older vitrified clay pipe and newer PVC and ductile iron installations. Several pump stations serve low-lying areas where gravity service is not feasible, conveying flow via force mains to higher elevation trunk sewers or County interceptors. Flow from the Town ultimately enters the regional interceptor system and is treated at County-operated facilities.

As with many communities in Central New York, portions of the Town's sewer infrastructure date back several decades. Older areas of the system are susceptible to infiltration and inflow (I/I), where groundwater and stormwater enter the sanitary sewer system, particularly during wet weather events. I/I contributes to peak flow conditions that can strain local and regional infrastructure. The Town continues to address these issues through inspection, maintenance, and targeted rehabilitation efforts.

Sewer extensions historically have followed development trends, with infrastructure expanded to support residential subdivisions and commercial growth. All new sewer improvements must meet Town standards and receive review and approval from Onondaga County and NYSDEC. Available downstream capacity within the regional system must be confirmed during the development review process.

Village Sewer Infrastructure

The Village of Camillus is served by a municipal sanitary sewer collection system that conveys wastewater to treatment facilities operated by the Onondaga County Department of Water Environment Protection (WEP). The Village owns and maintains the local collection infrastructure including gravity sewer mains, manholes, and appurtenances, while wastewater treatment is provided regionally at County-operated facilities under New York State Department of Environmental Conservation (NYSDEC) permits.

Due to the Village's compact development pattern, the majority of properties are connected to public sanitary sewer service. The system supports a mix of residential neighborhoods, small-scale commercial uses, civic facilities, and institutional properties concentrated within the Village boundaries. The availability of public sewer has historically enabled the Village's traditional development pattern, characterized by smaller lot sizes and a walkable street network.

The collection system primarily consists of gravity sewer mains of varying age and material. Portions of the system date back several decades and reflect earlier construction practices and materials, including vitrified clay pipe. More recent improvements have incorporated modern materials such as PVC. Wastewater flows by gravity through the local collection system and connects to County interceptor sewers for conveyance to regional treatment facilities. Because of the Village's relatively uniform topography and compact layout, the system relies primarily on gravity conveyance, with limited need for pump stations compared to more topographically challenged areas in the Town.

As with many older municipal systems, aging infrastructure presents ongoing maintenance and rehabilitation needs. Infiltration and inflow (I/I), the entry of groundwater and stormwater into the sanitary sewer system, can occur during wet weather events and may contribute to increased peak flows within the regional system. The Village addresses these concerns through routine maintenance, inspection, and targeted repair or replacement projects.

All new sewer connections, replacements, and extensions must comply with Village standards and are subject to County and NYSDEC review where applicable. Given the Village's largely built-out condition, infrastructure investment is generally focused on system maintenance, rehabilitation, and reliability rather than expansion.

Continued coordination with Onondaga County WEP remains important to ensure regulatory compliance, confirm available downstream capacity for any redevelopment projects, and align local improvements with regional wastewater management objectives.

Looking forward, ongoing maintenance, asset management, and coordination with Onondaga County will remain critical. Infrastructure resiliency, particularly at pump stations, along with continued I/I reduction and strategic investment in aging assets, will help ensure reliable service and regulatory compliance.

Water Infrastructure

The majority of properties within the Town and Village have access to public water service, which is provided by the Onondaga County Water Authority (OCWA). Like with the extent of the public sewer system, presence of public water infrastructure has been a major driver in the historical development pattern of both the Town and Village. Likewise, the limits of the existing public water system (and public sewer system) may be seen as a smart growth boundary. Infill development is generally supported where water and sewer infrastructure already exists, while new development is generally discouraged where the extension of new water and sewer infrastructure would be required.

Town & Village Stormwater Management

Stormwater management in the Town and Village of Camillus is accomplished through a combination of natural drainage systems, municipal storm sewer infrastructure, and privately maintained facilities constructed as part of development projects. Unlike sanitary sewer systems, stormwater systems are decentralized and consist of a network of roadside ditches, swales, culverts, catch basins, enclosed storm sewer mains, detention/retention basins, and natural waterways that collectively convey runoff to local streams and ultimately to the Onondaga Lake watershed.

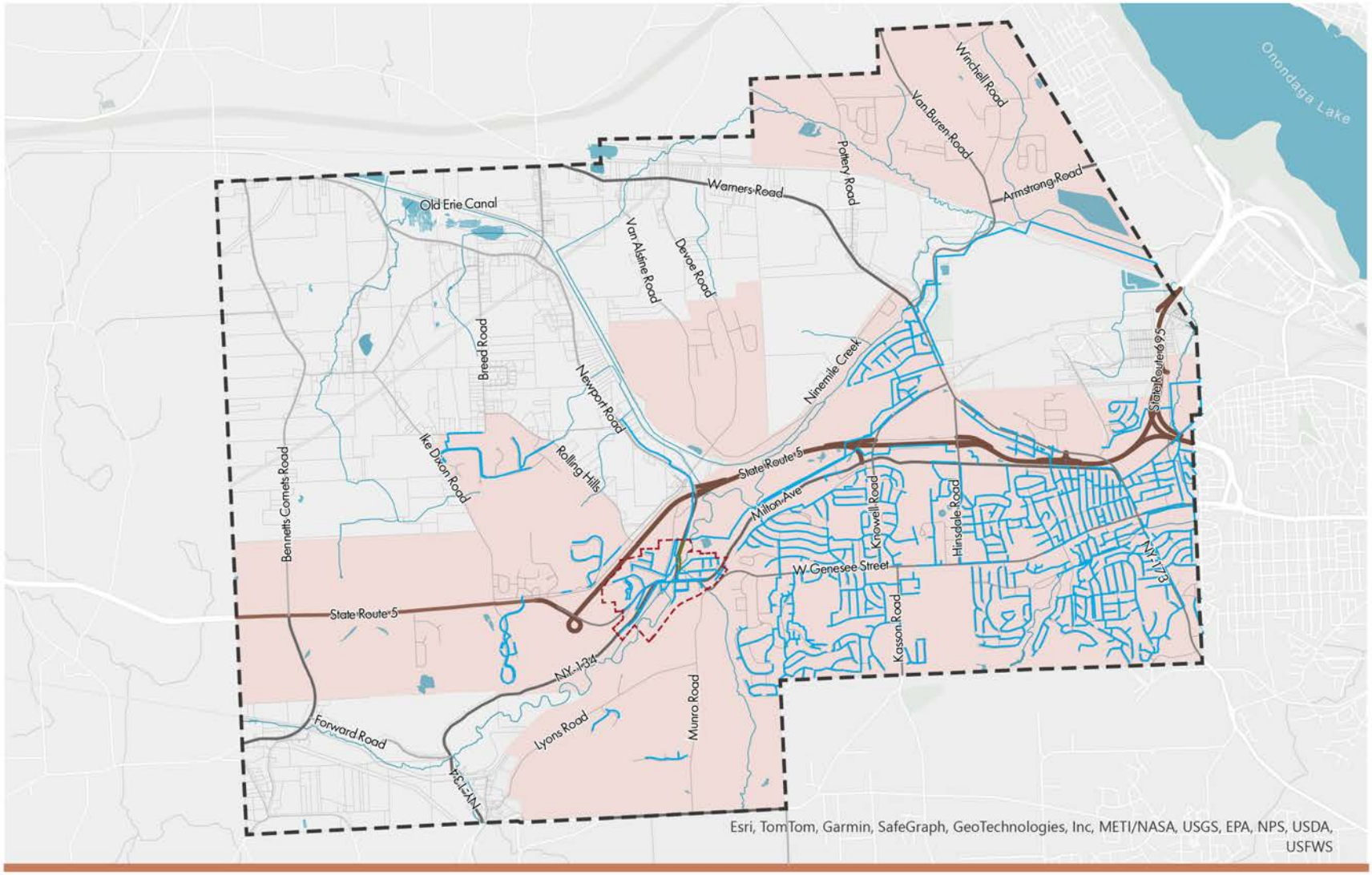
The Town of Camillus includes a mix of suburban neighborhoods, commercial corridors, and rural areas. In lower-density and rural portions of the Town, stormwater is primarily conveyed through open roadside ditches and natural swales. More developed areas including residential subdivisions and commercial corridors, are served by closed drainage systems with catch basins, storm sewer piping, and constructed detention or retention basins. Many newer developments incorporate stormwater quality and quantity controls in accordance with current New York State Department of Environmental Conservation (NYSDEC) requirements.

The Village of Camillus, characterized by its compact and largely built-out development pattern, relies primarily on enclosed storm sewer systems, roadway drainage structures, and culverts that discharge to nearby drainageways. Because much of the Village was developed prior to modern stormwater regulations, older infrastructure was designed primarily for runoff conveyance and flood control rather than water quality treatment. Redevelopment and infill projects are required to meet contemporary stormwater standards where applicable.

Both municipalities are located within the Onondaga Lake watershed and are subject to New York State's Municipal Separate Storm Sewer System (MS4) regulations. Compliance requires implementation of a Stormwater Management Program that includes public education, illicit discharge detection and elimination, construction site runoff control, post-construction stormwater management, and municipal pollution prevention practices. Coordination between the Town, Village, Onondaga County, and NYSDEC is essential to ensure regulatory compliance and watershed protection.

Ongoing responsibilities include routine inspection and cleaning of catch basins, maintenance and replacement of aging culverts, repair of storm sewer infrastructure, and management of publicly and privately owned stormwater facilities. Localized flooding, undersized or aging drainage structures, and increasing rainfall intensity associated with changing climate patterns present continuing challenges. Preservation of wetlands, streams, and natural drainage corridors remains critical for flood storage, water quality protection, and long-term resilience.

As both communities consider future growth, redevelopment, and infrastructure investment, stormwater management will remain an important planning factor. Emphasis on asset management, green infrastructure, watershed-based planning, and climate resiliency will support environmental protection, regulatory compliance, and sustainable development.



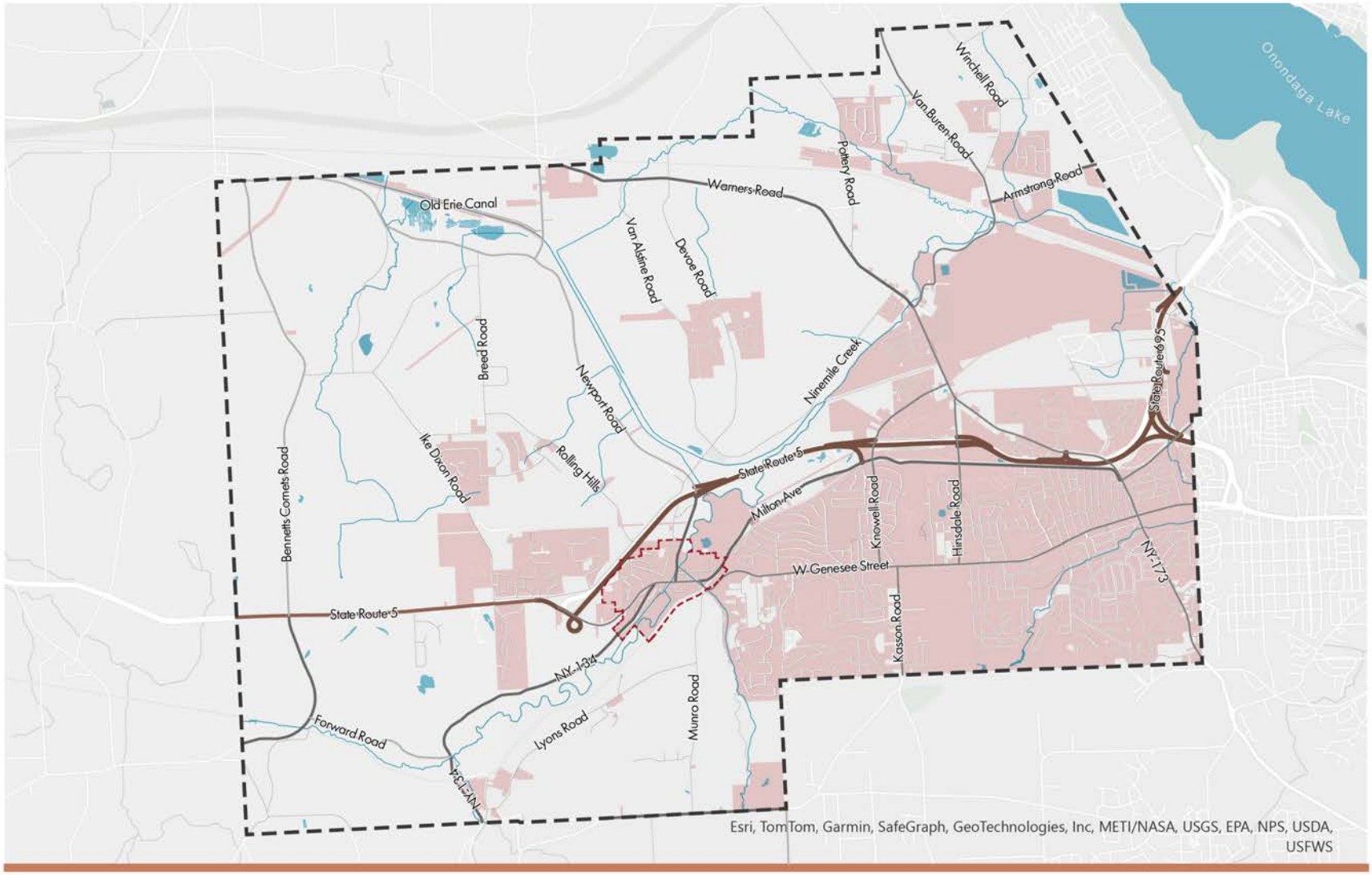
Sewer Districts & Infrastructure

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Sewer Lines
- Sewer District



Parcels with Public Sewer Service

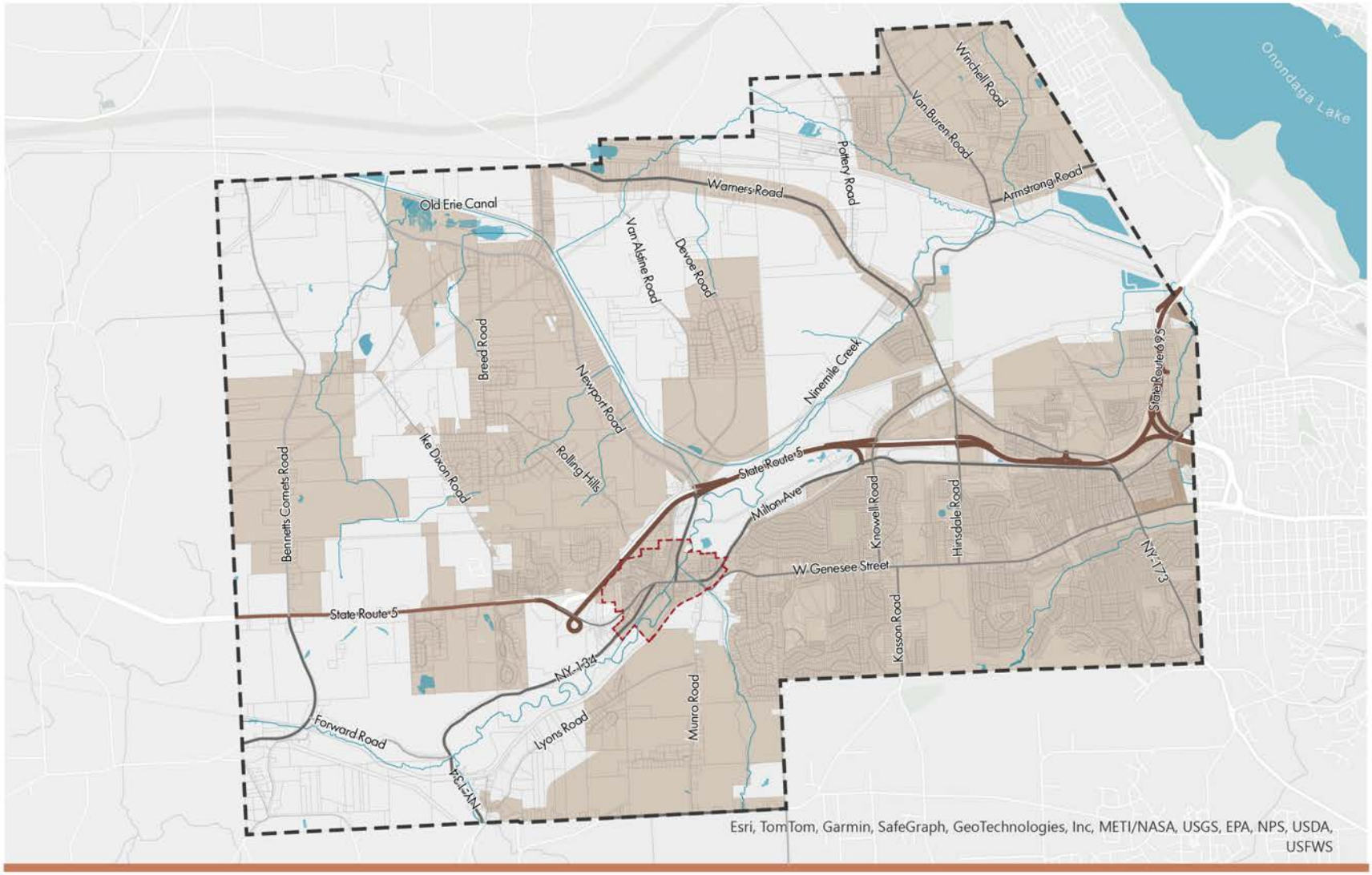
Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Parcels with Public Sewer Service

Data Source: NYS Tax Parcels, 2025



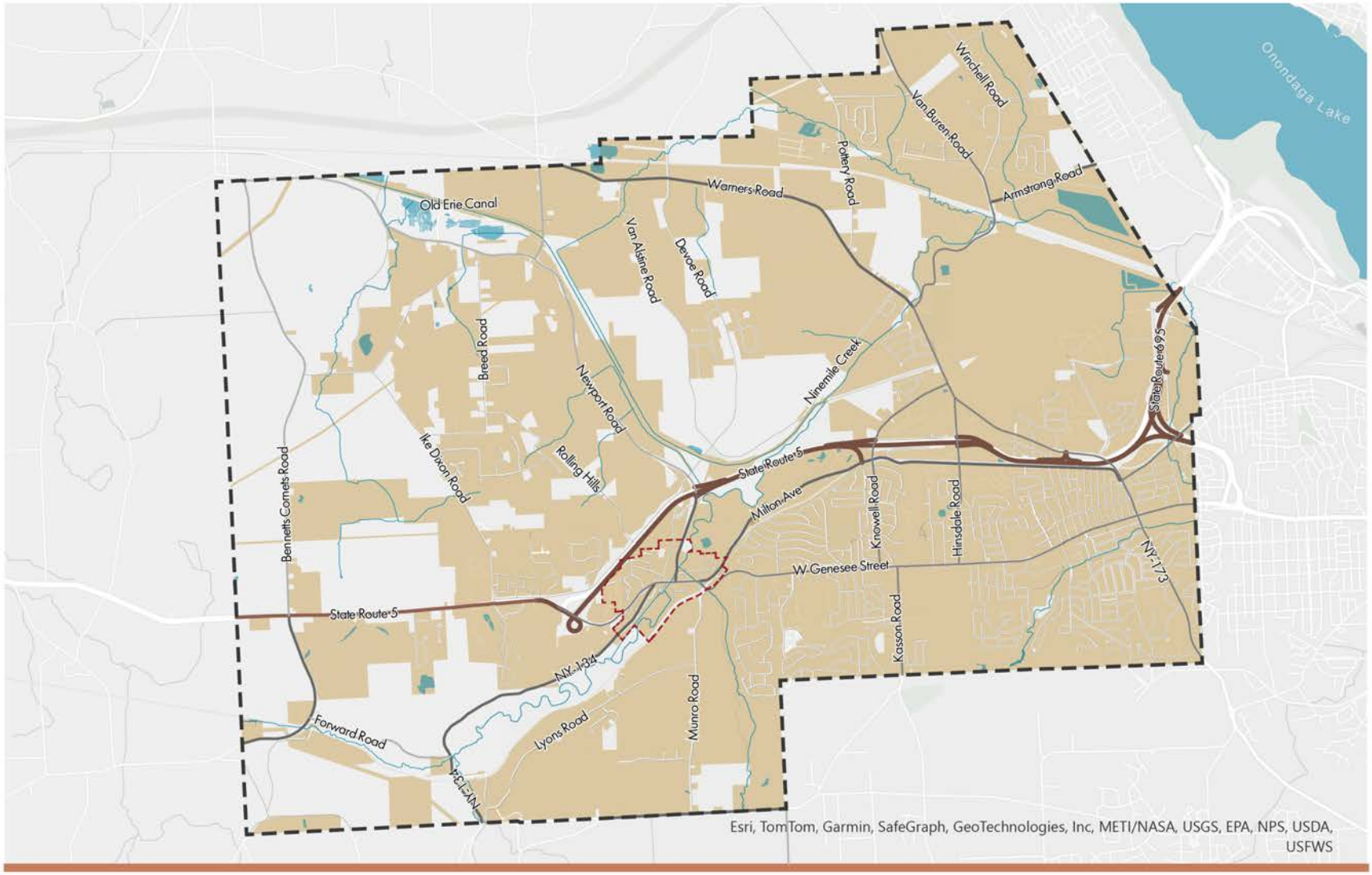
Water Districts

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Water Districts



Parcels with Public Water Service

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Parcels with Public Water Service

Data Source: NYS Tax Parcels, 2025

Community Facilities and Services

Cultural & Historical Resources

The Town and Village of Camillus boast a rich and vibrant history, preserved and celebrated by the Camillus Historical Society. This organization is dedicated to collecting, preserving, and interpreting the heritage of Camillus and its surrounding areas. Several significant landmarks and historical museums are located within Camillus, each contributing to the community's cultural identity.

Camillus Cutlery

The Camillus Cutlery Company, established in 1876, was one of the oldest knife manufacturers in the United States. Its main factory opened in the Village of Camillus in 1894 and produced millions of knives until the company filed for bankruptcy in 2007. Due to the factory's age (119 years), outdated construction, and the presence of flammable materials, a fire broke out during demolition preparations. The site has since been redeveloped into 75 loft-style apartments, preserving the legacy of the once-thriving industry.

The Octagon House (Wilcox House)

Built in 1856, the Wilcox Octagon House is a rare architectural gem and is listed on the National Register of Historic Places. It is one of the few restored octagonal homes in the Eastern United States that remains open to the public, with access to all levels.

Sims Store Museum

The Sims Store Museum is a replica of the original Sims Canal Store, which was originally located about two miles east near Gere Lock and Belle Isle. The museum includes several sections: a recreated store with historical artifacts and a gift shop, a local history exhibit, an Erie Canal barge display, an 1800s-era room, and a display on the construction of the canal, including original tools used in the process.

Martisco Station Museum

Housed in a restored New York Central Railroad station, Martisco Station offers a glimpse into the golden age of rail travel. The two-story Victorian brick building was built in 1870 and added to the National Register of Historic Places in 2007 for its architectural and historical significance.



Historic Martisco Station

Schoolhouse #1

Originally known as the Oswego Bitters Schoolhouse, this one-room school served about 20 students in grades 1–8 within a one-mile radius. The building, located at Bennetts Corners and Bitters Road, was purchased for $50 in 1855 and operated until 1942. In 1999, it was relocated to Gillie Lake Park and now serves as a museum showcasing 19th-century education.

Agricultural Museum

Located in a barn off Gillie Brook Road, the Camillus Agricultural Exhibit showcases 19th-century farm equipment, with most artifacts donated by local residents. The exhibit is open year-round and highlights the area's rich agricultural heritage.

Amboy Airport Exhibit

Amboy Airport Exhibit, curated by the Aviation Historical Society of Central New York, is a treasured cultural resource in the Town of Camillus that preserves and interprets the early history of aviation in the region. The exhibit highlights one of the nation's first airports, which opened in the Amboy area in 1926 and later became the original Syracuse Municipal Airport. Through displays and artifacts, it tells the story of pioneering flights and famous aviators who landed there, offering residents and visitors a tangible connection to the community's rich aviation heritage and its role in early 20th-century flight.

Educational Institutions

School District

The public school districts are an important asset to the residents of the Village and Town. There are 4 school districts, including:

- West Genesee Central School District
    - Currently, there is one high school, two middle schools, and four elementary schools in the West Genesee School District alone.
    - School recently purchased the former Westvale Golf Club located just to the south of the High School. The future use of the site has yet to be determined.
- Marcellus Central School District
- Jordan Elbridge Central School District
- Solvay Union Free School District

Library

- Fairmount Community Library
    - The Fairmount Community Library was officially chartered by the State in 1956 and opened its doors in 1957. As a community-focused library, it fosters a welcoming and inclusive environment where individuals of all ages can access both information and entertainment. The library is overseen by a volunteer Board of Trustees responsible for managing its policies and finances. This board is made up of seven members.
- Maxwell Memorial Library
    - Situated at the corner of Genesee and Leroy Streets, near the heart of the Village of Camillus, Maxwell Memorial Library was founded in 1918. The library is housed in a historic building dating back to around 1868, which originally served as a church. Maxwell offers a range of community engagement opportunities,



Maxwell Memorial Library, Village of Camillus

including book clubs, story times for preschoolers and toddlers, volunteer programs, and support from an active Friends group that contributes through ongoing fundraising events.

Emergency Services

Fire Services

There are four fire districts within the Town of Camillus. These departments provide fire suppression, technical rescue, hazardous materials response, and fire prevention education.

- Warners Memphis
- Camillus Fire District
- Fairmount Fire District
- Lakeside Fire District

General Hospital

There is one general hospital located within the Town. Emergency medical services in the Town are primarily provided through contracted ambulance services such as WAVES Ambulance. WAVES operates out of local facilities and responds in coordination with fire and police units.

Senior Services

Senior Center

The Camillus Senior Center is dedicated to helping adults aged 55 and older stay healthy, independent, and engaged in their community. The center offers a wide variety of programs that support social, intellectual, and physical well-being. In addition to providing enrichment activities, the center serves as an information hub for senior-related services and resources. Programs offered include the Defensive Driving Course, art workshops, fitness classes like Senior Power Hour, nutrition education, and more.

Senior Housing

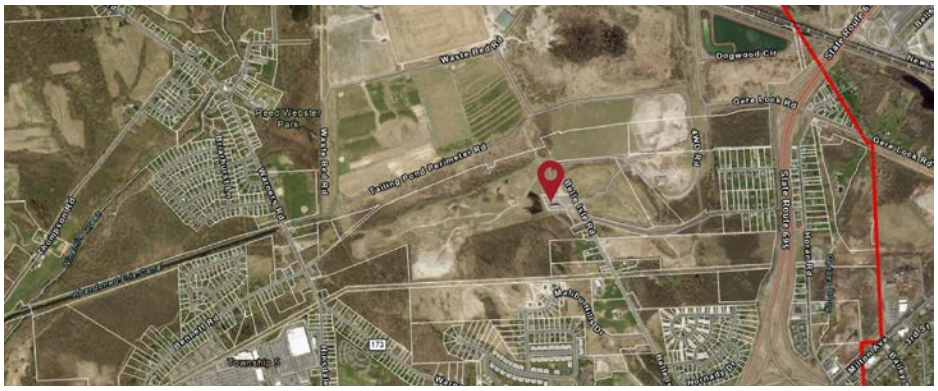
The Town of Camillus provides both subsidized and market-rate housing options for seniors in and around the area. While many of these residences have income-based eligibility criteria, some offer market-rate units or accept Housing Assistance Payments (HAP). Examples of senior housing options in Camillus include:

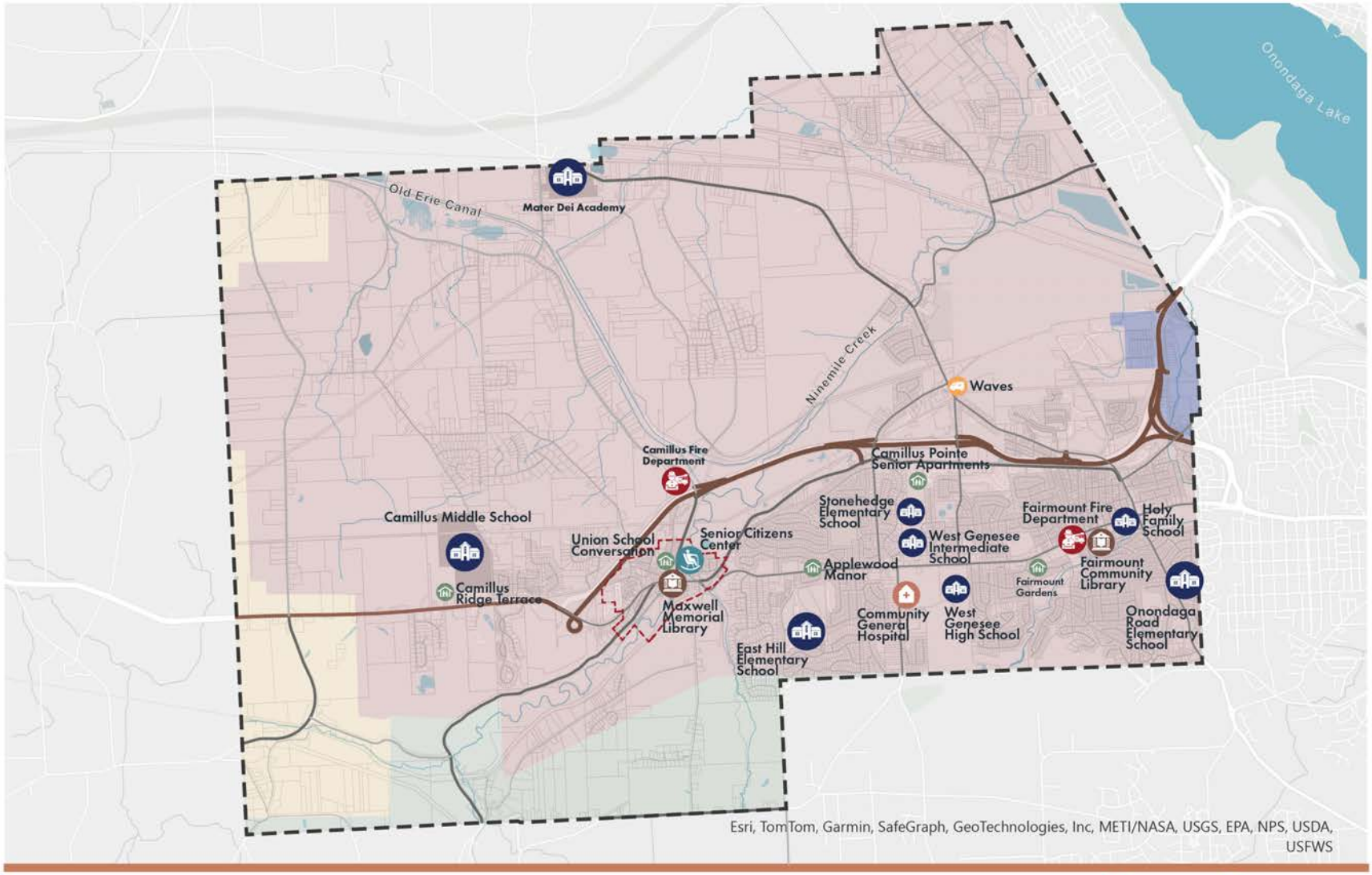
- Applewood Manor
- Camillus Pointe Senior Apartments
- Camillus Ridge Terrace
- Fairmount Gardens
- Union School Conversation

Camillus Landfill

The Town of Camillus operates a landfill located at 6055 Belle Isle Road, open Monday through Friday. The facility is permitted to accept construction and demolition (C&D) debris, including brick, concrete, glass, construction-grade wood, carpet and padding, non-asbestos insulation, non-friable shingles, and metals incidental to construction. The landfill is managed in full compliance with the strict regulations of the New York State Department of Environmental Conservation (DEC).

Figure 16. Landfill Site Town of Camillus





Community Facilites

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Ponds/Lakes
- Streams/Rivers
- Parcel Boundary
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local

School District

- Jordan Elbridge
- West Genesee
- Marcellus
- Solvay

- Fire Stations
- Schools
- Library
- Waves
- Hospitals
- Senior Citizens Center
- Senior Housing

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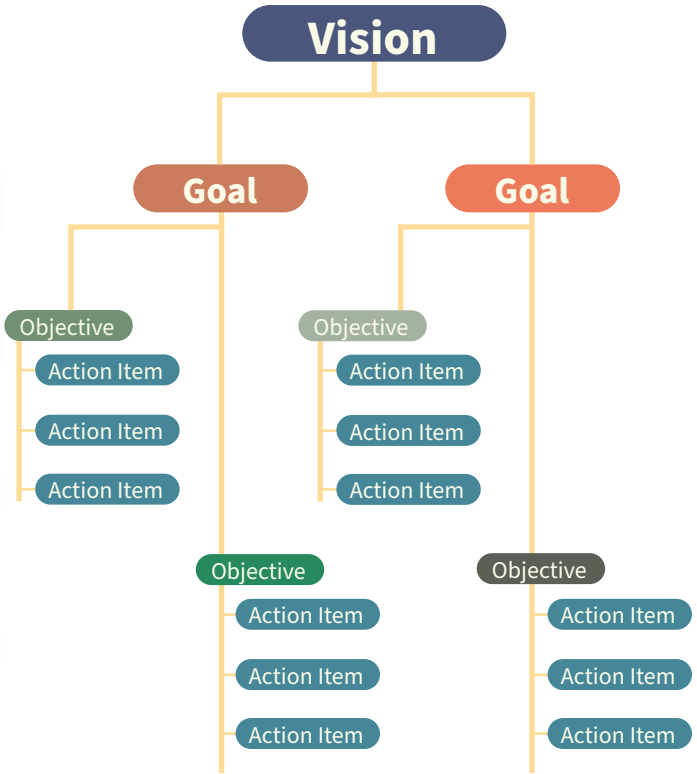


3 Our Vision & Goals

THE FRAMEWORK

An effective Joint Comprehensive Plan requires an approach that reflects the shared priorities and diverse needs of the participating communities. It must balance a visionary outlook for the future with strategies that address immediate challenges. This framework is organized into a hierarchy of Vision, Goals, Objectives, and Action Items, ensuring alignment between long-term aspirations and near-term actions. Together, these components provide a clear and coordinated path for guiding growth, preservation, and investment across the communities.





TOWN'S VISION

Our Town is a safe, welcoming, and family-oriented community that protects its rural character and natural landscapes. We are committed to guiding responsible growth, offering attainable housing and high-quality employment opportunities, improving traffic safety and walkability, and investing in parks, trails, and modern community amenities. Through strong public services and thoughtful development, our community provides a high quality of life for all residents.

Goal 1: Foster Thriving Neighborhoods with Attainable Housing Options

The Town will foster thriving, inclusive, and resilient neighborhoods by expanding diverse housing choices, guiding sustainable residential growth, and strengthening the long-term stability and character of existing communities. This goal focuses on meeting the evolving needs of seniors, young families, and households of all income levels; encouraging reinvestment in aging housing stock; and supporting development patterns that reduce sprawl and reinforce walkable, mixed-use activity centers. Through updated zoning, strategic partnerships, design standards, and targeted public and private investment, the Town will promote a balanced distribution of affordable and workforce housing, expand opportunities for homeownership, and ensure that new development complements existing neighborhood patterns. Together, these strategies will create neighborhoods that are vibrant, well-maintained, environmentally responsible, and reflective of the community's identity - places where residents can comfortably live, work, age, and thrive.

Objective 1.1: Meet the housing needs of seniors, young families, and residents across all income levels.

ACTION ITEM 1

Conduct a comprehensive housing study that assesses the Town's housing stock and market conditions, analyzes affordability metrics and market gaps, identifies housing needs, assesses displacement risks, and establishes a strategy for meeting local housing demands and preferences.

ACTION ITEM 2

Include energy-efficiency building standards and design guidelines to reduce utility demands (and associated heating and cooling costs) and building emissions.

ACTION ITEM 3

Educate and connect first-time homebuyers and low- to moderate-income households with state, county, and local programs – such as the Onondaga County Homeownership Program and the State of New York Mortgage Agency (SONYMA) – that provide financial or technical assistance to support homeownership, the development of starter homes, and the retention of young families.

ACTION ITEM 4

Partner with Onondaga County's Office for the Aging to promote the development of age-friendly housing, including accessible units, assisted living facilities, and low-maintenance residences, to allow seniors to age in place within the community.

ACTION ITEM 5

Promote a balanced distribution of affordable housing options within existing neighborhoods – while maintaining the current character and building density – by permitting accessory dwelling units (ADUs) and streamlining procedures for the conversion of single-family homes into two-family homes.

ACTION ITEM 6

Through zoning and subdivision laws, encourage new residential development projects to embrace smaller lot sizes and smaller homes to increase the availability of more affordable housing.

ACTION ITEM 7

Collaborate with NYS Empire State Development, the Onondaga County Industrial Development Agency, and the Central New York Regional Planning & Development Board to seek and establish public-private partnerships for workforce and affordable housing development.

Objective 1.2: Promote balanced and sustainable residential development that limits sprawl and emphasizes mixed-use development in existing activity centers.

ACTION ITEM 1

Update the current Mixed Residential (R-4) zoning district to allow mixed-use development (upper floor residential above street-level commercial/retail uses) around public transportation hubs and commercial activity centers.

ACTION ITEM 2

Collaborate with the Onondaga County Department of Planning, Central New York Regional Planning & Development Board, and other partners to conduct development feasibility studies of underutilized private and public parcels that could be developed for community needs, such as a local business incubator, workforce training center, emergency services facility, recreation center, or affordable housing.

ACTION ITEM 3

Limit the spread of commercial uses west of Knowell Road along West Genesee Street by maintaining existing residential zoning and resisting rezoning to Limited Business Office or higher intensity districts.

ACTION ITEM 4

Update zoning district boundaries, or bulk and density regulations within the current zoning districts, where necessary, to ensure that new, higher-density development is permitted in areas with access to water and sewer infrastructure.

ACTION ITEM 5

Evaluate potential zoning amendments to provide greater flexibility for corner-lot residences, specifically regarding front yard setbacks and fencing regulations.

Objective 1.3: Strengthen neighborhood stability and protect community character through reinvestment, property maintenance, and context-sensitive development.

ACTION ITEM 1

Enforce property maintenance standards and support rehabilitation programs like the Lead Hazard Reduction program funded by the US Department of Housing and Urban Development (HUD) and the Shape-Up program by Onondaga County for home repairs that improve the condition of aging or neglected housing stock.

ACTION ITEM 2

Leverage the Town's cluster development regulations and Planned Unit Development District to encourage the design of compact, walkable neighborhoods that minimize environmental impact and reduce infrastructure costs.

ACTION ITEM 3

Establish a design standard to be used to ensure new housing (particularly multi-family) matches the scale and character of the existing neighborhood.

ACTION ITEM 4

Explore incentive programs that promote the adaptive reuse of existing commercial structures in activity centers for mixed-use (housing and retail/office), prioritizing redevelopment over new construction.


Hometown Heroes
Mary T. Browning
SK-1
Navy

Goal 2: Build a Connected and Safe Community

The Town aims to strengthen safety, accessibility, and resilience by modernizing community facilities, public spaces, and essential services. This includes improved safety technology and universal design across public environments. The Town will also expand a multimodal transportation network that supports walking, biking, transit use, and safer streets for all users. Improved communication and engagement tools will ensure residents can easily access information and participate in decision-making. Together, these efforts will create a community that is well-connected, secure, and prepared for the future.

Objective 2.1: Strengthen and modernize community infrastructure, services, and public spaces to support safety, accessibility, and resiliency.

ACTION ITEM 1

Incorporate universal design principles into public spaces and new development.

ACTION ITEM 2

Invest in public safety infrastructure – such as blue lighting systems, smart streetlights, and CCTV cameras – that create safer neighborhoods, particularly within the Town's vast parks and trails network.

ACTION ITEM 3

Identify areas to integrate public EV charging infrastructure to broaden transportation options and reduce local vehicular emissions.

Objective 2.2: Create a safe, connected, and efficient multi-modal transportation network that effectively serves a range of users.

ACTION ITEM 1

Develop a local budget and prepare competitive applications to create and implement an Active Transportation Plan and a Complete Streets policy; together, these documents will guide improvements on primary transportation corridors such as West Genesee Street, balancing the needs of motorists, pedestrians, bicyclists, and transit users while improving access to adjacent land uses.

ACTION ITEM 2

Implement traffic calming infrastructure, such as raised crosswalks and curb bump-outs, near activity centers (e.g. parks, schools) located on local roads to raise driver awareness and enhance neighborhood safety.

ACTION ITEM 3

Coordinate with the Fairmount Fair developer, Centro, and the Onondaga County Department of Transportation to explore an alternative public transit stop/pedestrian access configuration at the Fairmount Fair entrance along the West Genesee Street Corridor.

ACTION ITEM 4

Reduce conflicts between trains and other motorized/nonmotorized travelers through compatible zoning around rail corridors, active railroad crossing warning systems, and trespassing deterrents (e.g. providing alternative walking paths to prevent dangerous use of the rail corridor).

Objective 2.3: Foster transparent communication channels between Town officials, staff, stakeholders, and the public.

ACTION ITEM 1

Develop a community engagement strategy that sets standards for when and how the public should be invited to engage in Town projects and decision-making efforts.

ACTION ITEM 2

Implement a hybrid format (combined in-person and virtual) for Town Board meetings to broaden public participation.

ACTION ITEM 3

Streamline Town communication with the public by redesigning the Town website to be more user-friendly and organized.



Ninemile Creek Aqueduct

Goal 3: Protect our Agricultural Heritage and Enhance our Natural and Recreational Assets

The Town will protect and enhance its natural resources, parks, open spaces, and agricultural landscapes to preserve community character and support long-term environmental health. This goal emphasizes planning for high-quality recreational facilities, safeguarding sensitive natural areas, and expanding conservation tools that help retain farmland and rural identity. It also focuses on improving trail connectivity, wayfinding, and safety to create a more accessible outdoor recreation network for residents and visitors. By promoting green infrastructure, supporting local agriculture, and advancing agritourism opportunities, the Town will strengthen both environmental stewardship and community well-being.

Objective 3.1: Preserve the Town's agricultural, natural, and open space resources for future generations.

ACTION ITEM 1

Partner with the Onondaga County Office of the Environment to advocate for environmental protection and enhancement of the NYSDEC Critical Environmental Area of Nine Mile Creek, the Camillus Forest Unique Area, and other natural areas.

ACTION ITEM 2

Advertise workshops and informational sessions by the Cornell Cooperative Extension (CCE), NY Agricultural Land Trust, and similar entities to local agricultural landowners, informing them of opportunities to conserve and rehabilitate their agricultural lands.

ACTION ITEM 3

Develop a Town policy that enables the purchase/transfer of development rights, land banking, and easements, while also supporting and facilitating landowner participation in programs such as the Farmland Protection Implementation Grants (FPIG) Program.

ACTION ITEM 4

Encourage the implementation of green infrastructure approaches, including bioswales, permeable pavement, and expanded tree canopy, as part of the Town's stormwater management guidance.

ACTION ITEM 5

Support local agriculture and economic development by reinvigorating the seasonal farmers' market and community garden and promoting the Town's growing agritourism industry.

ACTION ITEM 6

Safeguard the viability of local agricultural operations in an already evolving business landscape by ensuring that zoning codes permit the use of agricultural lands for agritourism (e.g. events, farm shops, u-pick fields).

Objective 3.2: Expand recreational offerings available to Town residents.

ACTION ITEM 1

Establish and maintain a multi-purpose community center that serves as a hub for recreation, cultural activities, workforce training, youth programs and athletics, and emergency shelter needs.

ACTION ITEM 2

Pursue an expansion of the Maxwell Library to meet space and programming needs.

ACTION ITEM 3

Develop a Town of Camillus Parks Master Plan to maintain existing park infrastructure and plan future upgrades – like an enclosed multi-use pavilion with a kitchen, restroom facilities, gymnasium, and indoor turf amenities.



Bennetts Corners Road - Google Street View

Goal 4: Build a Prosperous Local Economy with Diverse Retail and Employment Opportunities

The Town aims to grow its local economy while preventing sprawl by encouraging smart, efficient commercial development. This goal emphasizes revitalizing underutilized properties, supporting small and growing businesses, and promoting a range of shopping, entertainment, and employment opportunities. By expanding access to financial resources, strengthening workforce training partnerships, and exploring modern zoning tools, the Town will create a resilient economy that supports local jobs and reduces the tax burden on residents.

Objective 4.1: Embrace the principles of smart growth to promote commercial growth while preventing overdevelopment.

ACTION ITEM 1

Research and consider the application of form-based and Smart Code-based development regulations as part of the future zoning code.

ACTION ITEM 2

Conduct an inventory of underutilized and vacant properties to identify opportunities for infill development.

ACTION ITEM 3

Explore redevelopment opportunities for the Honeywell wastebeds area - such as an inland harbor - given its formerly industrial nature, remediation efforts, and proximity to the rail line.

Objective 4.2: Diversify retail and employment offerings while balancing the local tax burden.

ACTION ITEM 1

Connect small and growing businesses with financial and technical assistance, such as the NYS Empire State Development (ESD) Small Business Credit Initiative (SSBCI), the Central New York Regional Planning and Development Board (CNYRPDB) Enterprise Development Fund, and other resources for low-interest loans, grants, counseling, and training.

ACTION ITEM 2

Encourage small business growth by assessing the feasibility of a makerspace or coworking venue that eases the transition from home-based occupations to brick-and-mortar businesses.



Township 5

VILLAGE'S VISION

Our Village is a charming, historic, and walkable community with an energy and identity all its own. It is our mission to foster a vibrant downtown, safe and well-kept neighborhoods, and public spaces that strengthen community life. With a distinctive character and welcoming atmosphere, our Village is an exceptional place to live, work, visit, and gather.

Goal 1: Build an Identity for the Village and Strengthen Community Pride

The Village of Camillus seeks to cultivate a strong sense of identity, belonging, and pride by celebrating its historic character, enhancing public spaces, and fostering meaningful connections between residents, visitors, and leadership. This goal area emphasizes positioning the Village as both a desirable place to live and a welcoming destination for tourism, while preserving its heritage and ensuring vibrant, inclusive community engagement.

Objective 1.1: Establish the Village of Camillus as both a choice place to live and a destination for tourism.

ACTION ITEM 1

Pursue grant funding and implement infrastructure upgrades to Monro Park, particularly electricity extensions, water connections, and bathrooms to support the use of Monro Park for events.

ACTION ITEM 2

Host an annual family fun day every July in conjunction with the sponsor – Camillus Chamber of Commerce – to attract vendors, entertainment activities, and family-friendly attractions such as inflatables, face painting, and other fun features.

ACTION ITEM 3

Continue to explore the opportunity to include a Finger Lakes Railway excursion stop within the Village of Camillus.

Objective 1.2: Preserve and enhance the Village's unique, historic, recognizable downtown character.

ACTION ITEM 1

Conduct a regular 5-year assessment of buildings with historic architectural importance to identify and recommend potential repairs or renovations. Furthermore, evaluate the merit and feasibility of establishing a local or State-recognized historic district.

ACTION ITEM 2

Organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.

ACTION ITEM 3

Pursue grant funding opportunities and support property owners with applications to organizations such as the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) to progress historic preservation efforts.

ACTION ITEM 4

Develop a placemaking strategy that provides design guidance for signage, wayfinding, streetscape amenities, and public art to foster a cohesive visual identity within the Village's public realm.

Objective 1.3: Build trust and dialogue between residents and Village leadership through improved communication channels, engagement opportunities, and the promotion of local events and activities.

ACTION ITEM 1

Encourage more residents to sign up for Text-My-Gov, through which (1) residents can report concerns to the Village and (2) the Village can issue alerts to subscribed residents

ACTION ITEM 2

Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.

ACTION ITEM 3

Update the current Village website and continue to emphasize to residents the value of The Camillus Connection, an annual publication delivered to all homes in the Town and Village that is an essential resource for understanding local policies and initiatives.

Goal 2: Revitalize Downtown and Foster the Small Business Scene

The Village of Camillus is committed to strengthening its downtown as the heart of community life and economic vitality. By fostering a diverse mix of dining, retail, and entertainment options, enhancing walkability and public spaces, and supporting small businesses, the Village will create a vibrant, welcoming environment that attracts residents, visitors, and entrepreneurs alike. This goal area emphasizes balancing growth with preservation, ensuring that redevelopment reinforces the traditional character of downtown while expanding opportunities for local business success.

Objective 2.1: Encourage a diverse mix of dining, retail, and entertainment options that support small businesses and family-friendly establishments.

ACTION ITEM 1

Continue to apply for Main Street Grants being offered by the County, which have historically proven to be one of the most effective methods of improving downtown streetscape appeal and business facades in the Village.

ACTION ITEM 2

Conduct outreach to small businesses and startups to increase awareness of the Greater Syracuse Business Development Corporation (GSBDC), US Small Business Administration, Central New York Regional Planning and Development Board (CNYRPDB), Empire State Development (ESD), and other resources for low-interest loans, grants, counseling, and training.

ACTION ITEM 3

Assess the Village Center Zoning Overlay District for opportunities to integrate form-based code standards that reinforce the traditional density and character of downtown, ensure predictable design outcomes, and distinguish it from other commercial areas in the Village.

Objective 2.2: Improve visibility, walkability, and access to create a welcoming environment for residents and visitors.

ACTION ITEM 1

Integrate diagrams and visualizations into the Village Center Overlay District's design guidelines to establish more consistent standards for storefront aesthetics, signage, and building orientation, while integrating improvements to walkability, green space, and parking access.

ACTION ITEM 2

Create a comprehensive economic development strategy to expand and diversify dining and nightlife opportunities in the downtown, with the goal of fostering a lively, welcoming environment that extends activity beyond regular business hours.

ACTION ITEM 3

Increase walkability from the Connelly Acres senior apartments and Timber Ridge Dr neighborhood to downtown; potential improvements may include the addition of road verges (to buffer pedestrians from the road), painting of crosswalks, and installation of a rest area.



Village - Main Street

Goal 3: Enhance Neighborhood Well-Being and Stability through Quality and Accessible Housing

The Village of Camillus is dedicated to ensuring that housing options are safe, diverse, and accessible for all residents – young families, seniors, homeowners, and renters alike – while maintaining the Village's unique character. This goal area emphasizes reinvestment in existing neighborhoods, support for homeownership, and thoughtful zoning policies that expand housing opportunities without compromising community identity. By promoting well-maintained homes, encouraging affordability, and fostering innovative housing solutions, the Village will strengthen livability and long-term stability for current and future generations.

The Village's rental housing supply – which currently makes up over 50% of the total supply – offers residents affordable and low-maintenance living arrangements with opportunity for housing mobility (i.e. relocation between units as personal circumstances change). These rental opportunities are also essential to maintaining young individuals and families within the community, given that the average first-time homebuyer in the United States is now 40 years old. However, equally important is ensuring that rental properties are maintained by landlords to a high standard, and that transition to homeownership is attainable to those who seek greater housing permanence.

Objective 3.1: Compel responsible property maintenance – particularly of rental properties – to protect the health and safety of Village residents and enhance neighborhood character.

ACTION ITEM 1

Conduct an assessment of the Village's property maintenance law and code enforcement procedures to identify opportunities to promote upkeep and reinvestment in residential areas.

ACTION ITEM 2

Coordinate with Onondaga County Real Property Tax Services to establish incentives for residential property owners to invest in and improve their homes. This may include property tax incentives or credits that reward property owners for home improvements, such as roof replacements, new windows, and porch improvements.

ACTION ITEM 3

Pursue housing grant programs such as the New York State Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative.

ACTION ITEM 4

Encourage landlords to maintain their properties in a manner that continues the quaint visual appeal of the Village. Encourage non-local landlords, specifically, to increase vigilance over the condition of their properties.

Objective 3.2: Expand resident access to a range of housing options, including pathways to homeownership.

ACTION ITEM 1

Educate and connect first-time homebuyers with state, county, and local programs – such as the Onondaga County Home Ownership Program, NYS School Tax Relief (STAR), and the State of New York Mortgage Agency (SONYMA) – that provide financial or technical assistance to support homeownership, the development of starter homes, and the retention of young families.


APT - 1
15

Goal 4: Ensure Community Infrastructure is Resilient in the Face of Today's and Tomorrow's Challenges

The Village of Camillus is committed to building a safe, resilient, and future-ready community by investing in modern infrastructure, strengthening emergency services, expanding recreational opportunities, and addressing environmental challenges. This goal area emphasizes proactive planning, sustainable practices, and community-focused improvements that protect public health, enhance quality of life, and preserve natural resources. By combining infrastructure upgrades with safety initiatives and resilient design, the Village will ensure long-term stability and livability for residents and visitors alike.

Objective 4.1: Invest in modern infrastructure and reliable emergency services to ensure community safety.

ACTION ITEM 1

Continue to coordinate with NYSDOT to reverse the 1977 ruling that transferred ownership of Main Street from NYS to the Village, as the Village can no longer afford the maintenance expense of the highway between the railroad bridge to the east and Elm Street to the west.

ACTION ITEM 2

Explore the feasibility and appetite for transferring ownership and maintenance of the Village's sewer system to Onondaga County WEP.

Objective 4.2: Expand and diversify recreational opportunities to promote active lifestyles, community health, and a stronger sense of place within the Village.

ACTION ITEM 1

Develop the walking and biking trail from Sims Store on the Erie Canal to the Martisco Train Station through the Village of Camillus.

ACTION ITEM 2

Develop a Village Recreational Master Plan to prioritize new parks, improvements to existing facilities, trails, and programs.

ACTION ITEM 3

Require that proposed plans for future large-scale redevelopment projects integrate public benefit amenities (e.g., shade structures, pocket parks, seating, bicycle parking) to promote community congregation and the hosting of public activities.

ACTION ITEM 4

Collaborate with New York State to transform the vacant parcel at the intersection of Main St and Elm St into a gateway park.

ACTION ITEM 5

Convert the two grass islands within the Timber Ridge neighborhood into pocket parks.

ACTION ITEM 6

Collaborate with the Town of Camillus to rehabilitate Wheeler Cemetery, with the intent of establishing it as an additional historic landmark and usable public outdoor space within the Village.

Objective 4.3: Address flooding and other environmental hazards while ensuring the long-term protection of natural resources and community safety.

ACTION ITEM 1

Pursue partnerships with Onondaga County WEP and USGS to re-activate the stream gauge on Nine Mile Creek and enable accurate flood monitoring.

ACTION ITEM 2

Develop a stormwater management plan specific to Village needs and in accordance with the NYSDEC Stormwater Management Regulations.

ACTION ITEM 3

Apply to the NYSDEC Resilient Watersheds Grant Program to fund the implementation of a combination of the flood mitigation project alternatives recommended in the 2025 Ninemile Creek Flood Mitigation & Resilience Report.

ACTION ITEM 4

Pursue funding sources like the Clean Water State Revolving Fund (CWSRF) and the New York State Water Infrastructure Improvement Act (WIIA) to resolve identified environmental concerns related to the wastewater system, such as nuisance odors.



Munro Park

SHARED TOWN & VILLAGE INITIATIVES

Objective 1: : Protect shared natural, park, and open space resources and promote intermunicipal recreational opportunities.

ACTION ITEM 1

Through acquisitions and/or conservation easements, establish the land along the westerly bank of Nine Mile Creek – between Erie Canal Park and the Camillus Valley Nature Area – for public recreational use.

ACTION ITEM 2

Establish a continuous bike and walking trail connecting Erie Canal Park, the Village downtown, and the Camillus Valley Natural Area.

ACTION ITEM 3

Improve wayfinding and public safety by implementing consistent parks and trails signage and publishing a trail system map.

ACTION ITEM 4

Expand the offering of public events (e.g., festivals, field days, farmers' and seasonal markets) via joint efforts between the Town and Village.

ACTION ITEM 5

Coordinate with the West Genesee Central School District to identify opportunities for shared services agreements related to the use of school buses for community events.

Objective 2: Partner on efforts to preserve and highlight historic resources that tell the story of Camillus.

ACTION ITEM 1

Collaborate with the Camillus Historical Society to standardize the identification and documentation of locally important historic sites, including cemeteries, prior to any demolition or alteration.

ACTION ITEM 2

Support the Camillus Historical Society in pursuing State/National Register of Historic Places listings and the installation of historic markers for historically significant sites.

Objective 3: Continue to collaborate on critical public health, safety, and wellbeing concerns that are best addressed through intermunicipal collaboration and shared services.

ACTION ITEM 1

Explore the feasibility of establishing a BOCES facility in Camillus, providing the necessary workforce training for high school graduates to transition into local employment opportunities.

ACTION ITEM 2

Reference Plan Onondaga's community mobility strategy to implement the complete streets concept along West Genesee Street, expanding mobility options and improving safety.

ACTION ITEM 3

Conduct a facility needs assessment for fire and police buildings to identify space expansion and modernization priorities.

ACTION ITEM 4

Standardize the inclusion of emergency service and school district impact assessments into the review and approval process for major development projects, to align staffing and equipment needs with growth.

ACTION ITEM 5

Strengthen public safety services by implementing outreach and recruitment programs that promote careers in the Police and Fire Departments, emphasizing opportunities for local youth involvement.

ACTION ITEM 6

Hire a professional grant writer to assist Town and Village departments and local agencies – such as the Police Department, Fire Department/Districts, and Historical Society – in identifying, securing, and administering funding opportunities that support infrastructure maintenance and community improvements.

Objective 4: Formalize communication channels between the Town and Village to strengthen existing partnerships.

ACTION ITEM 1

Establish a Comprehensive Plan Committee that oversees regular reviews and updates to the Comprehensive Plan and the execution of its recommendations.

ACTION ITEM 2

Host semiannual joint Town of Camillus and Village of Camillus meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.



4 Future Land Use Strategy

PURPOSE

The core purpose of the Comprehensive Plan is to guide the long-term pattern, character, and quality of land use and development within the community. The Future Land Use (FLU) Strategy reflects the community's collective vision for how and where growth should occur in the Town and Village of Camillus. It is built upon extensive stakeholder input, public engagement, and a thorough analysis of existing land use patterns, infrastructure, natural features, and community needs.

Land use decisions shape how people experience their community— how they move, access services, and interact with their surroundings. To ensure that future public and private investment aligns with Camillus's desired character, the FLU Strategy outlines the intended development form and intensity across the community. The Strategy serves as a guiding framework for decision-makers when evaluating development proposals, capital improvements, and land use changes.

The FLU areas are organized around existing centers, corridors, neighborhoods, and major infrastructure assets. This structure promotes opportunities for targeted commercial and residential growth while preserving the Town and Village's rural landscapes, natural resources, and community identity. By emphasizing a preferred growth pattern, the FLU Strategy supports the creation of vibrant activity centers, encourages efficient land use, and advances principles of smart and sustainable development.

INTERPRETING THE FLU MAP

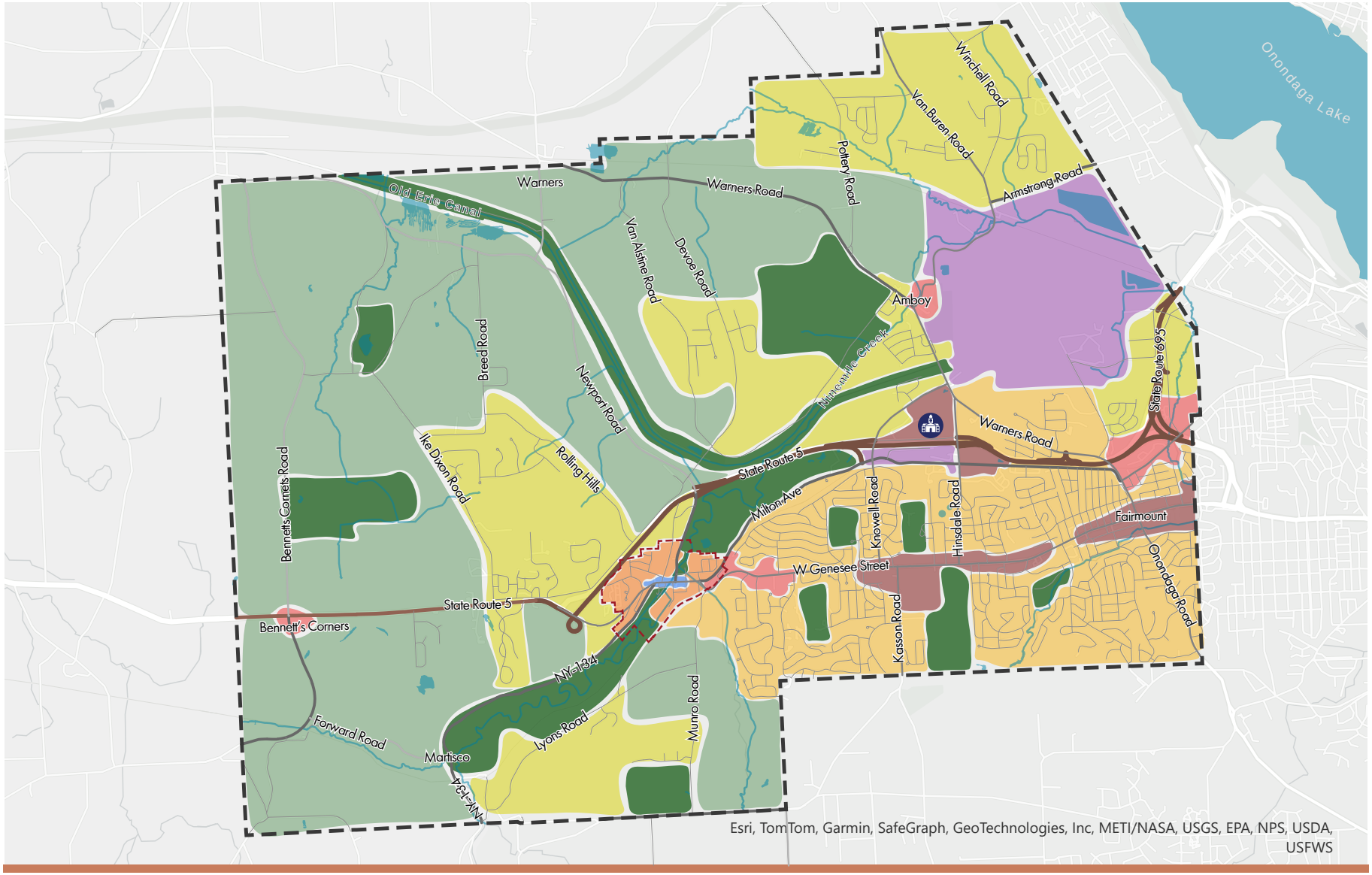
The FLU Map illustrates the community's desired long-term development pattern and should be used as a guiding tool to inform land use decisions, policy development, and future zoning updates. The Map does not assign specific zoning districts or establish precise regulatory boundaries. Instead, it identifies general areas where compatible types and intensities of development should be encouraged.

Because the FLU Map is conceptual, the size and boundaries of each FLU area may evolve over time as new information, community priorities, or development considerations emerge. Importantly, the FLU Strategy and the FLU Map do not replace the Town and Village zoning codes or zoning maps. Zoning remains the legally enforceable mechanism that regulates permitted uses, dimensional standards, and site design. The FLU Strategy serves as a policy guide, while zoning serves as the regulatory tool that implements that policy. These classifications provide a framework for future decision-making that supports community goals, enhances quality of life, and ensures sustainable, well-coordinated growth throughout Camillus.

The Future Land Use Strategy organizes the Town and Village into nine general land use categories:

1. Parks & Open Space
2. Agricultural & Rural Residential
3. Town Low Density Residential
4. Town Mixed Density Residential
5. Village Residential
6. Village Downtown
7. Regional Commercial/Mixed Use
8. Neighborhood Commercial
9. Industrial Transition Area

	Zoning	Future Land Use
Legal Implication	Regulatory Tool (law)	Non-Regulatory Tool (guide)
Boundaries	Absolute	Flexible
Purpose	Establishes permitted land uses, administrative procedures, and building/site design requirements.	Recommends land uses and building/site design elements to be encouraged or discouraged.
Use	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community.	Used by community stakeholders to inform their development applications. Used by elected officials and municipal staff to evaluate development applications.



Future Land Use Map

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Water

Future Land Use

- Agriculture & Rural Residential*
- Parks & Open Space
- Mixed Density Residential
- Low Density Residential
- Village Residential
- Regional Commercial/Mixed Use
- Neighborhood Commercial
- Village Downtown
- Industrial Transition Area
- Town Center

* These are generally areas without sewer service

PARKS & OPEN SPACE

This FLU area encompasses land intended to be preserved in a naturalized state due to its ecological value, critical habitats, scenic qualities, and outdoor recreation opportunities. This includes existing parkland and other open spaces that provide important environmental and community benefits.

Intent

- Ensure safe, well-maintained open spaces with improved accessibility for all users.
- Enhance recreational opportunities through upgrades to existing parks and the expansion of outdoor amenities.
- Strengthen connections between parks, neighborhoods, and regional trail systems to support a cohesive recreation network.
- Protect and conserve existing natural resources, including wetlands, stream corridors, and wildlife habitats.

Function

The Parks & Open Space FLU area includes the Town's most significant parks, natural areas, and recreation assets, such as the Old Erie Canal, Ninemile Creek, Camillus Forest Unique Area, Erie Canal Park, Munro Park, Camillus Park, East Hill Park, and Shove Park. Together, these spaces provide residents and visitors with valuable opportunities for outdoor recreation, scenic enjoyment, and environmental stewardship.

While these parks are highly valued, several challenges limit their accessibility and use. Some sites lack adequate pedestrian and bicycle connections, making them difficult to access, particularly for seniors and residents without a personal vehicle. Facilities at Camillus Park require modernization, and recurring flooding in Munro Park affects both usability and safety. Stakeholders emphasized the need for improved trail connectivity, better wayfinding and signage, and enhanced access to key recreation areas. Community members also expressed strong interest in developing a community center to support year-round events, recreation programs, and gatherings for all ages.

Community Insights *on Recreation*

Quotes sourced from responses to the community survey

"The Town of Camillus is in desperate need of a Community Center that would serve the needs of all residents."

"I love the idea of a community center. Other than the high school, there is no pool or publicly available indoor recreation space on the west side of the town."

"Love the idea of a non religious community center, no neighbors seem to speak to each other since covid."

"We would support parks and a community center."

Existing Conditions Examples






Examples to be Encouraged





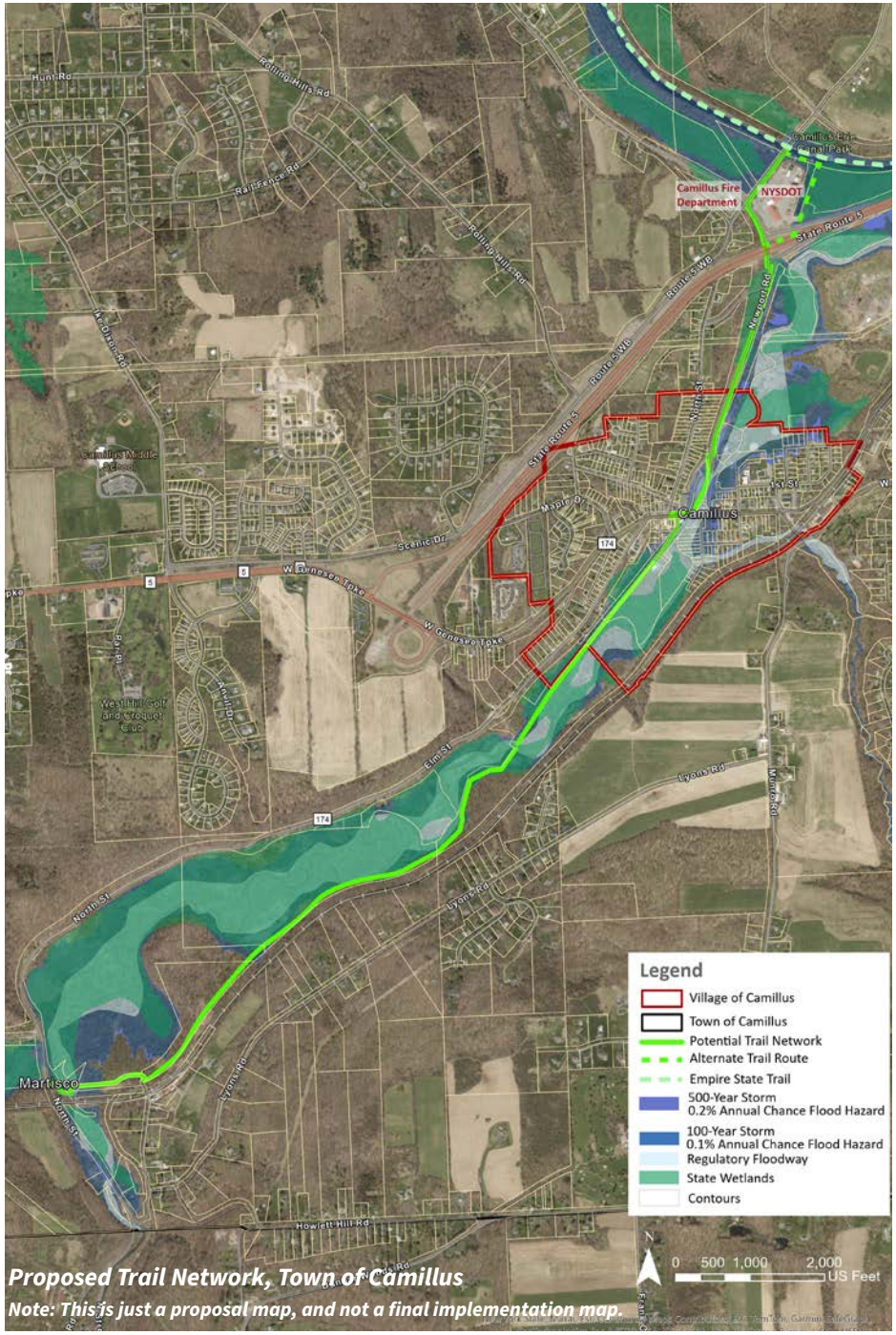
Supported Characteristics

Input from both Town and Village residents identified parks and recreation facilities as among the community's greatest assets. Despite this, neither the Town nor the Village zoning codes currently include a district dedicated specifically to protecting parks, natural habitats, and open space. Establishing such a zoning district would help ensure long-term preservation and continued community benefit.

Viewing Camillus's parks and natural areas as an interconnected network will further enhance their use and visibility. Improving linkages between these spaces—through expanded trail systems, improved right-of-way facilities for pedestrians and cyclists, coordinated wayfinding, and conservation easements for trail corridors—will strengthen access and mobility. Connecting the extensive trail networks of the Old Erie Canal and Ninemile Creek presents a major opportunity to create a unified regional recreation system.

Additional recommendations include expanding recreational programming and strengthening partnerships with the school district, senior center, and community organizations to ensure that park facilities serve all age groups and community needs.





Proposed Trail Network, Town of Camillus

Note: This is just a proposal map, and not a final implementation map.

AGRICULTURAL & RURAL RESIDENTIAL

The Agricultural & Rural Residential classification encompasses land primarily intended for farming, natural resource conservation, and the preservation of NYS Agricultural Districts. These areas include active agricultural operations and undeveloped land constrained by environmental features or a lack of public infrastructure, such as water and sewer facilities. Limited, large-lot residential development may occur within this landscape, but it remains dispersed to ensure compatibility with agricultural activities and to maintain the community's rural character. This designation supports the continued viability of farming, protects environmentally sensitive areas, and allows low-intensity residential uses that blend with the surrounding open space.

INTENT

- Preserve active agricultural land and properties protected through agricultural easements or districts.
- Protect and reinforce the Town's rural character and scenic open landscapes.
- Maintain high-quality rural living opportunities that remain compatible with farming and natural resource conservation.

FUNCTION

The Agricultural & Rural Residential FLU area, shown in light green on the FLU Map, represents the largest land area within the Town. It generally includes properties designated under NYS Agricultural Districts and parcels with an agricultural tax classification, as well as adjacent lands where development is infeasible or undesirable. The NYS Agricultural District program is intended to keep farmland in active agricultural production; therefore, farms located within these districts in Camillus are expected to remain agricultural well into the future. Several parcels within this area are also protected through conservation easements, further ensuring long-term land preservation.

Non-agricultural development within this FLU category is expected to remain limited in both scale and intensity, with rural housing (which is complementary to the agricultural landscape) being the only other primary development typology. This is largely due to the lack of public water and sewer systems to support higher intensity uses, and the desire to implement smart growth principles for the preservation of natural spaces, agricultural lands, and scenic beauty. A few community assets, such as Veterans Memorial Park at Gillie Lake and the Camillus Golf Club, are also integrated into this FLU area due to their proximity to and compatibility with surrounding rural landscapes.

Community Insights *on Rural Residential*

Quotes sourced from responses to the community survey





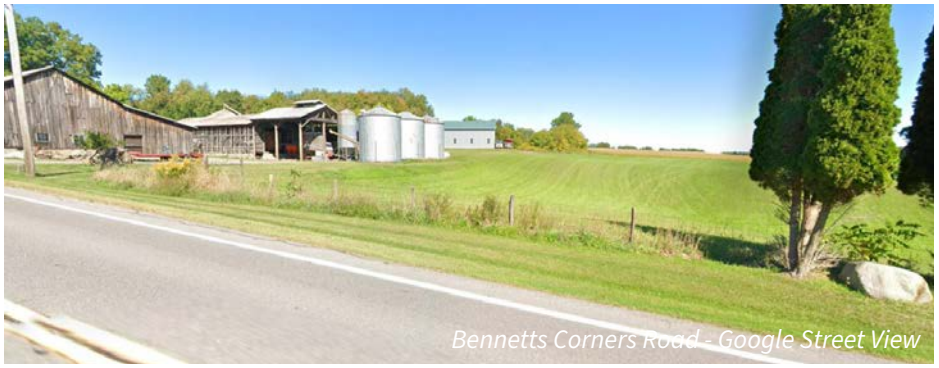
Bennetts Corners Road - Google Street View

Supported Characteristics

Throughout the public engagement process, residents consistently emphasized the importance of maintaining Camillus's rural character and small-town feel. Protecting existing farmland and rural residential areas was identified as a major community strength and a priority for the future. Preserving agricultural land not only supports the local agricultural economy but also protects valuable open spaces, scenic views, and the Town's traditional rural identity. Residents also expressed interest in community garden spaces that support local food production and social interaction, including shared amenities such as storage and the establishment of a community garden committee for better management.

Land use regulations can play a meaningful role in supporting these priorities. Tools such as cluster or conservation subdivision design can help concentrate development on smaller portions of a site, preserving farmland and rural landscapes. Flexible setbacks, frontage, and lot width standards can also accommodate natural features such as steep slopes, woodlands, and wetlands while maintaining the desired rural character. Retaining natural vegetation or agricultural uses along roadways can further enhance the scenic quality of Camillus's rural corridors.

Stakeholders also highlighted opportunities to expand agritourism within existing farming operations. Community members expressed interest in supporting farm-based enterprises—such as farm stands, pick-your-own operations, barn venues, and farm-to-table events—as a way to strengthen the local economy while preserving the agricultural landscape. Agritourism is viewed as a valuable and supported strategy for helping farms remain viable and active contributors to the community's rural heritage and local economy.



Bennetts Corners Road - Google Street View

Community Insights *on Residential Development*

Quotes sourced from responses to the community survey

"Its greatest strengths are its current rural character, the low population density, and the large, well-spaced properties. It offers peace, privacy, and distance from the congestion and chaos of the nearby city. "

"Too much expansion, high rental cost and influx of intercity population."

"Lack of high-quality affordable housing."

"Not allowing more affordable housing which may require zoning changes to allow more density of residential development. Affordability of housing for younger residents. "

"Potential overcrowding by the addition of apartment complexes and stores in place of single family housing with ample land."

"Low income housing, poorly maintained homes and drugs."

"The continuing development of our vacant lots/farm lands; the increase in low income housing with no increase in services."

"The median house price and apartment rent amount has gone up enough to price out retirees, single people, lower middle class and middle class families. There is no observable evidence of housing (townhouse, condominium, apartment, patio home) development designed to meet the needs of these demographics. "

LOW DENSITY RESIDENTIAL

The Low Density Residential classification encompasses areas characterized primarily by single-family and two-family homes situated on larger lots. This classification supports lower-intensity residential development that maintains a spacious neighborhood pattern, provides generous setbacks and open yard areas, and reflects the community's suburban character.

INTENT

- Preserve high-quality, low-density residential living opportunities.
- Provide a gradual transition between rural environments and higher intensity uses.
- Limit sprawling residential development patterns to existing development footprints.

FUNCTION

The Low-Density Residential FLU area encompasses a significant portion of the Town. The majority of the existing housing stock in the town consists of single-family homes. These neighborhoods are largely adjacent to agricultural lands and rural residential areas, with limited interfaces near regional commercial corridors and parks and open space corridors. As a result, maintaining a compatible and harmonious transition between differing land uses is a key planning consideration.

Existing Conditions: Low Density Residential Area





Another important characteristic of this FLU area is the limited availability of public water and sewer service. While the majority of the FLU area is within a water and/or sewer district, the presence of actual infrastructure is nonuniform. Therefore, new development is largely dependent upon the extension of existing public infrastructure networks.

Supported Characteristics

Public input consistently highlighted a desire to expand housing options while preserving the Town's rural character. Future residential development within the Town of Camillus Low-Density Residential areas should be carefully managed to reinforce existing neighborhood character and promote efficient, sustainable growth. New development and modest infill should be directed primarily to streets and areas already served by public water and sewer infrastructure, as these locations are better equipped to accommodate additional residential demand without placing undue strain on public services.

Conversely, areas that lack public water and sewer infrastructure should remain low-density and largely unchanged. Extending water and sewer services into these areas is discouraged, as such extensions can promote dispersed development patterns, increase long-term infrastructure and maintenance costs, and erode the Town's rural character. Currently, a limited number of parcels zoned R-2 and R-3 are located outside of existing sewer districts. These areas are primarily situated between the Old Erie Canal and Rolling Hill Road, as well as along portions of Pottery Road in the northern part of the Town. To limit residential sprawl and preserve rural character, it is recommended that these areas be considered for rezoning to Rural Residential or R-1 zoning. Limiting future infrastructure expansion in these locations supports smart growth principles by containing sprawl, encouraging more compact and efficient development patterns, and protecting open space and environmentally sensitive resources.

Residential Development Typologies to be Avoided & Encouraged

	Examples to be Encouraged	***Examples to be Avoided***
Low Density		
		
		
Mixed Density		

MIXED DENSITY RESIDENTIAL

This FLU area includes residential areas supporting a diverse range of housing types including single-family homes, town homes, and multi-family apartment buildings on lots of varying sizes and configurations. This classification encompasses neighborhoods served by public water and sewer infrastructure, allowing for a higher concentration and broader mix of housing options. The Mixed Density Residential category provides flexibility to accommodate households of different sizes, ages, and income levels while promoting well-connected, walkable, and efficiently serviced neighborhoods within the Village.

Intent

- Promote the development of mixed-income residential neighborhoods.
- Support residents of varying incomes, ages, abilities, and lifestyles through a diverse housing stock.
- Provide a mix of housing types that support housing mobility and allow residents to remain in the community as their needs change.
- Support walkable neighborhoods with convenient access to employment, shopping, services, and transit.

Function

The Mixed Density Residential FLU area is primarily located in the southern and eastern portions of the Town, generally south of State Route 5. This area consists largely of established residential neighborhoods served by existing public water and sewer infrastructure. Development patterns within the Mixed Density FLU area vary considerably and reflect traditional suburban residential forms, including single- and two-family homes on lots ranging from approximately one-quarter acre to one acre in size.

The Mixed Density FLU area also includes several higher-density residential developments that provide a broader range of housing options. These include Westwood Apartments, Tumblerock Luxury Apartments, Chicopee Mews Apartments, Steeplechase Apartment Homes, Fairmount Gardens Senior Apartments, Camillus Pointe Senior Apartments, and Elm Hill Estates Apartments. As discussed in the Community Profile, the Town experienced a 2 percent increase in buildings containing ten or more dwelling units between 2010 and 2020, indicating a growing demand for multifamily housing and more diverse living arrangements.

Supported Characteristics

Despite the range of housing types within the Mixed Density FLU area, a consistent concern expressed by community members is the limited availability and long-term maintenance of affordable housing. Rising housing costs, aging housing stock, and limited entry-level ownership opportunities have created challenges for seniors, young adults, and workforce households seeking to remain in or move into the Town.

Housing availability and affordability can be addressed by encouraging compatible infill development on vacant or underutilized parcels, particularly on smaller lots. Strengthening property maintenance standards and enforcement would ensure the safety of existing housing stock. Accessory dwelling units (ADUs) – such as in-law apartments or detached secondary units – may also be allowed and encouraged. This would help provide flexibility and more affordable housing options for seniors, caregivers, young adults, and extended families, while enabling residents to age in place.

Through thoughtful land use controls and site design standards, mixed-density residential development in the Town of Camillus can be achieved in a manner that reflects and enhances existing neighborhood character and development patterns. Implementation tools such as a Mixed Residential Zoning District allowing a range of housing types and densities and the Town's existing Planned Unit Development (PUD) District[GD2.1] providing a framework for detailed review and refinement of development proposals—can support a greater diversity of housing options while ensuring alignment with the community's vision. This type of development is most appropriate within designated Mixed Density Residential Future Land Use areas, where residents can benefit from proximity to local businesses, parks, schools, and civic uses. Both redevelopment and new construction should be designed to complement the architectural character of nearby homes and incorporate elements such as landscaping, sidewalks, and street trees to enhance walkability, connectivity, and overall neighborhood quality.

Existing Conditions: Mixed Density Residential Area





VILLAGE RESIDENTIAL

This FLU area represents the heart of the Village of Camillus, encompassing the majority of its established neighborhoods and shaping the community's overall character and livability. Defined by a mix of housing types, ranging from single-family homes to townhomes and apartment-style residences this area supports residents at various life stages while maintaining a compact, walkable development pattern served by public water and sewer. Located in close proximity to downtown, parks, and neighborhood commercial areas, Village Residential areas provide convenient access to daily needs and recreational amenities. Moving forward, this designation prioritizes preserving historic neighborhood character, enhancing housing stability and quality, and strengthening pedestrian connectivity to create a more cohesive and vibrant residential environment.

Intent

- Promote connectivity and walkability between Village neighborhoods and downtown
- Provide high-quality, stable residential living opportunities within the Village
- Maintain the historic character of Village neighborhoods

Function

The Village Residential FLU Area encompasses the majority of residential land within the Village of Camillus and plays a central role in the overall livability and character of the community. The Village Residential FLU Area includes a range of housing types, from single-family homes to townhomes, duplexes, and apartment-style residences, typically on smaller lots and developed in denser patterns than neighborhoods found in the Town. Residences are serviced by public water and sewer, making compact development possible. The Village Residential FLU Area is closely located to parks, neighborhood commercial areas, and downtown, offering residents quick access to goods, services, and recreational amenities. Overall, the

range of housing options (owner- vs renter-occupied, single- vs multi-family) and proximity to amenities support residents at various life stages.

Some residential areas are located near Nine Mile Creek and may be subject to flood risk, necessitating careful site planning and resiliency measures. The Village Residential designation also includes historic properties listed on the National Register of Historic Places, such as the Camillus Cutlery Building and the Camillus Union Free School, both of which have been adaptively reused as apartment-style residences. These projects preserve historic character while expanding housing opportunities within the Village.

While certain residential streets and developments include sidewalks, pedestrian infrastructure remains inconsistent across the Village. In particular, some higher-density neighborhoods – such as the Timber Ridge Dr townhomes and Connelly Acres senior apartments – lack safe and convenient connections to the Village Center.

Supported Characteristics

Improving walkability and connectivity is a major priority within the Village Residential FLU Area. Future investments should focus on expanding and completing the sidewalk network; enhancing crosswalks, trail connections, and signage; and improving streetscape elements that promote safe, accessible pedestrian movement. Strengthening connections between residential neighborhoods, downtown, Munro Park, the Nine Mile Creek corridor, and other community destinations will encourage active transportation, increase recreational access, and foster stronger social connections throughout the Village.

Maintaining diverse housing options – as is seen in the Village – can help address affordability challenges, retain residents as they transition between life stages, and create pathways for first-time homebuyers. However, community feedback has also identified property maintenance – particularly within rental housing – as an important concern. Strengthened code enforcement and potential updates to Village regulations, including Chapter 82 (General Property Maintenance), may be considered to ensure residential properties are properly maintained and free of rubbish or junk. In addition to enforcement, connecting property owners and renters with financial and technical assistance programs can support property improvements, protect neighborhood quality, and promote long-term residential stability.

Village Downtown

The Village Downtown is the community's historic and cultural center, featuring a compact, walkable, mixed-use environment. It includes local businesses, upper-story housing, civic spaces, and community amenities. Development in this area should enhance its historic character, support pedestrian activity, and reinforce its role as the Village's primary activity hub.

Intent

- Foster a vibrant, active, and economically resilient Village Center.
- Protect and celebrate the Village's historic character and cultural identity.
- Enhance mixed-use development, walkability, and bikeability.
- Support and grow a strong small business community.

Function

The Downtown FLU area, shown in blue on the Future Land Use Map, extends along Main Street from the intersection of Elm Street to Leroy Street and represents the historic and cultural heart of the Village. This area contains a concentration of locally-owned restaurants, cafés, retail shops, offices, and service-oriented businesses, along with key community assets such as churches and the Town Library. Recreational and entertainment destinations, including Monroe Park and Ninemile Creek, further contribute to downtown's role as a community gathering place. Parcels within the Downtown FLU area are generally small and closely spaced, supporting a compact, pedestrian-oriented development pattern.

The Downtown FLU area overlaps two zoning districts—the Commercial District (C) and the Planned Development District (PDD)—both of which allow a wide range of uses, including commercial, office, retail, community services, and recreational and entertainment uses. Together, these districts provide flexibility to support a diverse and evolving downtown while reinforcing its traditional Main Street character.

Community Insights *on Village Downtown*

Quotes sourced from responses to the community survey

"Developing corridor, rehabilitation of aging structures, tourism opportunities. "

"Opportunity to add more quality retail stores, pleasant walkable environment, natural landscaping and trees. The Village should be a storing center to enhance and support the Town as a whole."

"Main street needs more stores that reflect the needs of the community and less like we are competing with high end stores."

"Very few restaurants or cafes to hang out in. There are very few hangout places other than bars, or expensive home goods stores and boutiques."

"Nice parks and reacreation. Could have better nature walk down the canal."

Examples to be Encouraged





Examples to be Avoided





Supported Characteristics

As the civic and social core of the Village, the Downtown FLU area will communicate a distinctive and recognizable identity. A cohesive visual language—expressed through coordinated signage, wayfinding, street furniture, and consistent downtown branding—will help strengthen the Village's sense of place. Equally important is intentional site and building design within the private realm. Historic buildings serve as cornerstones of downtown identity, and the Village remains committed to preserving historic architecture while celebrating its rich heritage. These coordinated branding, design, and preservation efforts will reinforce the Village Downtown as a unique destination and support community-focused programming, including annual events such as family fun days and seasonal celebrations.

The Downtown FLU area also seeks to foster a vibrant Village Center by encouraging mixed-use and dynamic development patterns that attract residents, visitors, and businesses. Existing land uses primarily consist of commercial buildings, community services, and residential housing. The Village Center zoning framework provides opportunities to guide streetscape elements and design standards that maintain the traditional Main Street form. Incorporating form-based code principles may further reinforce downtown's historic scale, density, and character. Expanding opportunities for mixed-use development—such as reusing historic buildings for residential purposes or converting upper floors to housing—can reduce upper-floor vacancies, increase downtown housing options, and create a more active and economically sustainable downtown. A denser mix of uses will generate additional foot traffic, support local businesses, and encourage downtown activity throughout the day and into the evening.

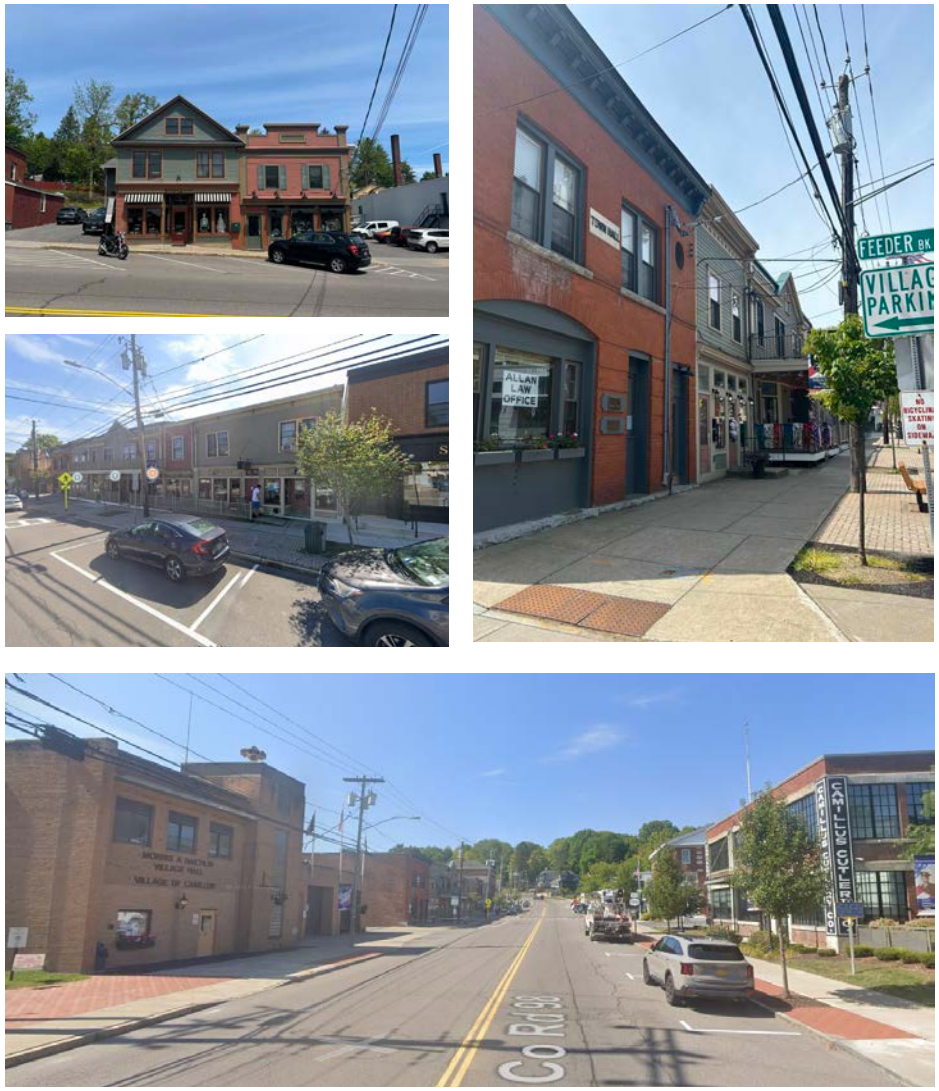
Flood mitigation along Ninemile Creek is also a critical consideration for the long-term resilience of the Downtown FLU area. Recurring flooding poses risks to infrastructure, private property, and economic activity within the Village Center. Future planning and redevelopment efforts should incorporate flood mitigation strategies—such as green infrastructure, improved stormwater management, streambank stabilization, and coordination with local and regional agencies—to reduce flood impacts while protecting natural resources and supporting sustainable downtown investment.

Transforming the downtown streetscape into a more walkable and bikeable environment is another key priority. Streetscape improvements along West Genesee Street and throughout the Downtown FLU area can help shift the downtown toward a less car-centric, more people-focused environment. Enhancements such as active storefronts, public art, street trees, landscaping, sidewalk upgrades, bicycle facilities, benches, and other street furniture will promote a human-scaled public realm that encourages social interaction and community engagement. Buildings should be oriented close to the right-of-way, with minimal setbacks and a high degree of window transparency to strengthen the connection between pedestrians and ground-floor uses.

Continued investment in traffic calming measures is essential to improving pedestrian safety and reinforcing the walkable, pedestrian-oriented character of the Village Downtown. Building on recent improvements, such as the installation of flashing crosswalks, the Village should continue to pursue additional strategies including enhanced crosswalk visibility, curb extensions, reduced travel speeds, and streetscape treatments that prioritize pedestrian comfort and safety.

The Village Downtown FLU area also benefits from significant natural and recreational assets, including Munro Park and Ninemile Creek, which runs through the Village Center. Ongoing efforts to establish trail connections along Ninemile Creek present an opportunity to link downtown to the broader Town trail network and Erie Canal Park. The development of a Village Recreational Master Plan would further enhance and coordinate these assets, expand recreational opportunities, and ensure long-term accessibility and vitality. Recreational facilities within the Downtown FLU area should be designed to serve people of all ages and abilities, reinforcing downtown as an inclusive, active, and welcoming destination for the entire community.

Existing Conditions: Village Downtown Area



Village Main Street - Google Street View

Community Insights *on Commercial Development*

Quotes sourced from responses to the community survey



NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial FLU area supports a mix of small-scale commercial and residential uses, both vertically and horizontally integrated. These districts are intended for low-intensity commercial activities that serve the daily needs of nearby residents—such as shops, services, and local businesses—while maintaining compatibility with surrounding neighborhoods. Development in these areas is pedestrian-oriented, human-scaled, and designed to enhance the character and convenience of the community.

Intent

- Support small and growing businesses within the Town and Village.
- Promote local employment opportunities.
- Connect residents to daily goods and services.

Function

The Neighborhood Commercial FLU area, shown in light red in the Future Land Use Map, is primarily located around established hamlets and key intersections throughout the Town. These areas include commercial clusters near Amboy at the intersection of Warners Road and Airport Road, as well as Bennett's Corners at the intersection of West Genesee Turnpike and Bennett's Corners Road. These nodes contain neighborhood-serving establishments such as gas stations, convenience stores, and motels.

Additional and slightly larger Neighborhood Commercial areas are located near the eastern edge of the Village boundary and extend into the Town, particularly around the intersection of West Genesee Street and Milton Avenue, as well as along and near the intersections of State Route 5 and State Route 695. These areas accommodate a broader range of commercial uses, including auto repair shops, dog daycare facilities, self-storage and warehousing uses, hardware stores, and car wash facilities.

Despite their close relationship to residential areas, Neighborhood Commercial areas are currently less walkable and bikeable than downtown. High traffic volumes, vehicle-oriented land uses, wide curb cuts, limited street trees and buffering, and the absence of continuous sidewalks and bicycle facilities reduce safe and comfortable non-motorized access from surrounding neighborhoods.

Supported Characteristics

Parcels within the Neighborhood Commercial FLU area are characterized by a development pattern that differs from the Village Downtown. These areas are not located within historic centers and generally reflect more contemporary commercial design. Their building forms, site layouts, and streetscapes are less traditional and less pedestrian-oriented than those found in the Downtown FLU area. These areas are smaller in scale and less intense than those in the Regional Commercial FLU area, with comparatively lower parking demand. Due to their proximity to residential neighborhoods, these areas play an important role in providing nearby residents with convenient access to goods, services, and employment opportunities.

The Neighborhood Commercial FLU area could undergo strategic transformation to better serve nearby residential neighborhoods. Currently, few areas within the Town provide small-scale, neighborhood-serving commercial uses, such as corner stores, resulting in residents relying on automobile trips to larger commercial centers for basic goods and services.

The Neighborhood Commercial FLU area encompasses multiple zoning districts within the Town and Village, including Commercial Zones 3 through 5, the Limited Business Office District, and the Village Commercial District. The proposed zoning framework provides flexibility to accommodate existing uses while allowing for reinvestment, expansion, and future growth of neighborhood-serving businesses.

Future development and redevelopment within the Neighborhood Commercial FLU area should transition toward more human-scaled, pedestrian-oriented design that is compatible with adjacent residential neighborhoods. While these areas are generally less congested than Regional Commercial corridors, localized traffic and parking management issues remain a concern. Site design should prioritize safe access, consolidated curb cuts, and well-organized parking layouts.

The Neighborhood Commercial FLU area will focus on nurturing small and emerging businesses through attractive building design, transparent storefronts, high-quality materials, and architectural styles that complement surrounding neighborhoods. Improvements such as sidewalks, bicycle lanes, street trees, landscaping, public gathering spaces, and appropriate screening and buffering adjacent to residential uses should be incorporated to enhance livability and reduce land use conflicts. For larger developments, dedicating a portion of the site to publicly accessible green space may be required to support sustainable site design, stormwater management, and community interaction. Design guidelines or standards may be applied to ensure that new development and redevelopment reflect high-quality site planning and contribute positively to the character of surrounding neighborhoods.

Existing Conditions: Neighborhood Commercial Area





Google Street View

Examples to be Encouraged





Examples to be Avoided





REGIONAL COMMERCIAL/MIXED USE

The Regional Commercial FLU area serves as a major destination for regional employment, retail, and service opportunities. This classification includes large-scale commercial developments such as shopping plazas, big-box stores, and mall-style centers supported by extensive parking areas. These districts are designed to accommodate high customer volumes, a broad mix of commercial uses, and convenient access by car from major transportation corridors.

Intent

- Contain sprawling commercial development patterns.
- Prioritize safety, environmental integrity, and sustainability in new development and redevelopment.
- Strengthen and diversify the Town's tax base through appropriately scaled, large-format commercial uses.

Function

The Regional Commercial FLU area, shown in dark red on the FLU Map, includes four key commercial concentrations within the Town of Camillus: Camillus Mall, Fairmount Fair, Township 5, and the Milton Avenue commercial corridor. These areas accommodate large-scale commercial uses such as department stores, big-box retailers, shopping centers, hotels, restaurants, and similar establishments, including Walmart, Lowe's, and Costco.

This FLU area is well-suited for regional-scale commercial activity due to its Commercial zoning and its strategic location along State Route 5 and the West Genesee Street corridor. These corridors provide strong east–west connectivity between Camillus and surrounding communities, including Syracuse and the Village of Liverpool, making the area attractive to businesses that serve both local residents and regional travelers. As a result, the Regional Commercial FLU area represents a significant source of employment, goods, and services for the Town and the broader region.

Supported Characteristics

Development within this FLU area is characterized by large parcels, substantial building setbacks, and expansive surface parking lots typically located in front of or beside buildings. This pattern has been influenced by existing parking requirements. For example, for Indoor Commercial Entertainment facilities, the current zoning code requires "one (1) space for every four (4) persons at maximum capacity" with limited guidance on preferred building and parking placement (Chapter 30, Table of Parking Requirements, row P21).

The Regional Commercial FLU area should continue to support economic growth and accommodate larger-scale commercial uses that require expansive sites and generate higher traffic volumes. However, future development must be carefully managed to prevent outward sprawl into adjacent agricultural and residential areas. New development and redevelopment should prioritize reuse, infill, and more compact site design, while incorporating green infrastructure and safety improvements that enhance the experience of both corridor users and business patrons.

Over the long term, this FLU area also presents opportunities for reinvestment and redevelopment that introduce a greater mix of uses. Where site conditions, access, and infrastructure allow, there may be opportunities for larger-scale multifamily residential developments or mixed-use projects that incorporate residential uses above ground-floor commercial space. This approach reflects a long-term vision to more efficiently utilize land, support housing diversity, and create activity beyond traditional business hours, while maintaining the primary commercial function of the corridor.

Private-realm improvements within the Regional Commercial FLU area should focus on creating safer, more attractive, and more efficient commercial environments. Strategies include placing buildings closer to the right-of-way to frame the street and improve visual continuity, locating parking behind or to the side of buildings, and integrating pedestrian pathways, shade trees, and landscaping within parking areas. Drive-through facilities, utilities, and dumpsters should be situated to the rear or side of buildings and screened with architectural or landscape elements. Reducing minimum parking requirements, establishing maximum parking limits, and encouraging shared parking arrangements are also supported to minimize excessive pavement and promote better land use efficiency.

Community input identified a strong interest in the development of a community center to serve as a hub for recreation, social interaction,

and public services. Committee members and residents suggested that a potential location for such a facility could be near the intersection of Hinsdale Road and Warners Road, behind the Township 5 development, where it could leverage existing commercial activity while serving the broader community.

Preferred Community Center example per the Community Survey



Existing Conditions: Regional Commercial Area



Fairmount Fair: Google Street View

Examples to be Encouraged





Examples to be Avoided





INDUSTRIAL TRANSITION

The Industrial Transition FLU Area accommodates light industrial activities and related operations. This includes facilities such as the Town's landfill sites, water treatment facilities and a few areas with provision of mining and quarrying. This classification supports uses that serve community and infrastructure needs while providing an appropriate transition between industrial areas and surrounding land uses.

Intent

- Ensure a smooth transition between industrial areas and nearby neighborhoods and natural resources.
- Promote high-quality, well-managed light industrial development.
- Reactivate underutilized, large legacy industrial sites for their highest and best use.

Function

The Industrial Transition FLU Area includes a limited number of parcels within the Town that support light industrial, manufacturing, and public

service related uses. Key areas include parcels located between Old Airport Road and Tailing Pond Perimeter Road, which are designated for public services and currently house the Town's water treatment facilities and landfill operations. Another significant industrial area is located east of Warners Road and Belle Isle Road on the northeastern side of the Town, where mining and quarrying activities occur. Collectively, these areas accommodate essential infrastructure and resource-based uses and are appropriately suited for the continuation of light industrial and related development within the Town.

A potential redevelopment opportunity for the former Honeywell wastebeds site includes an inland port - as was explored in the Central New York Inland Port Market Feasibility Study - as well as warehousing and logistics-related uses. The site consists of capped wastebeds that have undergone environmental mitigation and represent a large area of unused industrial land. Its location along the CSX mainline provides direct rail access, while nearby Route 695 offers convenient connections to I-690 and the regional highway network. Redevelopment of this site would leverage existing transportation infrastructure and could support regional freight movement while generating employment opportunities and expanding the Town's tax base.

While industrial activity within the Town is currently limited, the Industrial Transition FLU Area plays an important role in supporting and expanding opportunities for appropriate light industrial and related uses. This FLU area is intended to strengthen the Town's tax base and provide local employment opportunities by accommodating uses that are compatible with surrounding land uses and infrastructure capacity. By reserving and planning for these areas, the Town can support essential services, encourage modest industrial growth, and reduce reliance on non-residential development located outside the community.

SUPPORTED CHARACTERISTICS

Future development within the Industrial Transition Area should be well planned and designed to minimize impacts on surrounding land uses. Landscaping, screening, and buffering should be required to reduce visual, noise, and operational impacts, particularly where industrial uses are near residential neighborhoods, open spaces, or environmentally sensitive areas. Site design should promote a compatible and gradual transition between industrial activities and adjacent uses. Development proposals should demonstrate measures to limit adverse effects related to traffic, emissions, lighting, and the storage or handling of hazardous or toxic materials. Environmentally responsible practices should be encouraged to prevent contamination, manage waste effectively, and protect air, soil, and water resources.

Should the redevelopment of remediated industrial properties (such as the Honeywell wastebeds site) take place, future uses may focus on logistics, distribution, and warehousing activities that take advantage of available rail and highway access. Development should demonstrate coordination with regional transportation infrastructure to ensure freight and truck activity is efficiently accommodated by nearby routes, including Route 695 and its connection to I-690. Because the site is located away from residential neighborhoods, such uses can occur with minimal impact on the surrounding human environment while supporting economic development and job creation within the Town. Still, future heavy commercial or industrial redevelopment efforts should be informed by community input and consider and mitigate impacts on both the natural environment and surrounding neighborhoods.

The formation of an industrial development committee - which would be responsible for reviewing and guiding industrial development decisions within the Town to ensure consistency with adopted plans, zoning, and long-term economic goals - may be a helpful step in informing future redevelopment opportunities such as these.

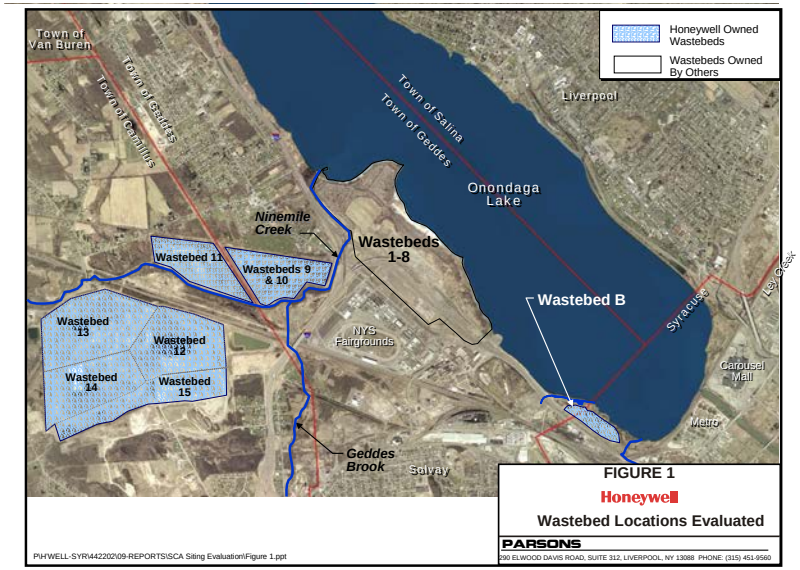


Figure 17. NYSDEC Fact Sheet - Wastebed 13 Identified for Onondaga Lake Bottom Sediment Consolidation Area



5 Implementation Program

USE OF THIS PLAN

This Joint Comprehensive Plan serves as a guiding framework for the Village and Town of Camillus and the broader community.

On one level, the Plan supports elected officials, municipal staff, and boards in carrying out administrative responsibilities, shaping programs, and guiding policy and land use decisions. On another level, it serves as a reference document for community leaders, property owners, partner organizations, and stakeholders interested in advancing projects and initiatives throughout the joint planning area.

These complementary functions are outlined below:

Administrative Use: Both the municipalties will utilize this Joint Comprehensive Plan to guide:

- Municipal budgeting and capital planning
- Policy and regulatory updates, including zoning and land use amendments
- Decision-making processes, such as review of permits, site plans, and development applications
- Adjustments to municipal operations, including intermunicipal coordination, communication strategies, and staffing considerations

Programming: Community leaders, partner organizations, and stakeholders will refer to this Plan to guide:

- Selection and prioritization of projects and programs for implementation
- Identification of partnerships and funding opportunities for high-priority initiatives
- Determinations regarding the location, type, and character of development within the joint planning area

Plan administration

The adoption of this Joint Comprehensive Plan represents the beginning of an ongoing process. Achieving the shared vision outlined herein will require sustained commitment, collaboration, and strategic investment of time and resources.

To oversee implementation, it is recommended that the Town and Village of Camillus establish a Joint Comprehensive Plan Implementation Committee (CPIC), appointed by the respective governing boards.

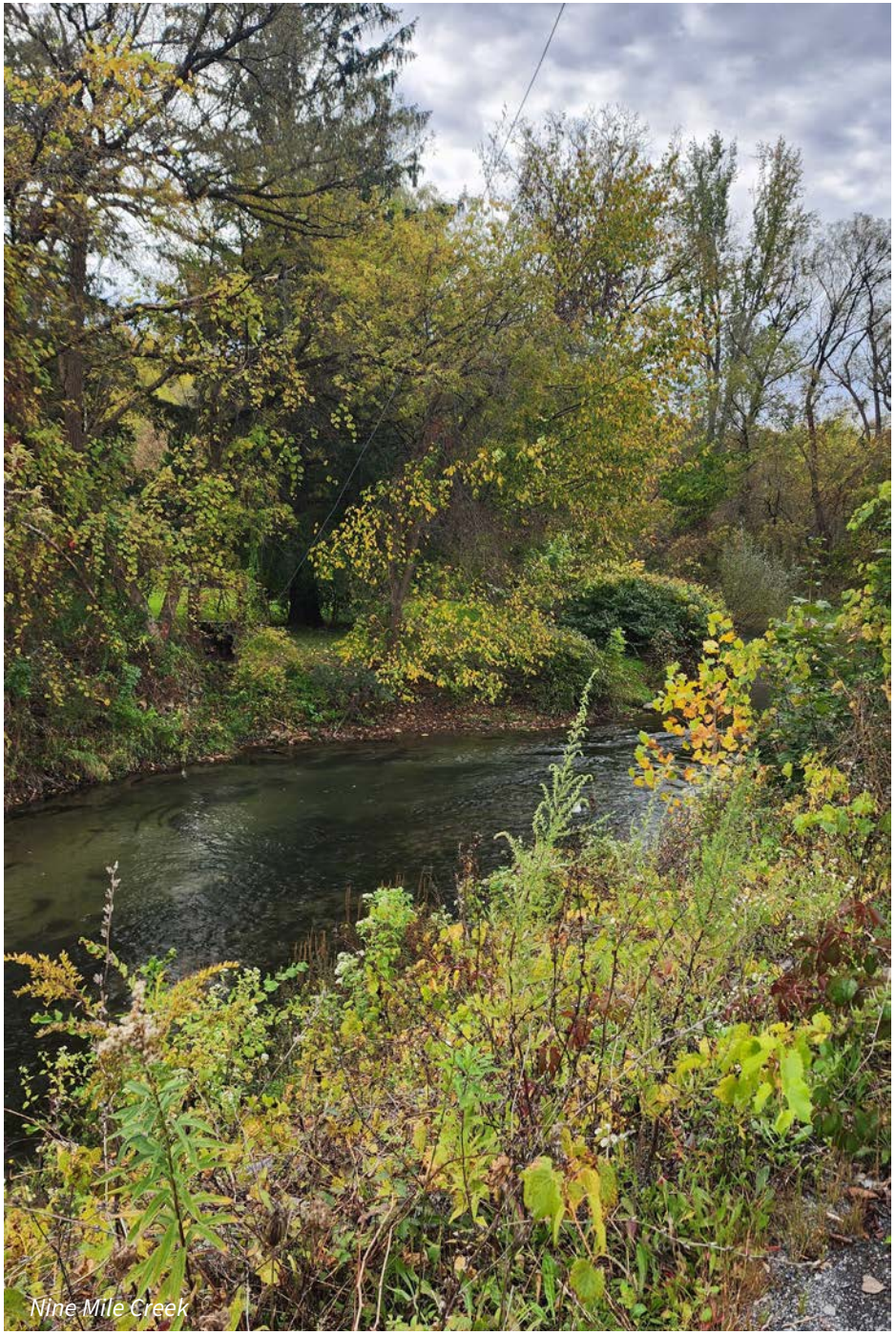
The CPIC should meet regularly (e.g., monthly or quarterly) to:

- Monitor progress on identified Action Items
- Coordinate with municipal departments and implementation partners
- Pursue grant funding and other financial resources
- Identify emerging opportunities and challenges
- Provide regular progress reports and recommendations to the participating governing boards

This Joint Comprehensive Plan is intended to be a living document. Its effectiveness depends on periodic review and refinement to reflect evolving community needs, economic conditions, environmental considerations, and development trends.

It is recommended that the CPIC conduct a formal biennial review of the Plan and provide proposed updates or refinements to the governing boards. This review process should include engagement with local stakeholders and the broader community to ensure the Plan remains responsive and relevant.

This Plan establishes a 10-year planning horizon, with flexibility for incremental updates as conditions change.


Nine Mile Creek

PRIORITY ACTIONS

The Priority Action Items Matrix is designed to assist municipal leaders and implementation partners in strategically advancing the Plan's recommendations.

The Matrix identifies high-priority Action Items that are considered urgent, catalytic, or well-positioned for near-term implementation. For each Priority Action Item, the Matrix provides the following information:

Goal Area: The corresponding goal within the Vision and Goals Framework

Priority Action Item: A concise description of the action

Timeframe: An estimated timeframe for completion

Cost Estimate: A generalized order-of-magnitude cost scale:

- $ – Low cost; may be achievable within existing budgets
- $$ – Moderate cost; likely requires dedicated budget allocation and/or grant funding
- $$$ – High cost; requires significant budget allocation and/or external funding sources

The Matrix serves as a practical starting point for implementation by providing a clear and actionable roadmap. However, both the Town and Village and their partners should remain adaptable and responsive to emerging opportunities. Projects not listed in the Matrix may be advanced when favorable conditions arise, such as grant availability, partnership readiness, or time-sensitive opportunities.

Flexibility, coordination, and strategic prioritization will be essential to successfully implementing this Joint Comprehensive Plan.

Town of Camillus

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Foster Thriving Neighborhoods with Attainable Housing Options	***Action Item 1.1.1:*** Conduct a comprehensive housing study that assesses the Town's housing stock and market conditions, analyzes affordability metrics and market gaps, identifies housing needs, assesses displacement risks, and establishes a strategy for meeting local housing demands and preferences.	Town Housing Authority	Town Code Enforcement, Onondaga County Community Development Department	3+ Years	$$	CDBG Program
	Action Item 1.2.4: Update zoning district boundaries, or bulk and density regulations within the current zoning districts, where necessary, to ensure that new, higher-density development is permitted in areas with access to water and sewer infrastructure.	Town Code Enforcement	Town Zoning Board of Appeals, Town Attorney	1-3 Years	$$	Onondaga County, NYS Smart Growth Program
	Action Item 1.3.4: Explore incentive programs that promote the adaptive reuse of existing commercial structures in activity centers for mixed-use (housing and retail/office), prioritizing redevelopment over new construction.	Town Planning Board	Town Housing Authority	1-3 Years	$$	NYS Smart Growth Program, CDBG Program, NY Forward/DRI Programs
Build a Connected and Safe Community	***Action Item 2.2.1:*** Develop a local budget and prepare competitive applications to create and implement an Active Transportation Plan and a Complete Streets policy; together, these documents will guide improvements on primary transportation corridors such as West Genesee Street, balancing the needs of motorists, pedestrians, bicyclists, and transit users while improving access to adjacent land uses.	Town Highway Department	Onondaga County Planning Department, SMTC	1-3 Years	$$	SMTC, NYS Climate Smart Communities Program
	Action Item 2.3.3: Streamline Town communication with the public by redesigning the Town website to be more user-friendly and organized.	Town Clerk		<1 Years	$	Market New York Program
Protect our Agricultural Heritage and Enhance our Natural and Recreational Assets	***Action Item 3.1.4:*** Encourage the implementation of green infrastructure approaches, including bioswales, permeable pavement, and expanded tree canopy, as part of the Town's stormwater management guidance.	Town Planning Board	Town Parks and Recreation Department, Onondaga County Planning Department	3+ Years	$$$	NYS Climate Smart Communities Program, NYS Green Innovation Grant Program
	Action Item 3.2.1: Establish and maintain a multi-purpose community center that serves as a hub for recreation, cultural activities, workforce training, youth programs and athletics, and emergency shelter needs.	Town Parks & Recreation Department		3+ Years	$$$	NY BRICKS Program

Town of Camillus

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Build a Prosperous Local Economy with Diverse Retail and Employment Opportunities	***Action Item 4.2.2:*** Encourage small business growth by assessing the feasibility of a makerspace or coworking venue that eases the transition from home-based occupations to brick-and-mortar businesses.	Town Planning Board	Chamber of Commerce	1-3 Years	$	NY Main Street Program, NY Forward/DRI Programs

Village of Camillus

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Build an Identity for the Village and Strengthen Community Pride	***Action Item 1.3.2:*** Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.	Village Clerk		<1 Years	$	Market New York Program
Revitalize Downtown and Foster the Small Business Scene	***Action Item 2.2.2:*** Create a comprehensive economic development strategy to expand and diversify dining and nightlife opportunities in the downtown, with the goal of fostering a lively, welcoming environment that extends activity beyond regular business hours.	Village Planning Board		1-3 Years	$	CDBG Program, NY Forward/DRI Programs
Enhance Neighborhood Well-Being and Stability through Quality and Accessible Housing	***Action Item 3.1.1:*** Conduct an assessment of the Village's property maintenance law and code enforcement procedures to identify opportunities to promote upkeep and reinvestment in residential areas.	Village Code Enforcement	Village Zoning Board of Appeals, Village Attorney	1-3 Years	$	Onondaga County, NYS Smart Growth Program
	Action Item 3.2.1: Educate and connect first-time homebuyers with state, county, and local programs – such as the Onondaga County Home Ownership Program, NYS School Tax Relief (STAR), and the State of New York Mortgage Agency (SONYMA) – that provide financial or technical assistance to support homeownership, the development of starter homes, and the retention of young families.	Village Planning Board	Onondaga County Community Development Department	3+ Years	$$	Home Ownership Program, NYS School Tax Relief(STAR), State of New York Mortgage Agency (SONYMA)

Village of Camillus

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Ensure Community Infrastructure is Resilient in the Face of Today's and Tomorrow's Challenges	***Action Item 4.2.2:*** Develop a Village Recreational Master Plan to prioritize new parks, improvements to existing facilities, trails, and programs.	Village Engineer	Onondaga County Planning Department	1-3 Years	$$	NYS EPF - Parks, Preservation & Heritage Grants
	Action Item 4.3.1: Pursue partnerships with Onondaga County WEP and USGS to re-activate the stream gauge on Nine Mile Creek and enable accurate flood monitoring.	Village Engineer	Onondaga County WEP	3+ Years	$$$	USGS, NYS WQIP Program, FEMA Hazard Mitigation Porgram

Shared Town & Village

Objective	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Protect shared natural, park, and open space resources and promote intermunicipal recreational opportunities.	***Action Item 4:*** Expand the offering of public events (e.g., festivals, field days, farmers' and seasonal markets) via joint efforts between the Town and Village.	Town Parks & Recreation	Chamber of Commerce	1-3 Years	$	Market New York Program
Continue to collaborate on critical public health, safety, and wellbeing concerns that are best addressed through intermunicipal collaboration and shared services.	***Action Item 6:*** Hire a professional grant writer to assist Town and Village departments and local agencies – such as the Police Department, Fire Department/Districts, and Historical Society – in identifying, securing, and administering funding opportunities that support infrastructure maintenance and community improvements.	Town Board & Village Board		< 1 Year	$	Town & Village Local Funds



END OF PLAN

2026 JOINT COMPREHENSIVE PLAN
Town & Village of Camillus, NY

Appendix A

Community Visioning Workshop Summary

Town & Village of Camillus Joint Comprehensive Plan

Community Visioning Workshop Summary

DRAFT: September 2025

Date and Time

Thursday, July 17, 2025, 5:00-7:00 pm

Location

Village Fire Hall | 5801 Newport Road, Camillus, NY

Attendees

20 attendees from the public were recorded on the sign-in sheet (9 of whom indicated that they are Town residents and 6 of whom indicated that they are Village residents). Five members from the Steering Committee – Troy Waffner, John Fatcheric, Richard Waterman, Mary Luber, and Chris Cesta – attended the Workshop as well as Keith Ewald, Grace DeSantis, and Silvi Patel of the Barton & Loguidice consultant team.

Summary of Event

The goal of the Community Visioning Workshop was to involve Town and Village community members in the Joint Comprehensive Plan project, introduce them to existing conditions within the Town and Village, collect their feedback on potential plan recommendations, and guide the decision-making process for the Joint Comprehensive Plan. Posters were set up in a gallery format in the Fire Hall, including the following:

1. Welcome
   The poster briefly described the purpose of the Community Visioning Workshop and attendees were asked to place a dot on a map of Camillus to indicate where they live. The poster also prompted attendees to take the Community Survey.

2. Introduction and Community Profile
   Two posters briefly described the Comprehensive Plan's purpose and process and the benefits of a comprehensive plan. The community profile section of the poster provided an overview of the existing conditions of the Town and Village.

3. Evaluating the Town of Camillus Goals and Policies
   Four posters described seven goal areas with potential policies (adapted from the current Comprehensive Plan, i.e., 2017 Plan) for attendees to vote on with a space to suggest new policies currently missing from the goal areas. The last poster also provided a space to identify the greatest weaknesses/threats and strengths/opportunities within the Town.

4. Evaluating the Village of Camillus Policies and Initiatives
   Three posters briefly described five policy areas with potential initiatives (adapted from the current Comprehensive Plan, i.e., 2008 Plan) for attendees to vote on with a space to suggest

new initiatives currently missing from the policy areas. The last poster also provided with a space to identify the greatest weaknesses/threats and strengths/opportunities within the Village.

5. Your Vision for the Future
   The poster asked attendees how they would like to be able to describe the Village and Town of Camillus in 10 years. The poster also provided a space for attendees to provide any other thoughts for the comprehensive planning process.

Upon arrival, community members were requested to sign in and collect a flyer – which encouraged them to participate in an online survey – as well as a comment card to write any feedback. Several members of the Comprehensive Plan Steering Committee, along with Keith Ewald, Grace DeSantis, and Silvi Patel from the Barton & Loguidice consulting team, were present to facilitate the workshop and address any inquiries from attendees. Grace DeSantis (of the B&L consulting team) kicked off the workshop by conducting a brief presentation to provide an overview of the Joint Comprehensive Plan's purpose and process, the benefits of a comprehensive plan, progress made to-date, and next steps. The slide deck is attached at the end of this summary.

Following the presentation's conclusion, community members at the Fire Hall were invited to peruse a poster gallery and encouraged to place sticker dots and sticky notes on the posters to provide feedback.

Summary of Feedback

All attendees were provided with sticker dots and sticky notes to give input on the posters for both the Village and Town. Community members were asked to use sticker dots to vote for potential goals, policies, and initiatives (based on the currently adopted 2008 and 2017 Comprehensive Plans) that they find most important to them. Images of the posters with attendees' feedback are provided on the following pages. The potential policies and initiatives received the following number of votes and comments from the workshop attendees:

Where Do You Live?

The welcome poster prompted attendees to place a sticker dot where they live. Three dots were placed in the Village of Camillus. 11 dots were placed in the Town of Camillus; generally, they were concentrated in the center, southern, and southeastern portion of the Town.

Evaluating the Town of Camillus' Goals and Policies

1. Goal Area: Conservation and Open Space

   Votes:

   - Conserve natural resources, open space, and cultural resources for the Town's long-term recreational, environmental, cultural, and economic benefit – 3 Votes
   - Encourage the preservation of lands which immediately abut environmentally sensitive areas and incorporate such lands into a continuous green space system within which only the least intrusive and most environmentally sound development would be permitted – 3 Votes
   - Promote the conservation of land for agricultural use and develop more effective programs supporting agricultural practices – 2 Votes
   - Encourage and promote the restoration and rehabilitation of historical structures and sites – 3 Votes

- Encourage developers to leave open space within development projects and promote the linking of natural, undeveloped areas into a continuous green space system – 3 Votes

Comments: *None*

2. Goal Area: Residential Land Use

Votes:

- A living environment that accommodates a broad spectrum of residential needs, conveniently situated to serve basic everyday needs, and appropriately buffered from non-residential uses – 2 Votes
- Protect existing residential neighborhoods from the encroachment of incompatible land uses – 3 Votes
- Appropriately locate new residential development with respect to the natural environment, community facilities and services and transportation systems – 2 Votes
- Resist the conversion of residential uses to commercial uses along West Genesee Street west of Knowell Road – 2 Votes
- Encourage the construction of a broad array of housing types to provide diverse housing opportunities – 1 Votes
- Recognize the need to rezone land no longer suitable for residential use – 1 Votes

Comments:

- As development continues west on R5, make sure there are buses and sidewalks. People who live west of the village have to walk in the streets to get to the Village or buses.
- Get away from the pattern in the town of having no stores close enough to walk or take electric bikes etc

3. Goal Area: Commercial Land Use

Votes:

- Contain the existing commercial land usage and only allow appropriately sized and located new commercial shopping and business office development – 1 Vote
- Require buffering of all commercial properties from contiguous residential uses – 1 Vote
- Encourage and facilitate the modernization of the existing commercial development in the Fairmount area with adequate setbacks and buffering – 0 Votes
- Promote the rehabilitation of commercial opportunities in the Village – 4 Vote

Comments:

- The village is great – continue to encourage growth.
- Buffering makes walking places longer
  Parking requirements too high

4. Goal Area: Industrial Development

Votes:

- Encourage industrial development, which is suitably located and compatible with the existing character of the Town – 0 Vote
- Encourage the development of smaller industry sites for the Town – 1 Vote
- Allow zone changes to the "Industrial" zoned areas that may better serve the needs of the community – 0 Vote
- Use GIS to identify potential development sites – 1 Vote

Comments: *None*

5. Goal Area: Transportation

Votes:

- Establish a safe, efficient and reliable transportation system within the Town of Camillus, which will meet the needs of the present and future population – 2 Vote
- Strip lot development should not be allowed along arterial streets – 1 Vote
- Sub-division development should allow for internal local street access or from internally connecting local streets – 0 Vote
- Promote less dense usage for properties abutting arterial streets – 1 Vote
- New collector streets should intersect with other collector streets serving adjacent developments – 0 Vote
- Driveways on collector streets should be designed such that vehicles enter onto the collector street proceeding forward, and if necessary, on-site driveway turnarounds should be created – 0 Vote
- When a corner lot fronts both a collector street and a local street the driveway should be located so that it accesses the local street – 0 Vote
- Side-by-side driveways which access collector streets should be encouraged so as to minimize the points along collector streets at which turning movements occur - 0 Vote
- Local streets should be laid out so that their use by through traffic is discouraged – 0 Vote
- The geometrics of local streets should promote reduced speeds – 0 Vote

Comments

- West Genesse St, provide a bike lane and a middle turning lane. There is room. [note included a sketch of a right-of-way configuration]
- Provide safe places to cross West Genesee between Village and Kasson

6. Goal Area: Utilities and Services

Votes:

- Extend water service as warranted by demand – 0 Votes
- Conserve and protect all water aquifers – 1 vote
- Extend existing sewer mains as warranted by demand – 0 Votes

- Require drainage districts for all new subdivisions to include retention ponds and their maintenance – 1 Vote
- Require maintenance agreements with property owners for all detention facilities – 0 Votes
- Where feasible, require retention ponds to be a "common area" or as part of existing "common areas", and their maintenance to be the responsibility of a homeowner's association - 0 Votes
- Maintain a system of curbside collection of solid waste from households – 1 Vote
- Maintain a system of curbside collection of brush and other yard waste by the Town Highway Department – 1 Vote
- Utilize the facilities provided by Onondaga County for disposition of solid waste, including the disposition of recyclable materials – 1 Vote
- Continue the operation of Construction and Demolition Landfill – 0 Votes

Comments:

- Want to see current islands of sewer + water + gas infrastructure

7. Goal Area: Community Infrastructure

Votes:

- Maintain recreation sites to encourage maximum utilization – 2 Vote
- Encourage and coordinate joint use of Town and school district recreation facilities – 2 Votes
- Seek State and Federal aid with the assistance of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) – 1 Votes
- Promote citizen and private organizational interest in the creation, support, policing, and maintenance of recreation facilities – 2 Votes
- Continue to support funding of the Town's library facilities – 2 Votes
- Maintain efficient public safety services, which will adequately meet the needs of the residents – 2 Votes

Comments:

- More times to use the high school pool. Right now 2x a week for one hour!
- Provide places to congregate that are indoor and non-retail

8. What do you believe are Town of Camillus' greatest weakness/threats?
   - Road improvements make them useful for all not just cars.
   - We need to consider all types of residents. (income, homeowner/renter)
   - Not having safe streets to get places without a motoriced veicale
   - Not enough services for people with low income
   - Flood Mitigation 9 Mile

9. What do you believe are Town of Camillus' greatest strengths/opportunities?
    - School District
    - Strong
        tax base
        school district
        natural beauty

Evaluating the Village of Camillus' Policies and Initiatives

1. Goal Area: Residential Land Use

    Votes:

    - The present policy of not allowing residential units on the first floor of parcels within the commercial district should be continued – 4 Votes
    - Policies which reward owner occupation should be adopted together with other measures which will promote the enhancement and appreciation of the value of such residences, such as transitional zoning between the commercial district and residential district – 3 Votes
    - Most of the properties on the east side of the North Street should be encouraged to access their parcels from Newport Road – 2 Votes

    Comments:

    - Need to address absentee landowners
    - Absentee landlords who neglect properties
    - Not just absentee landlords but some live in the Town
    - The sticker dots are tricky to get off your finger
      How about a map of #3?

2. Goal Area: Open Area and Park Land

    Votes:

    - A continuous bike and walking trail should be established in conjunction with the Town along the banks of Nine Mile Creek from the southerly boundary of the Village to the Route 5 By-Pass – 6 Votes
    - The Village should encourage the Town to acquire the lands along the westerly bank of Nine Mile Creek and dedicate them to recreational use – 4 Votes
    - The Feeder Canal within the Village should be restored and made into a public park facility – 2 Votes
    - The Village should develop for the benefit of its residents a community outdoor gathering area in its property located on the northwest corner of First Street – 3 Votes

    Comments:

    - address park usage at night and garbage removal left in parking lots
    - policing of after hours park use
    - Make more Parks
    - #3 – Create a pavallion st & charge for use/reservation for village income
    - Make it possible to safely walk from Pioneer Farms to the Village

3. Goal Area: Commercial Land Use

Votes:

- The temptation to expand the commercial district easterly along genesee street should be resisted in favor of the expansion and redevelopment of the commercial district along the south side of Genesee Street between Elm Street and Feeder bank road – 5 Votes
- The area between Feeder bank road, Elm Street, and the south side of Genesee Street should be viewed as an area to be devoted entirely to the retail offering of goods and services, and the inclusion of parking adequate to support all of the potential shoppers and users of such offerings – 1 Vote
- Consider rezoning Mechanic Street to commercial as an incentive to the tear down of the existing structures and the integration of that area into a comprehensively planned and developed shopping area – 0 Votes
- The banks of the Feeder Canal and Nine Mile Creek south of Genesee Street should be a public park area – 1 Vote
- The store fronts along Genesee Street between Elm Street and Feeder Bank Road should be oriented to rear access as well as Genesee Street access – 1 Vote
- The commercial properties fronting the north side of Genessee Street between North Street and 80 Genesee Street should be viewed as an area to be redeveloped – 1 Vote
- The uses within the Commercial District should be limited to only retail stores and personal services, and all other uses should be discouraged, if not prohibited – 0 Votes
- Within the Commercial District, there should be a requirement of at least a 1000-foot separation between establishments which sell alcoholic beverages – 1 Vote

Comments: *None*

4. Goal Area: Community Services

Votes:

- The expansion needs of the library must be supported by the Village Board of Trustees – 4 Votes
- There are number of historic buildings and structures still standing and in good condition should be preserved. As those buildings deteriorate and the owners thereof desire to renovate, a process should be established whereby the Village could require oversight of such projects as a means to encourage their preservation rather than their modernization – 3 Votes

Comments: *None*

5. Land Use Issue Goals: Basic Issues

Vote:

- Vacant and run-down properties – 2 Votes
- Lack of goods and services offered for sale – 0 Votes
- Declining owner occupation of residential and commercial buildings – 2 Votes

- Lack of mandatory spatial separation between establishments which sell alcoholic beverages – 2 Votes
- Lack of regulations which encourage the preservation of historic buildings and structures – 1 Vote

Comments:

- Not enough safe and walkable streets
- public parking or parking for apts & business downtown village

6. **What do you believe are Village of Camillus' greatest weaknesses/threats?**
   - You cannot walk there from the Town. It is not safe!
   - Lack of sense of Community
     Transient renter population

7. **What do you believe are Village of Camillus' greatest strengths/opportunities?**
   - Great businesses! Nice streetscape.
   - Small Business growth →

How would you like to be able to describe the Town and Village of Camillus in 10 years?

- Vibrant Healthy Active Community
- Complete Streets – Make West Genesee a safer place
- I would like to be able to safely bike along West Genessee Street.
- Safe to walk and/or get around w/o a car
- Being able to walk and Bike safely on major streets

Other thoughts?

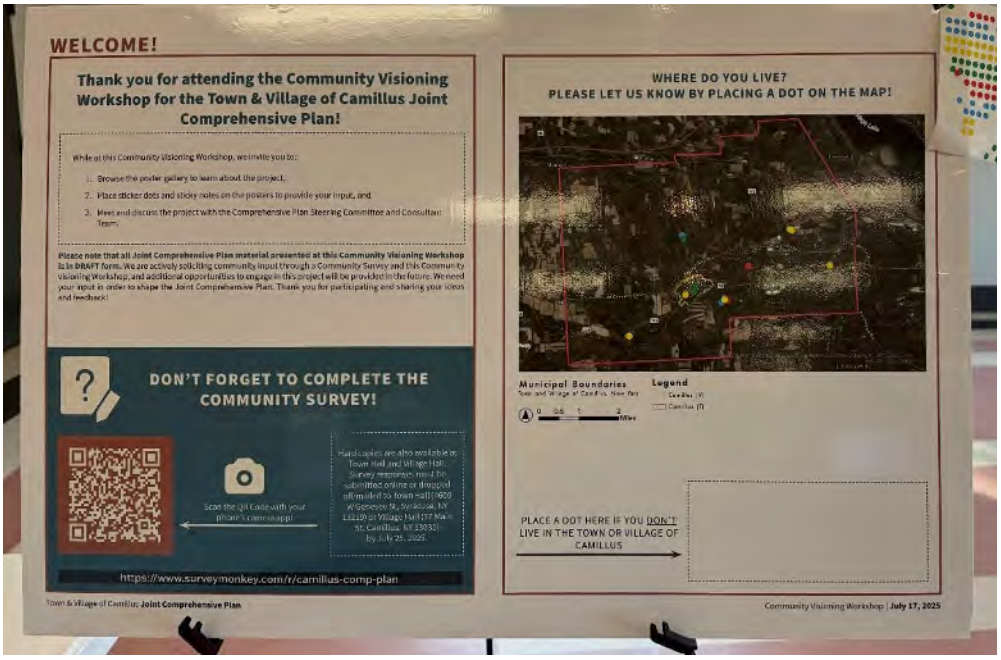
- Provide more open spaces were children can play informal games not just parks schools

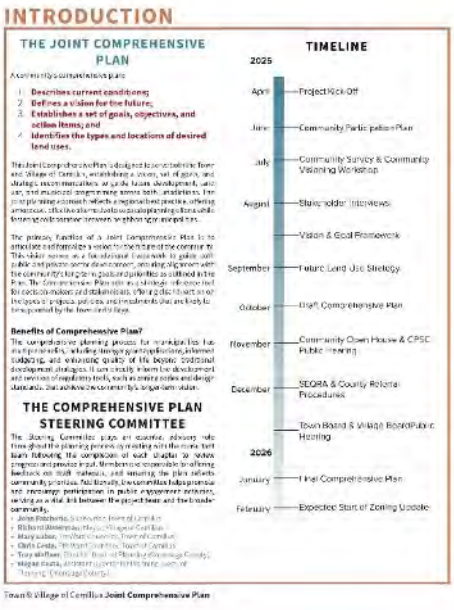
Feedback on Comment Cards

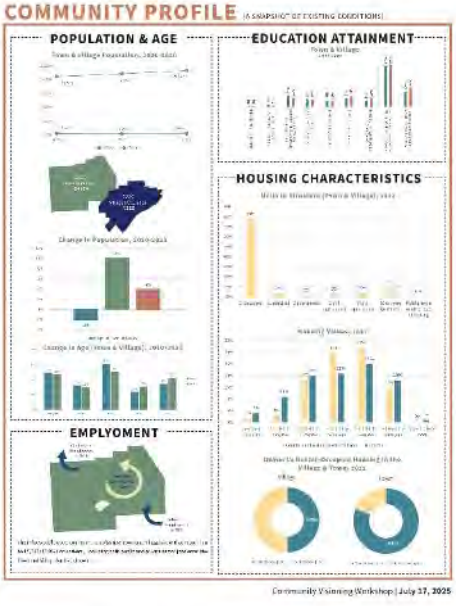
- Need a modern Community Center
  Need an Inland Harbor to be Located on Honeywell waste beds
- We need more senior citizen housing that is affordable and reliable transportation.
  Need update of Senior Center.
  West Genesee St. has become to busy – to much traffic. Milton Ave needs redesign on corner of Hinsdale + Milton.

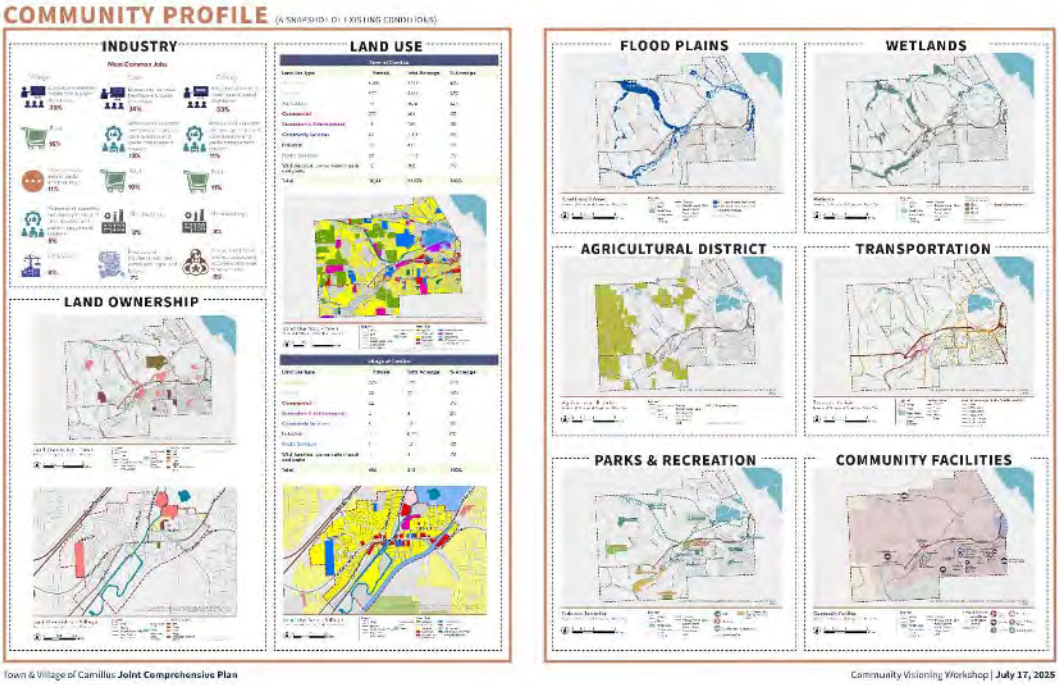
Community Visioning Workshop Posters

Welcome & Introduction Posters

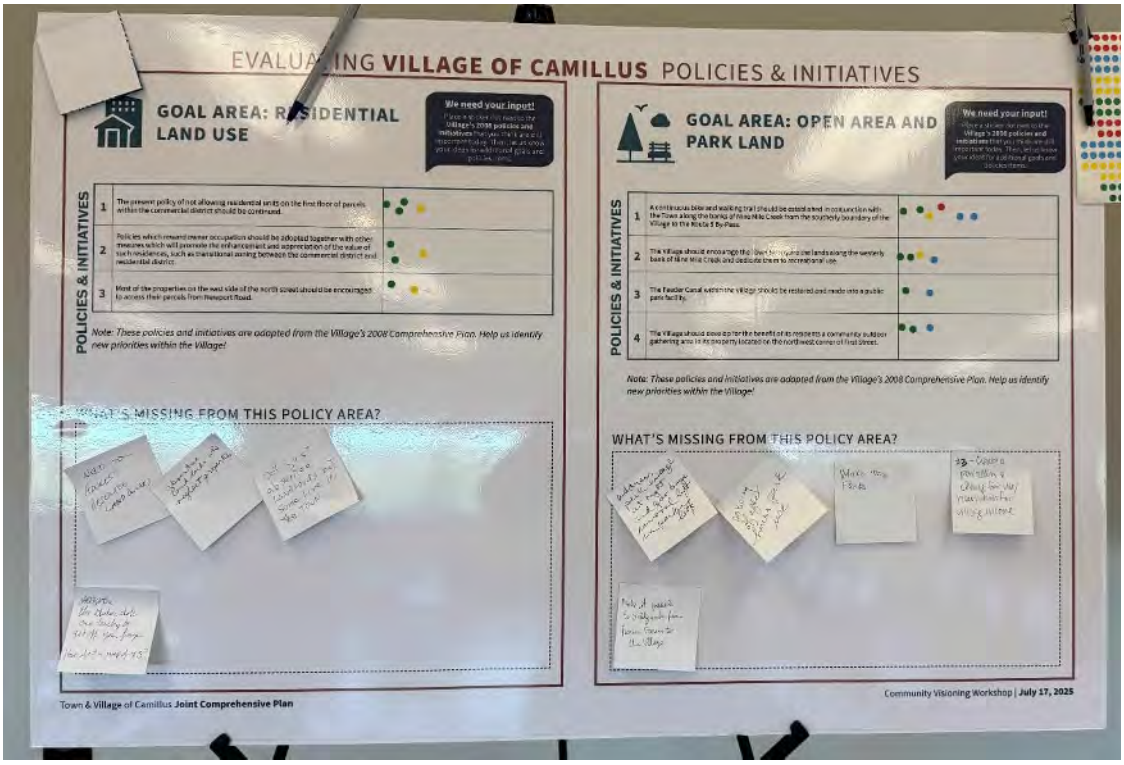


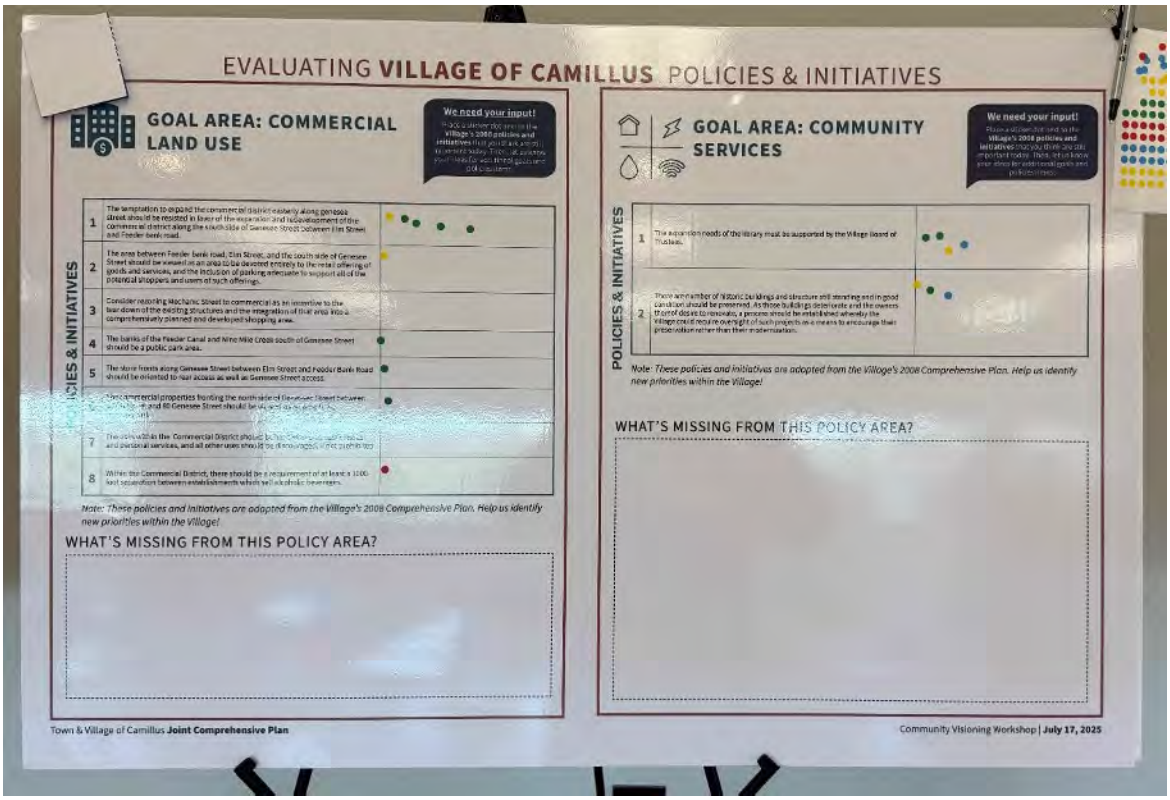


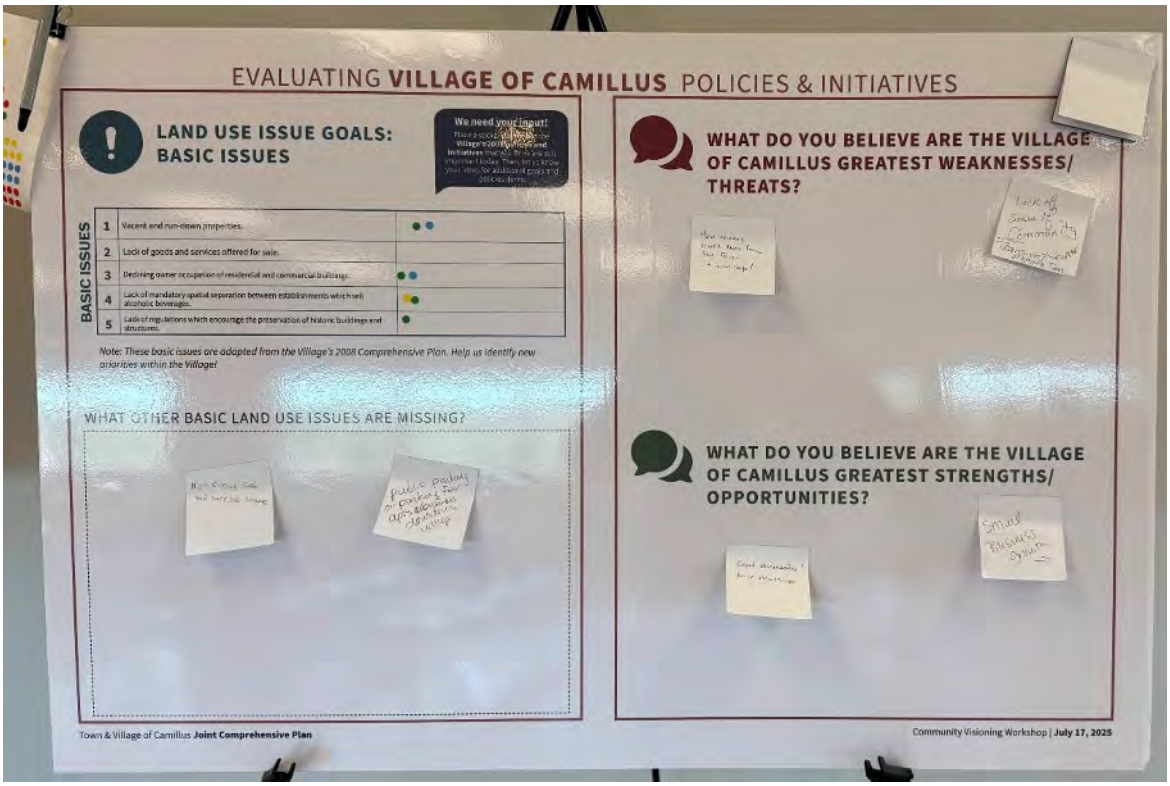




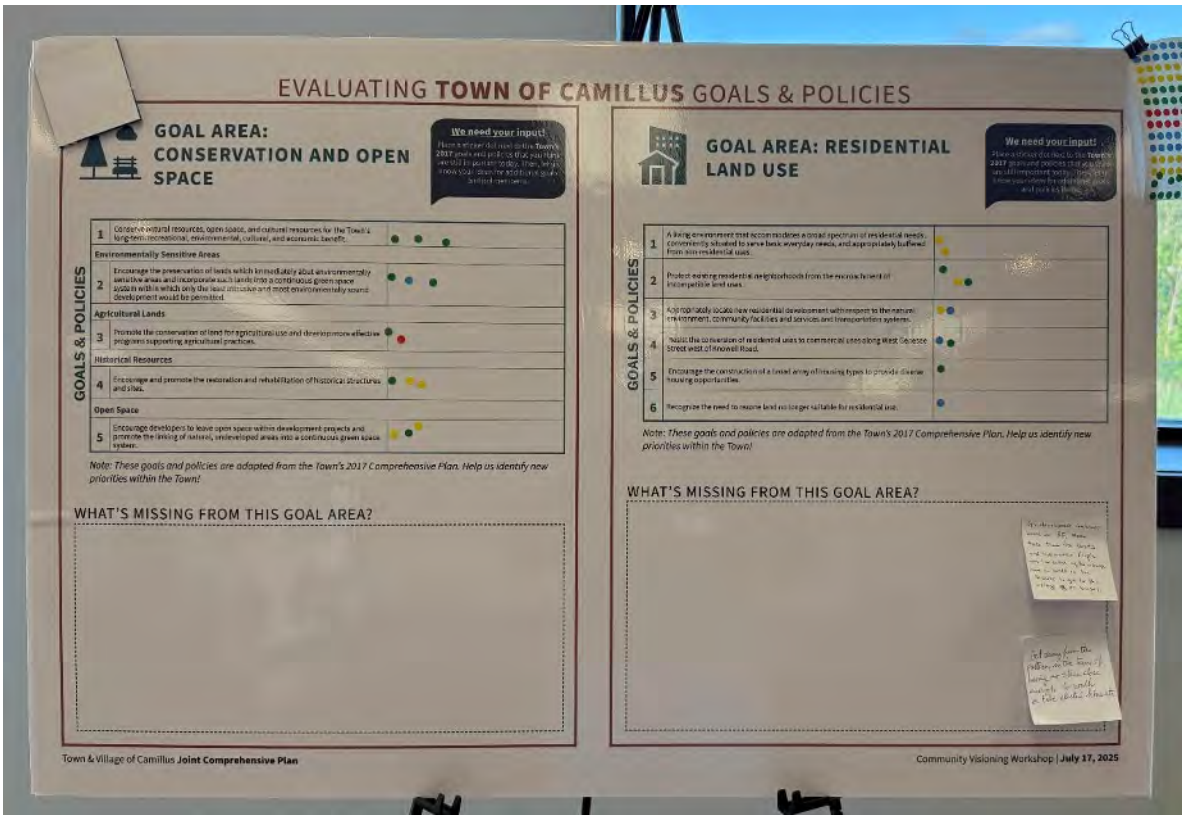
Village Posters

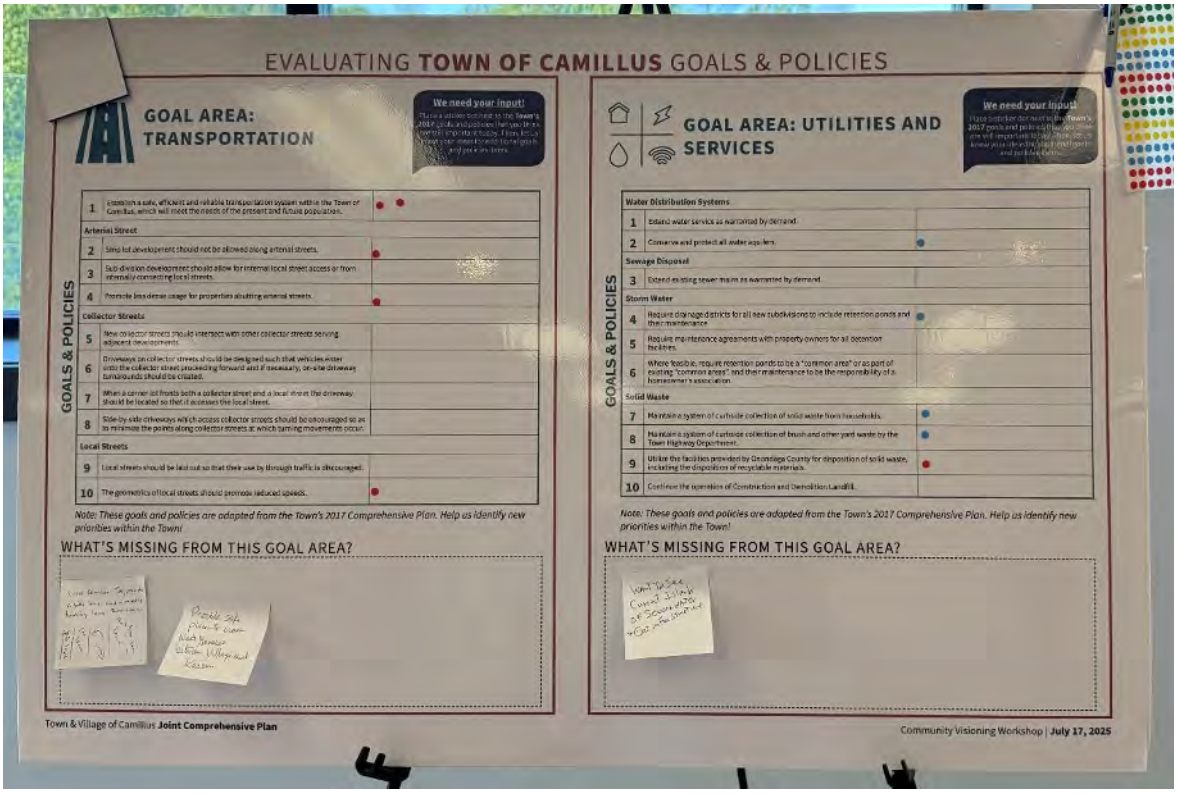


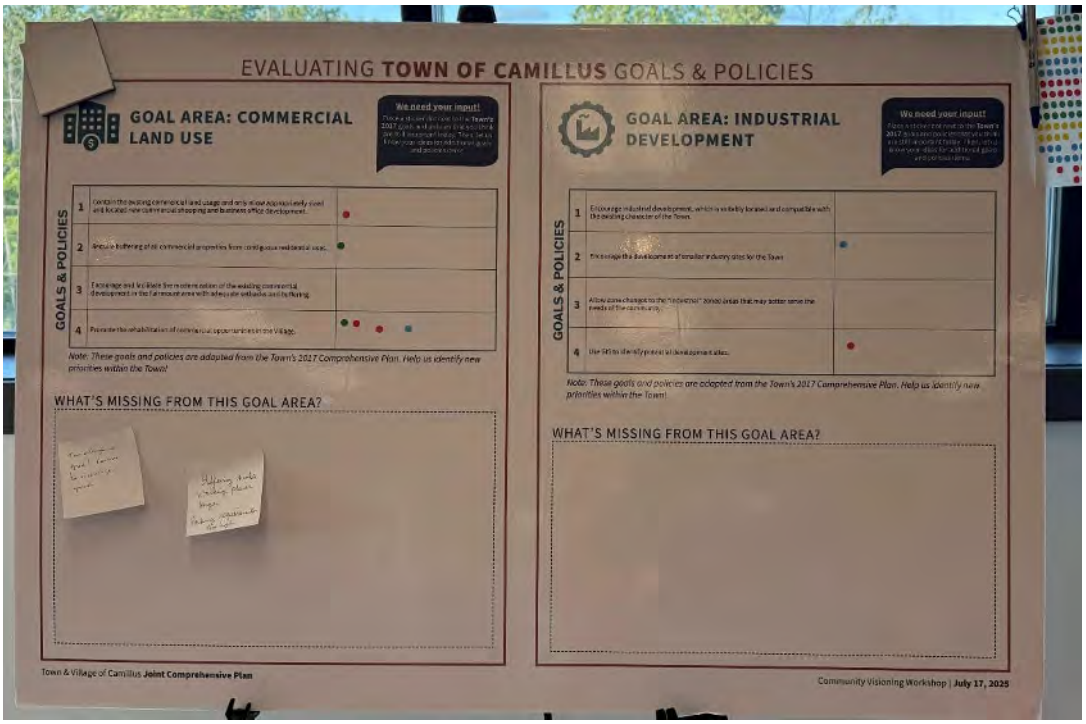

EVALUATING VILLAGE OF CAMILLUS POLICIES & INITIATIVES
GOAL AREA: COMMERCIAL LAND USE
We need your input!
POLICIES & INITIATIVES
1
2
3
4
5
7
8
Note: These policies and initiatives are adopted from the Village's 2008 Comprehensive Plan. Help us identify new priorities within the Village!
WHAT'S MISSING FROM THIS POLICY AREA?
GOAL AREA: COMMUNITY SERVICES
We need your input!
POLICIES & INITIATIVES
1
2
Note: These policies and initiatives are adopted from the Village's 2008 Comprehensive Plan. Help us identify new priorities within the Village!
WHAT'S MISSING FROM THIS POLICY AREA?
Town & Village of Camillus Joint Comprehensive Plan
Community Visioning Workshop | July 17, 2025


EVALUATING VILLAGE OF CAMILLUS POLICIES & INITIATIVES
LAND USE ISSUE GOALS: BASIC ISSUES
We need your input!
BASIC ISSUES
1 Vacant and run-down properties.
2 Lack of goods and services offered for sale.
3 Declining owner occupation of residential and commercial buildings.
4 Lack of mandatory spatial separation between establishments which sell alcoholic beverages.
5 Lack of regulations which encourage the preservation of historic buildings and structures.
Note: These basic issues are adopted from the Village's 2008 Comprehensive Plan. Help us identify new priorities within the Village!
WHAT OTHER BASIC LAND USE ISSUES ARE MISSING?
WHAT DO YOU BELIEVE ARE THE VILLAGE OF CAMILLUS GREATEST WEAKNESSES/ THREATS?
WHAT DO YOU BELIEVE ARE THE VILLAGE OF CAMILLUS GREATEST STRENGTHS/ OPPORTUNITIES?
Town & Village of Camillus Joint Comprehensive Plan
Community Visioning Workshop | July 17, 2025

Town Posters






EVALUATING TOWN OF CAMILLUS GOALS & POLICIES
GOAL AREA: COMMERCIAL LAND USE
We need your input!
GOALS & POLICIES
1
2
3
4
Note: These goals and policies are adopted from the Town's 2017 Comprehensive Plan. Help us identify new priorities within the Town!
WHAT'S MISSING FROM THIS GOAL AREA?
Town & Village of Camillus Joint Comprehensive Plan
GOAL AREA: INDUSTRIAL DEVELOPMENT
We need your input!
GOALS & POLICIES
1
2
3
4
Note: These goals and policies are adopted from the Town's 2017 Comprehensive Plan. Help us identify new priorities within the Town!
WHAT'S MISSING FROM THIS GOAL AREA?
Community Visioning Workshop | July 17, 2025


EVALUATING TOWN OF CAMILLUS GOALS & POLICIES
GOAL AREA: COMMUNITY INFRASTRUCTURE
We need your input!
GOALS & POLICIES
Recreation
1
2
3
4
Libraries
5
Public Safety Services
6
Note: These goals and policies are adopted from the Town's 2017 Comprehensive Plan. Help us identify new priorities within the Town!
WHAT'S MISSING FROM THIS GOAL AREA?
Town & Village of Camillus Joint Comprehensive Plan
WHAT DO YOU BELIEVE ARE THE TOWN OF CAMILLUS GREATEST WEAKNESSES/ THREATS?
WHAT DO YOU BELIEVE ARE THE TOWN OF CAMILLUS GREATEST STRENGTHS/ OPPORTUNITIES?
Community Visioning Workshop | July 17, 2025

Appendix B

Community Survey Summary

Town & Village of Camillus Joint Comprehensive Plan

COMMUNITY SURVEY SUMMARY



DRAFT: SEPTEMBER 2025

PURPOSE & PROCESS

As an integral component of the Town and Village Joint Comprehensive Plan, a Community Survey was distributed to residents and stakeholders between June 30, 2025 and July 25, 2025. The Community Survey aimed to uncover community members' vision for the future and preferences for various development patterns. The survey was advertised at a Community Visioning Workshop (held on July 17, 2025 at the Camillus Fire Department) and via flyers shared on Town/Village/County social media. The flyers were also delivered to the homes of Village residents. The following report is a summary of the results collected from the Community Survey.

FORMAT

The Community Survey was comprised of three sections:

1. **Envision Camillus**
   Survey takers were asked to participate in a strengths, weaknesses, opportunities, and threats (SWOT) analysis to identify key topics of concern for the Town and Village.
2. **Visual Preference Survey**
   Survey takers were asked to rate images of buildings and sites based on the landscaping, architecture, site design, signage, screening, and other visual design elements. This section consisted of 57 images across seven character areas: Open Space & Outdoor Recreation, Low Density Residential, Mixed Density Residential, Village Downtown, Neighborhood Mixed-Use/ Commercial, Regional Commercial, and Community Center. Survey takers were asked to score each image on a scale of 1 (worst) to 5 (best) based on how appropriate and desirable they feel the depicted development would be for Camillus.
3. **About You**
   Survey takers were asked to answer several questions about themselves in order to understand if the survey had reached a representative population.

WHO TOOK THE SURVEY

A total of 261 people participated in the survey, with 54% completing the survey in its entirety.



Of the survey participants, 85% lived within the Town of Camillus, 11% lived within the Village of Camillus, 1% lived within the Town or Village (but were not sure which), and the remaining 2% lived elsewhere.



94% indicated that they owned a home (in the Town or Village of Camillus), 4% rented a home (in the Town or Village of Camillus), 1% had some other living situation (in the Town or Village of Camillus), and the remaining 1% lived elsewhere.



18% of survey takers worked in the Town of Camillus, 1% worked in the Village of Camillus, 2% worked in the Town or Village of Camillus (but were not sure which), and 45% worked outside of the Town or Village of Camillus. 35% were unemployed, retired, a homemaker, a student, etc.



3% of survey takers owned a business in the Town, while none owned a business in the Village. 1% owned non-residential property in the Town and 1% owned non-residential property in the Village. 2% indicated some other form of business/nonresidential property ownership.



None of the survey takers were under the age of 25 years. 14% were 25-34 years old, 36% were 35-54 years old, 25% were 55-64 years old, and 24% were 65 years or older.

Out of all the survey takers, 53% were women, 45% were men, and 2% prefered not to answer.

In regards to race, 92% of the survey takers were white and the remaining 8% preferred not to answer. In regards to ethnicity, 85% indicated that they were not Hispanic or Latino, and the remaining 15% preferred not to answer.

None of the survey takers had an annual median household income (MHI) of less than $15,000. Otherwise, annual MHI was broken down as follows:

1%	$15,000-$24,999
1%	$25,000-$34,999
1%	$35,000-$49,999
11%	$50,000-$74,999
13%	$75,000-$99,999
21%	$100,000-$149,999
16%	$150,000-$199,999
18%	$200,000+
18%	Preferred not to answer

ENVISION CAMILLUS

What one word would you use to describe your ideal vision for the future of Camillus?



Note: Font size is scaled based on frequency (i.e. the larger the font size of a word, the more times that particular word was submitted by survey takers).

What do you believe are the Town of Camillus's greatest weaknesses/threats?

Based on survey responses, several key challenges facing the Town of Camillus have emerged. A major concern is the availability and management of **affordable housing**. Residents expressed unease about the overdevelopment of low-income and Section 8 housing, along with a lack of affordable options for seniors and young adults. This growth is seen as placing increasing pressure on public services and infrastructure.

Traffic congestion and road safety are also prominent concerns, especially along major corridors like West Genesee Street. Respondents noted worsening traffic patterns, deteriorating road conditions, and unsafe environments for pedestrians due to the town's lack of walkability.

High taxes, outdated infrastructure, and limited access to modern facilities were frequently mentioned. Public infrastructure was described as underutilized, insecure, and insufficient to meet current needs—particularly in terms of recreational spaces, public safety, and accessible community amenities.

The Town's political climate and leadership were criticized for being **resistant to change and lacking diversity** in perspectives, which some feel has led to a stagnant approach to planning and governance.

Other concerns included **rising crime rates, limited retail and dining diversity, and environmental degradation** due to unchecked development.

Overall, residents are calling for more thoughtful, inclusive planning that addresses both immediate concerns and the long-term sustainability of the community.

What do you believe are the Town of Camillus's greatest strengths/opportunities?

Many residents of the Town of Camillus feel a strong connection to their community. The Town is known for its **welcoming, family-friendly atmosphere, safe neighborhoods, and high-quality schools**, especially within the West Genesee School District. People appreciate the balance Camillus strikes between suburban **comfort and rural charm**, with easy access to parks, trails, and natural areas that make outdoor recreation a part of everyday life.

Camillus is also valued for being **affordable and well-maintained**, with **good infrastructure** and a local government that many residents describe as **responsive and committed**. Its proximity to Syracuse provides added convenience, making it a great place for both families and businesses.

Looking ahead, there are several exciting **opportunities for growth**. Residents see potential in carefully planned **commercial development**, expanding **recreational amenities**, and possibly building a **community center** to serve people of all ages. There's also an opportunity to protect what makes Camillus special - its **rural character and small-town feel** - while still embracing smart, sustainable development.

Overall, Camillus has a strong foundation to build on, and its future looks bright with the right balance of progress and preservation.

What do you believe are the Village of Camillus's greatest weaknesses/threats?

Survey responses revealed several recurring concerns among Village of Camillus residents that point to key weaknesses and threats facing the community. Many expressed a perceived **loss of community identity**, citing low civic pride, limited public engagement, and a lack of distinct character compared to neighboring areas. Infrastructure and public services also emerged as major concerns, including **inadequate parking, traffic congestion, outdated utilities, poor walkability, and substandard emergency services** (especially related to fire protection).

Residents highlighted the Village's limited economic activity, noting a **lack of small businesses** such as cafés, restaurants, and gathering spaces that would help foster vibrancy and local pride. **Safety concerns** were also prevalent, including the presence of smoke shops, issues related to drugs, and a perceived lack of police visibility.

Concerns around housing conditions were frequently mentioned, particularly the **high number of rental and low-income properties** and visible **property neglect**, which some view as contributing to a sense of decline. Environmental issues like **flooding** and the **limited availability of green and outdoor spaces** were also seen as threats to the quality of life.

Taken together, these concerns reflect broader issues of underinvestment, lack of strategic planning, and a need to re-establish a clear sense of identity and direction for the Village within the broader region.

What do you believe are the Village of Camillus's greatest strengths/opportunities?

Survey responses indicate that residents of the Village of Camillus strongly value its **small-town character, close-knit community, and peaceful, well-kept environment**. Many praised the Village's **walkability, attractive streetscapes**, and the **reliability and responsiveness of public services** - particularly the Department of Public Works and other Village staff.

Local businesses, especially those around Main Street and the redeveloped Cutlery building, were frequently mentioned as important community anchors, with strong public support for continued economic development in these areas. The Village's **strategic location**, access to **natural resources** like Nine Mile Creek, and potential for **expanded recreational and tourism-based initiatives** were also identified as key assets. Residents expressed enthusiasm for both modest enhancements - such as **new parks or gathering spaces** - and bold ideas, including **wellness-focused destinations** or **housing options** that attract a broader demographic. Some also suggested exploring **long-term governance options**, such as consolidation with the Town, as a way to improve service delivery and efficiency.

Overall, the feedback reflects a shared desire to protect the Village's identity while pursuing thoughtful, community-driven growth and revitalization efforts.

Other Comments

Additional comments provided by survey takers reveal strong community interest in enhancing the quality of life in Camillus through **thoughtful, inclusive, and resident-focused development**. A recurring theme is the overwhelming support for a **community center** that would serve as a hub for recreation, social connection, and public services; many residents expressed specific ideas for its location, features, and importance in strengthening community ties. Respondents also emphasized the need for **more affordable and diverse housing, better traffic flow, walkability, and preservation of the Village's historic charm**. There is clear **concern about overdevelopment, commercial sprawl, and the impact of large apartment complexes** on neighborhood character and school systems. Residents are calling for **improved communication from local leadership, better enforcement of property standards, and investment in amenities** that prioritize families, public safety, and environmental aesthetics.

Overall, the feedback illustrates a desire for intentional growth that reflects the values, demographics, and long-term well-being of the Camillus community.

OPEN SPACE & OUTDOOR RECREATION

When rating these images, think about their appropriateness for open space areas that are to remain undeveloped.



Rank **1** Average Score: 4.20
Median Score: 4



Rank **2** Average Score: 4.19
Median Score: 5



Rank **3** Average Score: 4.01
Median Score: 4



Rank **4** Average Score: 3.68
Median Score: 4



Rank **5** Average Score: 3.68
Median Score: 4



Rank **6** Average Score: 3.46
Median Score: 4

LOW DENSITY RESIDENTIAL

When rating these images, think about their appropriateness for residential infill development or redevelopment of single- or two-family homes in and around existing neighborhoods.



Rank **1** Average Score: 4.01
Median Score: 4



Rank **2** Average Score: 3.74
Median Score: 4



Rank **3** Average Score: 3.66
Median Score: 4



Rank **4** Average Score: 3.52
Median Score: 4



Rank **5** Average Score: 3.22
Median Score: 3



Rank **6** Average Score: 3.18
Median Score: 3



Rank **7** Average Score: 2.86
Median Score: 3



Rank **8** Average Score: 2.83
Median Score: 3



Rank **9** Average Score: 2.38
Median Score: 2



Rank **10** Average Score: 2.24
Median Score: 2

MIXED DENSITY RESIDENTIAL

When rating these images, think about their appropriateness for areas where new residential development may occur that meets a variety of housing needs, including single-, two-, and multi-family (4+ units) homes.



Rank **1** Average Score: 2.87
Median Score: 3



Rank **2** Average Score: 2.86
Median Score: 2



Rank **3** Average Score: 2.84
Median Score: 3



Rank **4** Average Score: 2.69
Median Score: 3



Rank **5** Average Score: 2.49
Median Score: 3



Rank **6** Average Score: 2.44
Median Score: 2



Rank **7** Average Score: 2.16
Median Score: 2



Rank **8** Average Score: 2.08
Median Score: 2



Rank **9** Average Score: 1.95
Median Score: 2



Rank **10** Average Score: 1.91
Median Score: 2

VILLAGE DOWNTOWN

When rating these images, think about their appropriateness within or adjacent to the Village's downtown core, where there are small-scale, local businesses.



Rank **1** Average Score: 3.91
Median Score: 4



Rank **2** Average Score: 3.71
Median Score: 4



Rank **3** Average Score: 3.55
Median Score: 4

VILLAGE DOWNTOWN

When rating these images, think about their appropriateness within or adjacent to the Village's downtown core, where there are small-scale, local businesses.



Rank **4** Average Score: 3.46
Median Score: 3



Rank **5** Average Score: 3.44
Median Score: 3.5



Rank **6** Average Score: 3.12
Median Score: 3



Rank **7** Average Score: 3.10
Median Score: 3



Rank **8** Average Score: 2.36
Median Score: 2

NEIGHBORHOOD MIXED USE/COMMERCIAL

When rating these images, think about their appropriateness for commercial corridors and intersections with smaller-scale nonresidential uses that are adjacent to existing neighborhoods.



Rank **1** Average Score: 3.25
Median Score: 3



Rank **2** Average Score: 3.22
Median Score: 3



Rank **3** Average Score: 3.17
Median Score: 3



Rank **4** Average Score: 3.15
Median Score: 3



Rank **5** Average Score: 3.10
Median Score: 3



Rank **6** Average Score: 2.83
Median Score: 3



Rank **7** Average Score: 2.80
Median Score: 3



Rank **8** Average Score: 2.70
Median Score: 3



Rank **9** Average Score: 2.52
Median Score: 2



Rank **10** Average Score: 2.31
Median Score: 2



Rank **11** Average Score: 1.69
Median Score: 1

REGIONAL COMMERCIAL

When rating these images, think about their appropriateness for larger-scale commercial corridors and areas where there is a significant concentration of commercial activity that serves the broader region.



Rank **1** Average Score: 3.55
Median Score: 4



Rank **2** Average Score: 3.36
Median Score: 3



Rank **3** Average Score: 3.21
Median Score: 3



Rank **4** Average Score: 3.08
Median Score: 3



Rank **5** Average Score: 2.85
Median Score: 3



Rank **6** Average Score: 2.45
Median Score: 2



Rank **7** Average Score: 2.27
Median Score: 2



Rank **8** Average Score: 2.23
Median Score: 2



Rank **9** Average Score: 1.90
Median Score: 1

COMMUNITY CENTER

When rating these images, think about their appropriateness for new or renovated community centers (i.e. venues for social, recreational, and educational activities).



Rank **1** Average Score: 4.12
Median Score: 5

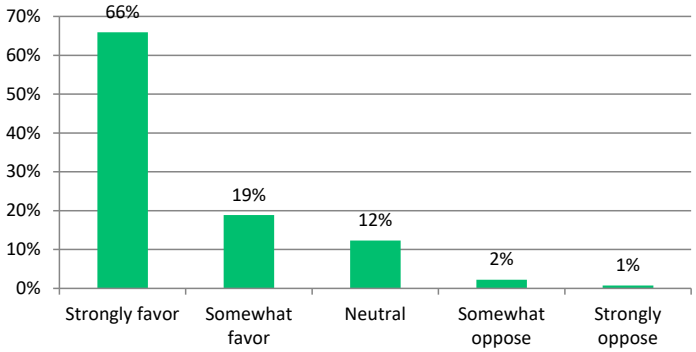


Rank **2** Average Score: 3.44
Median Score: 4



Rank **3** Average Score: 3.22
Median Score: 3

How do you feel about the idea of establishing a community center in Camillus?



Town & Village of Camillus Joint Comprehensive Plan

COMMUNITY SURVEY SUMMARY

APPENDIX



This appendix provides a record of all open-ended responses submitted in the Community Survey.

ENVISION CAMILLUS

What one word would you like to use to describe your ideal vision for the future of Camillus?

- Community
- Family
- Improved
- Secluded
- Inviting
- Comprehensive
- YMCA
- growing
- Friendly
- Futuristic
- Consolidated
- Connected
- Diversity
- Welcoming
- bright
- Equitable
- Conservative
- Sustainable
- Neighborhood
- Inclusive
- Family-Oriented
- No more rental homes.
- Growth
- Wealthy
- Dynamic
- Quiet
- Community
- Safe
- consolidation
- Affordable
- Inviting
- Family
- Community
- Balanced
- Safe
- Growing
- Happy
- Behind
- Sustainable
- Charming
- Safe
- Safety
- Thriving
- Safe
- Growing
- Safety
- Brighter
- Comfortable
- Relaxing
- Traditional
- Community
- Community
- Community
- Odorless (of current daily disgusting septic/sewer fumes)!
- welcoming
- Bright
- Quiet
- less Government regulations
- Community
- Quiet
- Family
- Family
- Safe
- Open-space
- Community
- safe community
- Safe
- Peaceful
- Active
- Unchanged
- Quaint
- grow
- Quaint
- Safe
- Non-ghetto

- Walkable
- Idyllic
- growing
- bright
- Safe
- Sustainable
- Sustainable
- welcoming
- Affordable
- Rural
- Safe
- Charming
- oasis
- affordable
- Thriving
- Peaceful
- Community
- Evolution
- Community
- Safe
- Safe
- Peaceful
- Progressive
- Bright
- Small-town
- Liveable
- Developed
- Coming upto date
- Livable
- quality
- Peaceful
- Restaurants
- Growth
- Better traffic control, more ammenities like community center
- Peaceful
- Walkable
- accessibility
- Historic
- Safety
- Multigenerational
-
- Growth
- Community
- Community
- Traditional
- Quintessential
- Bright
- Smart
- developing
- Community
- Opportunity
- Progress
- All-inclusive
- walkability
- Representative
- Community
- Quaint
- Enrich
- Unchanged
- community
- Thriving
- Growing
- Keep it great
- Serene
- safe

What do you believe are the Town of Camillus's greatest weaknesses/threats?

- Loss of agriculture.
- Traffic flow
- Basically a one party ruling town board.
- Potential overcrowding by the addition of apartment complexes and stores in place of single family housing with ample land.
- Overdeveloped
- Bad planning
- Rural sprawl
- roads are not good
- Uncontrolled growth
- outdated apartment complexes and lack of modern places for residents to gather
- public safety
- Businesses and initiatives that do not support local to businesses, family, and community life.
- Great community
- Better town center
- lack of modern facilities
- Accessibility
- Income property/rentals
- Close-minded people
- Proximity to the city
- Rental homes.
- Politics- are we thinking abt the best for EVERYONE or just one political party?
- Depending on volunteers. Fire/EMS Traffic
- The median house price and apartment rent amount has gone up enough to price out retirees, single people, lower middle class and middle class families. There is no observable evidence of housing (townhouse, condominium, apartment, patio home) development designed to meet the needs of these demographics. When non-resident landlords amass several properties, it poses a threat to neighborhood stability.
- NYS sanctuary unchecked individuals.
- Crazy drivers
- Failing to prepare for future. This town has evolved over the past 30 years yet our town hall is crumbling, shove park is antiquated and our families rely on other towns facilities for practices, and despite the increase traffic flow and residents our Police Department is severely under staffed in comparison to agencies of similar size.
- Inability to promote and sustain progressive changes in the delivery of all emergency services
- Traffic
- Not enough affordable housing. Not enough help for seniors.
- Traffic
- Tax rate
- Weakness is the hud apartment housing and over development of West Genesee St.
- We have enough business
- Underutilized public spaces, strained volunteer base, stray bullets endangering residents and potential legal and financial liability damaging to town reputation and growth, improving roadside appeal
- Public housing low income housing
- Low income apartments
- Unaffordable living fixed by low income living. There needs to be a balance though as unfortunately low income housing can bring in people who do not want to make or contribute to this a good place to live.
- Only one hockey rink. I feel that the school should now build their own on the golf course property. Hockey is now taking over our town and kids are leaving to go else where because not having year round ice time. Get rid of Walmart and you'll get rid of most of the crime around here. Force the ambulance to stay in the town for the tax payers like Fayetteville does. No need for our ambulance to be in Solvay or city when tax payers need them and now the tax payers have to wait for an out of town ambulance to show up. No more pizza, banks and smoke shops. We have enough.
- Apartment growth
- We need to enhance and protect the appearance of the town. Pleasant looking buildings, great infrastructure investment like more ice at shove park, good looking public buildings like fire and police stations.
- Traffic
- The creep of low income housing and the people that are attracted by low income retail and smoke

shop type businesses
- Increasing crime
- Section 8 housing. Traffic.
- Low income / Section 8 apartments
- Safety
- Leader ship
- Traffic
- Potential future traffic, high housing costs and low quality, expensive “luxury apartments “ I know some mental health companies are relocating residents to camillus, add in more people from impoverished areas who DONT want to change their situation and better their life as well as contribute to upkeeping and you got a recepie for disaster
- Closed minded tax payers
- Not allowing more affordable housing which may require zoning changes to allow more density of residential development. Affordability of housing for younger residents.
- The roads and the political divide in the town government. It needs to be for the local people and not about political affiliation
- Losing local businesses
- I can’t think of any.
- not being open to new ideas, but also pptemtial megative Micron effects. Additiomally, displayimg blue line flags in the village may be a deterrent - tending to classify the village as taking a position as a whole.
- Camillus fire department
- Ripe for over over-development.
- no room for abitration of issues
- Traffic patterns, lack of a cohesive plan
- Youth in the area wreaking havoc in our public spaces
- I think we are lacking more things for families to do with young kids.
- People not open to changes. Short term rentals, traffic increases from new housing.
- Crime
- Overdevelopment and crime
- Being afraid to change to welcome and entice new young families to come to the area.
- Fiscal irresponsibility from leadership, too much growth, Greed!
- Tax rates
- Lack of innovation. Needs improved information avenues for projects (public and private) happening throughout the town. Outdated infrastructure.
- Crime
- Not many parks No outdoor community pool
- Population Solar farms
- Too much traffic, route 5 too busy.
- more shops
- Traffic
- Public housing
- Moving section 8 is into the village.
- Too many curb cuts along West Geneseee Street (and also on Kasson Rd.); influx of vape retail stores; removal of trees and natural landscape along West Genesee Street;
- Traffic Urbanization
- traffic
- afraid od change
- Crime
- The lack of pedestrian and bicycle friendly streets.
- Climate Change, Car Dependency, Cost of Living
- affordable housing
- High taxes are crushing families. Low income housing is not good. Village needs a make over
- Town government is one party dominated and reflects only a limited viewpoint
- Zoning, lack of employment opportunities, lack of affordable senior housing
- Becoming too commercialized
- traffic
- need for future planning for meeting the needs of various socio-economic groups as they seek residence in the town and village.
- high taxes and renters
- Crime
- Encroaching violence, large increase of traffic.
- Housing shortage/cost of living
- Lack of affordable housing
- Too many big name stores, not enough local businesses
- Rental properties and less stringent property

maintenance regs

- Over growth
- Too much traffic. Too many deer. Re-destricting so that we lost Joy Flood, our wonderful ward counselor, and now have someone whose name I don't even know, he does virtually nothing.
- Lack of high-quality affordable housing.
- It allows anyone with money to come and do anything they want. It does not take care of its facilities and they are hard for the public to access. It exists in a bubble because it is so deeply rooted in "this is how we've always done it."
- Overpopulation. Traffic is becoming congested. More people moving in that don't appreciate or respect our town
- Over crowding, lack of affordable housing for young adults, taxes, lack of quality restaurants
- Public services, i.e. burdensome restrictions on curbside pickup of yard waste Lack of affordable housing for low income resudents Lack of bicycling infrastructure
- afraid of change
- Pot shops.
- run away spending due to sudden increase in tax revnenue
- Taxes, road system- too hard to get places, lack of community center to draw people to events and activities. Very hard to walk/bike places.
- Need to keep Med Center West occupied, it would be a shame to see it close. Affordable Senior Housing.
- Highway dept
- traffic patterns are no longer efficient, too much traffic for area
- Potential Micron impact on community-changes in taxes
- High taxes, mediocre maintenance. There appears to be more moving into non-new construction neighborhoods that have less care/pride in their property and the area, but I could be mistaken.
- Splash Park/Camillus Park needing surveillance
- The failure to train and fully explain to the counsel representatives of their over site responsibilities of the various departments to prevent exposing the town to liability issues. Do the town counselors and department heads have to sign a code of conduct statement each year?
- lack of modern facilities
- Lack of diverse eating establishments & a major department store
- Missing a walkable strip of stores, with the exception of the small strip in the village.
- Too much expansion, high rental cost and influx of intercity population
- Urban sprawl
- Environment changes political rifts nationally
- Traffic & no restaurants
- lack of housing
- Roads
- too few amenities
- As for the town we need more restaurants not a lot of real sit down places. Common complaint I here also. Traffic is also becoming much more of an issue, more people more traffic.
- Lack of opportunity
- Not enough for kids to do, we have to leave camillus for most programs. Update the senior center, put some thought into making the farmers market viable and welcoming
- Not enough diversity Affordability
- lack of affordable housing
- An insular and protective view of the Town of Camillus place in Onondaga County and New York State.
- Lack of diverse amenities, housing costs, school tax increases
- Apartment housing and traffic
- The continuing development of our vacant lots/ farm lands; the increase in low income housing with no increase in services. For example the Town Council approving the Christopher Community development, with no sidewalks to the Village and not confirming with Centro that they would bring a bus up the hill (relying on call a bus is not an answer for day to day work commute). This shows the short-sightedness of the Town but not coordinating with Centro and or a lack of concern for the persons who live in the low income community.
- Progressivism
- lack of progress

- Mental health problems and low income housing
- Not Growing
- High taxes
- Commercialization has run rampant in ..West Genesee has turned into Erie Blvd in Dewitt. Traffic is now horrible……slow down Camillus..you're moving way too fast.
- overbuilding

What do you believe are the Town of Camillus's greatest strengths/opportunities?

- Parks and spaces for all community memebers to use. Pickelball courts, basketball courts, walking trails... green spaces.
- Happy safe atmosphere. Attracts families. Working families. Shopping is well contained in certain areas. It's a beautiful area.
- A growing population.
- Its greatest strengths are its current rural character, the low population density, and the large, well-spaced properties. It offers peace, privacy, and distance from the congestion and chaos of the nearby city. I appreciate that it hasn't been overdeveloped by apartments and stores.
- Multiple resources for recreation and historic sites
- Current Management and ability to change for the better
- Police
- good retail
- Suburban lifestyle and the opportunity to keep it that way.
- Great schools/churches/shops
- businesses
- Possibilities NOW to make positive choices that support family and community life and local business. There are a lot of people in camillus ready to support that which supports them. (Families and local business owners/employees)
- Working all together
- Reasonable housing costs
- people are willing to support growth
- Affordability
- Tax base & school
- Resources
- Young families moving into town and/or looking to move here.
- Its municipalities
- John Fatcheric has great vision/awareness of growing community.
- School district/youths. Develop more area. Homes or business
- Our school system is a strength. We are a quick 20 minute drive from downtown and other villages for commuters. Mixed use neighborhoods: Assembly Square in Somerville, Massachusetts; Pearl District – Portland, Oregon. (Township five is not a mixed use neighborhood)
- Our schools, neighbors, highway dept., police dept., fire dept.
- Parks, schools
- We have a business section that can meet any need.
- excellent leadership
- Parks and Recreation School district Fire, Police and WAVES
- West Genesee school district
- Parks and schools
- People that don't care
- Convenient shopping, restaurants
- Strengths - WG school district, mix of commercial and family owned businesses/ availability of park's & recreation options / Erie Canal park & path. Please consider paving this so that cyclist can safely use it.
- Rich historical heritage, access to decent schools, safe and family friendly, committed local leadership, diverse and growing economy
- Growth with community center
- Great town to live in
- The town is a place people want to live due to accessible retail markets, being a clean place to live, and quality school system. Emergency services in the form of the Camillus Police, WAVES, and Fairmount Fire Dept provide amazing services in the town that are not well provided elsewhere.
- Fire and police departments are the best. Parks for families.
- Location and services
- We have a great school and town/rec programs for kids. This is what currently drives families to relocate in Camillus.
- Close proximity to lots of bodies of water
- Room to grow in the western part of town for the quality tax paying homeowners
- Schools
- Police/Fire dept. Good parks.
- Generations of Camillus families choosing to

remain or comeback to the town
- Building better public safety
- Emergency services
- Growth opportunities for things to do
- Traffic not as bad, things are relatively close to you when you live in camillus.
- Effective town Board and Supervisor
- Mix of housing stock and commercial development.
- The parks, trails, and wildlife areas
- Having small events
- Keeping businesses thriving.
- ideal geography, location, opportunities to display welcomeness vs. protectiveness. Encourage new youmger generations to be involved in local town politics.
- Growing population, and the growing creation of job opportunities
- Close to Syracuse, but not too close. Not overcrowded.
- strong leadership
- Space and opportunity
- Good people, beautiful scenery, not too commercialized
- Great schools
- Veteran and family friendly community, great large school district, and lots of open land.
- Sense of community.
- Undeveloped land
- A desirable location, safety. Good fire department and police protection.
- Camillus Fire Department
- Not sure it has strengths anymore
- Schools
- Great community.
- Friendly people
- Potential! Beautiful creek running through the village, etc Convenience to stores as well as beautiful land
- 9 mile creek Low traffic
- Nice variety of stores and restaurants
- land
- space to grow excellent quality shopping
- Police Fire and Ems services
- The people who work for the village.
- Trees and natural landscaping; suburban yet country feel with open spaces and large lots for areas of residences; parks and recreation facilities, ice rink, baseball and softball fields, golf course, and Erie Canal walking trail.
- Police force Responsible fiscal practices Parks and open areas
- nice stores
- current leadership
- Development
- School dostrict
- Education Support, Sense of Community, History
- parks and activities, community feel
- The town board is great, respectful and easy to talk to. Our tax base is out of control. We live in Camillus but are Marcellus schools so our school taxes are double the WG school taxes
- Location
- Not sure
- the parks and canal
- Willingness to be informed and open-minded about change and ggrowth of the community
- community involvement, plenty of activities and parks
- Our leadership, beautiful landscape, easy traffic, access to medical offices and services
- Friendly neighborhoods, good services, ie:police,fire, ambulance, great senior center
- Family friendly Small town feel but much to offer
- Great mix of rural/residential/business zoning
- Not being congested, especially on the western side of the town
- Great location and shopping also many affordable homes
- Community programs
- We are close to everything. The neighbors are very friendly. It feels like a safe neighborhood.
- Geographically, there is room for growth.
- It's a nice town and has lots of potential. It could have a pretty good plan for the future if it was willing to try something new.
- Town residents who wish to maintain town values and preserve safety and access to businesses
- Accessibility, housing choices, good government,

not overccrowfed or over built, thoughtful zoning
- Relatively reasonable cost of living overall, availability of shopping / entertainment
- We are offered a new outlook with Micron
- Being majority Republican.
- school district fiscally focused town goverment
- Safe place to live - police force does a good job. Good selection of retail opportunities.
- Best schools, music departments
- The parks are fantastic. The new restaraunts are of great variety and enjoyable
- A lot of opportunities for businesses and growth
- Walkable, access to brush and trash removal services
- noise motorcycles and trucks
- Safety and sense of community (with longer-term residents, at least)
- Great place for kids to grow up
- The highway dept, the police dept and the town's fiscal responsibility.
- current town leadership
- Sense of community and tradition
- Good school district. Has a little of everything... urban to suburban to rural areas. Parks.
- Community activities, good school district, plenty of stores and medical facilities
- Small town feel with opportunities; parks
- Services volunteerism a good and diverse resources, parks, commerce, housing
- Community
- land
- Planning for the future
- leaders
- Has a lot to offer, if you look. Town and village are great organizations. Town shoppe for the youth would be nice to expand more to keep youth active in town and keep them here and invested.
- Location
- Camillus is a safe and clean town
- Easily navigates Strong community
- Economically, the Town of Camillus is the business hub (sales tax) of Southwestern Onondaga County. Critical missing component of economic development for the Town of Camillus is an Inland Harbor which should be located at the juncture of I 695 and the C&S Rail Line, Allied Waste Beds. Socially, the Town of Camillus is in desperate need of a Community Center that would serve the needs of all resident.
- Developing retail corridor, opportunities to develop community oriented amenities, build career opportunities with developing business base
- Location, amenities, small town charm
- The fact that many families stay here for many generations is a sign of how committed people are to the area; in addition the beauty of our area is a great strength.
- Minimum over exploitation.
- strong leaders
- Strong school district, great parks, nature
- Both residential and commercial development
- Community
- Neighborhoods
- Great community of people that work hard.

What do you believe are the Village of Camillus's greatest weaknesses/threats?

- Loss of identity.
- Parking
- A lack of concern by the inhabitants of the village.
- Potential overcrowding by the addition of apartment complexes and stores in place of single family housing with ample land.
- Poor upkeep of area's buildings renters who have no sense of community and trash areas
- Underused
- Lack of businesses
- renters
- low income housing.
- old
- Not enough green space walkable/ accessible from village.
- Not enough parking
- Communication
- Same as the town
- Lack of resources and variety of businesses
- Proximity to the city
- Na
- Drugs
- The village is not seen as a go to place for daily shopping or daily dining out like Village of Liverpool. It's not seen as the heart of the community, but it is the village of the community
- Business longevity.
- Inability to recognize perhaps it is time to dissolve
- Smoke shop
- Paying village and town taxes. Not enough parking for Munro park.
- Smoke shop
- People that don't care
- Section 8 apartment complex no problems related to gang members loitering in the village. Lack parking Not enough stores for shopping Probably the biggest threat, I saw, is that stupid vape shop. It's signage, neon lights, and attraction of the poor element is bringing criminal activity to our village.
- Lack of things to do, old and outdated, aging infrastructure
- Poor emergency services
- Village politics, Camillus Fire, resources should be focused on Fairmount
- Merge with the town and stop double taxing residents. DPW workers should all be under one. Use the DPW garage as sub station for the town. Village codes needs to clean up the renter properties. No more section 8/ government housing in brings in trouble. Bring back the field days like Marcellus old home days. That village is always busy. Promote new businesses whether it's local or chain. Get rid of the fire department give the tax payers a break and only have one within the town. Neither one is that busy that we need two. Make North St and Union St one ways.
- Still having a separate government
- The village of Camillus is redundant and should no longer exist. We are duplicating resources for no reason. The fire department is slow and ineffective, there are no longer services worth differentiating from the town.
- Traffic
- Its lack of medium to high income residents
- Properties not being cared for
- Nothing to do
- Failing fire department
- Poor fire service
- Leader ship/ and emergency services
- Cheap
- Isn't as attracting and lively as some other villages in new York state
- Fear of change
- Richard Kirk
- HUGE THREAT: the daily stench of what seems to be poisonous septic/sewer fumes that wake us up in the middle of the night/in the mornings, & can be smelt in the evenings and mornings unfortunately.
- See above
- Nothing to do but eat in the village
- Flooding. Not enough draw for visitors. That eyesore building that needs demolished on Newport Rd.
- Nasty business owners, lack of a comprehensive plan or vision

- Some businesses there seem to be failing
- Shops that are too expensive and not enough restaurants
- Not open to new ideas and ways.
- Lack of local dining and shopping options
- Duplicated services
- The fire department is a major safety concern in the village. Not very walkable other than main drag, no family appealing businesses. Other villages are a much more desirable location, and we find our family leaving Camillus to spend a day in other villages.
- Camillus Fire Department
- flood zone desgnation
- Poor fire protection service.
- See above
- Property (commercial and residential) negligence
- Flooding
- Keep people using village assets
- n/a
- not keeping homes up to date and looking good
- Moving section 8 is into the village.
- Infiltration of inappropriate and incompatible retail stores and businesses.
- Flooding
- flooding
- There is no draw to the village. The homeless/ trash is getting worse. Taxes again are killing families. This is socialism.
- Weakness: one party domination. Lack of leaders who have experience in business and entrepreneurial development
- Not many thriving small businesses
- traffic and speeding
- Rear of being overwhelmed by decisions to be made that do not consider the interests and services needed and required by residents.
- over run with short term renters who and long distant landloards
- Poverty and Main Street (Genesee St) could use many property improvements
- Too much traffic at certain times of day.
- Visibility within the community-need to make it known that there are great shops and restaurants right there
- Lack of services to justify increased taxes. Not sure what the village really offers.
- Very few restaurants or cafes to hang out in. There are very few hangout places other than bars, or expensive home goods stores and boutiques. But they don't make you want to spend an afternoon in the village
- Not many restaurants be nice if more to be more walkable village to spend time
- Traffic
- I really know very little about the Village, don't feel qualified to answer.
- It's not inviting and there is little reason to go there.
- Need more businesses in village to draw visitors
- Why do we need a village and a town? Seems wasteful, duplicative and inefficient
- Byrne Dairy
- More encroaching crime. Pot shops.
- becoming obsolete
- Nothing is there to draw people downtown.
- Crabby Kirk
- N/A
- Older plumbing & water lines that were never replaced causing increased taxes (on someone who already paid to replace theirs)
- Unsure
- noise motorcycles and trucks
- Hard to say, but it would likely be the lack of external traffic and business, and therefore it might be difficult to keep and attract businesses. The 'business district' is pretty small, but I don't see a way to adjust that (it might create more harm than good).
- More police presence needed
- n/a
- Flood zone Poverty Run down housing
- Not enough businesses to attract people. Village tax.
- Costly housing, lack of public transportation.
- Transient population/lack of parking
- nine mile flooding subsidized housing lack of parking
- Not a lot going on

- Not enough on village. Half of village is a bar that is rarely open and has a bad reputation. A bunch of boutiques isnt gonna keep people coming to village. Need a café, ice cream outdoor space to sit and visit on main street. Need more restaurants in the village. Two run down taverns doesn't are it inviting to walk around in village as you would in other villages. There are a few spots i see the police at a lot due to drug issues and drama around that.
- Sense of community
- Main street needs more stores that reflect the needs of the community and less like we are competing with high end stores. I can drive to skineatles to overpay for gifts. Still waiting for that byrne dairy on newport
- Not enough practical businesses that will help the residents
- Limited development space, aging infrastructure, reliance on Town for services to residents
- Apartments and traffic, too much development
- As a former 20 year Village resident/home owner I see the continued increase of rental properties as a problem, in addition to the increase in low income housing with no corresponding increase in social services.
- Caving to progressive influencers. Attempt to fold into the town and loosing its identity.
- Low income housing, poorly maintained homes and drugs
- N/A
- Flooding and rundown property (the burned out tk tavern)

What do you believe are the Village of Camillus's greatest strengths/opportunities?

- Local Businesses.
- It has a Skaneateles feel, with boutiques. It I would like to see that expand w better parking. Munro Park is a treasure
- A good public library and a concerned village department of public works.
- Its greatest strengths are its current rural character, the low population density, and the large, well-spaced properties. It offers peace, privacy, and distance from the congestion and chaos of the nearby city. I appreciate that it hasn't been overdeveloped by apartments and stores.
- Long term residence have pride in the village but do feel like they are the stepchildren of the town and are looked down on
- Quaint
- Well manicured
- newer appartments
- village lifestyle.
- new living areas
- Possibilities NOW to make choices that support families, businesses,the environment, and community.
- Could be a cute destination
- Equitable
- They should consolidate with town
- Close community
- Tight-knit community and many well-meaning prominent people. Also the library!
- Appealing to young families
- Na
- Dick waterman - good mayor
- Expanding on the development idea of the cutlery space Connect the village to the other public spaces Like a safe connector trail to the Erie Canal park. (Like Blackstone River Bikeway in Rhode Island).
- The housing at the cutlery turned out nice. I'm sure more higher end housing would attract more business.
- Ability to reorganize and revitalize the fire department after years of failing efforts
- Shops
- The village employees.
- The shops
- growth
- New shops
- Some of the best stores are simple and 31 main. The library needs some updating, but that's an excellent resource. The green gate in is another great restaurant for our village. We need more stores and parking.
- Location
- Small village appeal
- None, no need for the division. Town should be the focus.
- That they finally approved something new to happen to the old Cutlery buildings. They approved a local gas station/ deli to be built.
- The village has done a great job to become more visually appealing.
- Cute shops
- It's necessity and pending opportunity to be absorbed into the town
- Community events
- Location
- Traditional small village atmosphere that appeals to many people
- Unknown
- Nothing
- Join the town
- Opportunities ? Make a giant day spa complex in nature and indoor outdoor complex that can be used all year round closest ones are 4 hours away, like the nordik spa in chelsea, skandanave spa in blue mountains Canada or the sojo spa club in new jersey. Don't make it some small bs place, make a nice nature and scenic view complex that can be beneficial all year long with heated pools and etc, people will buy day passes and come from all around, and membership options at a discounts for camillus people. But think about it mirabu sucks and is small, nothing else similar around within a 4 hour drive
- Charm
- The businesses and community

- Keeping businesses thriving.
- See above
- Job opportunities
- Quiet, quaint.
- Adorable shops, walkable downtown area
- Try to get more business for the stores/restaurants there and maybe replace some with new restaurants
- Small town with some charm
- Small, community oriented
- Location
- Join with the town for public services
- Location to 9 mile creek for public fishing locations, historic
- Its history
- New businesses and opportunities opening up.
- See above
- Convenience-potential!
- 9 mile creek
- Recent renovations have been a big improvement
- n/a
- quaint place for new shops and restaurants
- The people who work for the village.
- Opportunity to add more quality retail stores, pleasant walkable environment, natural landscaping and trees. The Village should be a storing center to enhance and support the Town as a whole.
- Main street
- History, Density
- Main Street, small town feeling
- The Byrne Dairy will be a nice addition to the village. They need a place to get groceries and more reasonable gas prices.
- Location
- Not sure
- small town vibe
- tTo provide services and opportunities that recognize the past and present history and philosophy of community life to be found in a village.
- community, DPW highway, trash pick up, quaint shops
- New businesses including the new Byrne Dairy
- Cute little village.
- Great people and businesses
- Sense of community
- Never too busy. Can always find parking for Freedom of Espresso. Pedestrian friendly
- Small size
- I really know very little about the Village, don't feel qualified to answer.
- Location and its history.
- Location
- ?
- One Dream
- There are some village services that are better than the towns. Being a smaller community you have the opportunity to know people and for government and services know you.
- home town atmosphere good retail food and sundry stores
- It has sidewalks. There was s some parking available.
- Mayor Waterman is a great visionary and hard worker. Great opportunity if Mr Kirk would step back and let someone else run the businesses, the village looks great because of him, have him step back- he's a detriment.
- Location within the County of Onondaga
- N/A
- Small and mostly quiet community
- Unsure
- cleanliness and the best DPW
- Clean and safe.
- Library, new apartments
- n/a
- Small village experience Growth of business
- Walkable area woth sidewalks (although small compared to other areas).
- Small town feel,
- Leadership/Main Street development
- Quaint and diverse location outstanding mayoral leadership
- Community again
- Small and supportive. Village employees are always out and about to help. Village is clean and looks nice.

- Location
- Well maintained village, safe to walk anytime of day or night. I don't know about opportunities or what you mean by that
- Walkable, clean, kind
- Our small geographic size and active village government. They always do a nice job getting money for improvement projects.
- Developing corridor, rehabilitation of aging structures, tourism opportunities
- Quiet, peaceful, charming
- The uptick in businesses, the updating to houses along Main Street are all great; the Village Park near the old school should continue to be developed for recreational uses.
- Small town cooperation. Population closeness.
- Great church community, strong sense of community and great neighbors
- N/A
- Nice parks and reacreation. Could have better nature walk down the canal.

Please use this space to provide any other comments related to this survey or the Town & Village of Camillus Joint Comprehensive Plan.

- Emphasizing family interest and allowing additional single family home development.
- Enforcement of the rules should be looked at and followed
- A community center located at Reed Webster park to include a meeting room , bathrooms, space for the Camillus historical society and Amboy Airport exhibit, Camillus Police satellite office. Location ideally located next to Erie canal and trail.
- Family of 4 with young children. We support local restaurants, shops, library... We would support parks and community center. Would like walking and bike paths that connect village and erie canal park.
- schools do not share with the town, year-round place to play and Swimm would be nice. Italian restaurant would be nice
- Better use of residential area
- Please develop the town with all demographics in mind, including minorities and lower-income people, as well as those from various cultural and religious backgrounds. One feeling I've noticed moving here is the lack of acceptance and opportunities for people who aren't part of the status quo.
- We should aim to reduce the amount of traffic from the city that use our resources like the splash pad and parks. Residents should have access to these resources without worrying about them being ruined by those who do not live here.
- Love the idea of a non religious community center, no neighbors seem to speak to each other since covid
- Significant investment of time and planning should be spent on the foreseeable plan regarding the delivery of fire, police, and EMS services to best serve the citizens. Times have changed and the plan should adapt accordingly.
- We need more affordable housing, small businesses as well as bigger ones, non chain restaurants and a calming and peaceful place for walks with trails, maybe yoga or taichi in a park and more community events.
- Please do what you can to maintain the care of our community. The comprehensive plan in Cazenovia is a great model for us.
- Apartments are RUINING THIS TOWN AND SCHOOL DISTRICT
- Need to start think for the future. Both need to be proactive and not reactive. I would rather stay within the town to get errands done but with the lack of choices I have to go elsewhere. Lower taxes and start taxing the businesses.
- Stop the section 8 creep… build a community center, shove park is a dump.
- The town of Camillus needs to prioritize public safety. The police department, fire departments, and EMS. Each of those departments should be a priority and should be compensated for what they do. They also should be held accountable for lack luster response time and ill training.
- Second hockey rink, improve traffic flow so we are not like Cicero!
- Consider a big spa complex something relaxing also sports and gym where people can come and have lunch and dinner and relax as well as recharge, its beneficial and could potentially draw a lot of business if people from farther away come and spend money, think in terms of also a nice downtown area like saratoga springs and lake placid, or jim thorpe (town in PA) still got that old or and clean European charm, where people want to come and gather, yeah skaneatlas is cool but nothing special, if you built something that attracts people you can even have some of those come and visit, the Erie canal walkway could also get re purposed, row boat rides, family relaxation, visual esthetics etc
- I would love to see another hotel or two as opposed to short- term house rentals. I would love to see Township 5 expanded and attract new businesses to Central NY or new to our side of town. I would love to see an italian restaurant, cuban/ hispanic restaurant, Hannaford's, Tractor Supply/ Country Max, OIP, Doug's fish fry, Carvel, another Dunkin to avoid overcrowding, Chick Fil- A, Dairy Queen, Duff's wings/ wingstop, olive garden, chili's, indoor water park, another brewery, Culver's, Bojangles, Waffle House, Shake Shack, Raising Canes, Hardees, White Castle, Taco Bell Cantina, chinese buffet, Whole Foods, and Kohl's.

- We need a YMCA.
- In the future, it would be nice if there would be functions or perks of Camillus that could be exclusive to residents of Camillus who pay the taxes. For example, the community center should be heavily discounted, or free to Camillus residents, whereas it should be considered for non-residents to pay. The splash pad at Camillus park is a great example of this issue already. Overall, I think this area can be improved in the family friendly category. A great example is down south, there are many dog parks, and family parks, accessible parks for children with disabilities.
- Greed and development is destroying the town of Camillus. Growth is not required. Taxes are increasing along with the taxation base. Change is needed and it is not growth.
- Thanks!
- I'm not a fan of solar farms being created in numerous rural spaces. I do like our low traffic.
- You got it right with township five. Did a great job with the traffic flow and gave a lot of amenities. I don't want West Genesee St. to look like Erie BLVD. We need more quaint areas in the village…..like Marcellus. Something to draw people there.
- Thank you for allowing residents' input on this matter that we hope will be taken into serious consideration :-)
- I would live to enhance Camillus to be a vibrant place to live, work,play, and worship.
- Tired of strip malls, fast food, big box-or any box. Would like to see traditional building styles reflecting historical character with appropriate parking. Camillus NEEDS a Community Center! Some neighboring communities have them, but they're what I would call "distant neighbors." It's time for Camillus to have one, too.
- The Town of Camillus would greatly benefit the needs of its residents by offering a Community Center.
- A lot of the photos for business buildings felt too large for Camillus. Although they looked very nice, I can't picture where those would go. For the residential buildings, the Village has a different feel than the Town as a whole so that will be important to keep in mind. The village feels more historical. I am definitely in favor of open spaces like parks, and a community center would be wonderful!
- Thanks to the village for allowing Byrne Dairy and the help of stopping the Hourigan manure shortage pit. That would have destroyed Camillus. Try getting the taxes under control it's getting hard to live.
- Camillus is not good with keeping us updated on things. B the time we are told of new businesses coming to the area they are already here and open would like to be kept up on construction too
- Necessary and informed planning regarding the needs and desires in the community
- I think a community center would be amazing. I know there used to be a camillus pool where the splash pad was and that used to be a nice area for the community. I think with how much Camillus has grown their needs to be a community center as I know other towns in our area have enjoyed their own.
- The village currently doesn't really have a good grocery store option.
- I love the idea of a community center. Other than the high school, there is no pool or publicly available indoor recreation space on the west side of the town
- I wish there were more strict regs to keep neighbors looking good. For example the large ugly trash totes should not be allowed in front of homes but off to side. No boat or car parking on front lawns. Enforce hedge trimming that blocks stop signs enforce stopping at stop signs. Somehow less renters. Brings down neighborhood value and losing pride in ownership and neighborly connection
- We don't need more commercial sprawl. More neighborhood businesses. I would contrast Rise and Grind on West Genesee as a good use of commercial business, whereas I would characterize Delta Sonic as commercial sprawl.
- In all commercial and multi-family rental housing plans, please consider the adjacent residential properties and how those plans will affect those tax-paying residents.
- Do not overbuild. Township 5 is the perfect example of thoughtful, useful advances without crushing traffic problems
- Don't screw up and build housing that has been shown to increase crime and lower property values

- attract medium to high income earners with family to a quality school system, high end residential areas with top end retail stores for goods, clothing and entertainment, no massive malls but high end open malls
- School taxes are ridiculously high.
- Interested to see how/if the town/village will take action steps with micron arriving
- I would love a YMCA in the area. We belong to OCC, but have to share with the college kids. Would like one of our own.
- Love the idea of a welcoming community center adjacent to a public park space with gathering opportunities. I would like to encourage addition of trees within parking lots for aesthetics and urban heat island. For development areas, I'd appreciate better site layout than township5, with connection to spaces for pedestrians while allowing organized vehicular traffic. I'd also recommend minimizing traffic circles or designing to prevent improper use. Vehicles frequently use incorrectly at township5 where they enter through the exit. A fenced in area for a off leash dog park would be a nice addition to the town. Would also be nice to have a camillus fair type event similar to other towns in the area. Separate from this, it would be nice to have a digital town board that's easy to see projects submitted for site plan review where people can review on their own time and see what's going on in camillus.
- The most exciting part of the document is the possibility of a community center. A community center would be a center piece of the community and enjoyed for years to come.
- With climate change the need for trees and awnings could help
- Last section, no opportunity to recognize retired residents. No place for participants to offer business / professional opportunities. Add a question; "would you approve a property tax increase to accomplish this Comprehensive Plan?". Provide a copy of the completed survey.
- A Community Center is a wonderful idea!! If anyone recalls, we had a group of us working with the YMCA back in about 2005 and our vision was a community center that would address the needs of our Seniors, a recreation area for all ages and then also a new library as while Maxwell and Fairmount are nice, we deserve a library better suited to our size. I doubt the YMCA should be involved at this point as they may be too busy with current projects. But a Community Center would be wonderful!
- I prefer to see the village main street be changed to reflect better parking. Better business. Stop the speeding it's a race track. I love the feeling of a shaded main street. quiet times .
- No Solar or wind farms
- Do something with the old tk tavern. Either let a business renovate it or tear it down. Maybe a community center with a nice trail down the canal from there.

ABOUT YOU

Before beginning the survey, please let us know where you live:
Other:

- Warners
- Town of Onondaga
- Have lived in the town, will be coming back in future
- Town of Onondaga
- Onondaga

Where do you work?
I work in a municipality outside of the Town or Village of Camillus:

- Elbridge NY
- Onondaga County
- Own business Downtown Syracuse
- Upstate Community Hospital
- Syracuse City School District
- Fulton, NY
- CNY area
- Skanesteles and marcellus
- Syracuse
- Easter Syracuse DeWitt
- Auburn
- City of Syracuse
- Syracuse
- City of Syracuse
- Geddes
- Baldwinsville
- Town of Van Buren
- Liverpool
- Syracuse
- City of Syracuse but from home
- City of Syracuse
- Utica
- Onondaga county
- New York state suny upstate
- Auburn
- Marcellus
- Onondaga Hill
- Syracuse
- Baldwinsville
- NY State
- Salina
- East Syracuse
- City of Syracuse
- North Syracuse
- Syracuse, NY
- Liverpool
- Sales
- Town of Onondaga
- Liverpool
- City of Syracuse
- Actually work from home for company based in Albany ny
- East Syracuse
- Dewitt
- Consult all over country
- Other
- City of Syracuse
- Auburn
- Syracuse NY
- Syracuse City
- City of Syracuse
- Downtown Syracuse
- Easy Syracuse
- Marcellus
- Syracuse
- Syracuse
- Syracuse
- City
- Liverpool

Do you own a business and/or own non-residential property in the Town or Village of Camillus?
Other:

- Own a business in Town of Salina
- Self employed
- Nono

With which gender do you identify?
Other:

No written responses provided

What is your race?
Other:

No written responses provided

Appendix C

Open House & Committee Hearing Summary

Town & Village of Camillus Joint Comprehensive Plan

Community Open House Summary

Date and Time

Thursday, April 10, 2026, 5:00-6:30 pm

Location

Town Hall Gym | 5600 Genesee St, Syracuse, NY 13219

Attendees

22 attendees from the public were recorded on the sign-in sheet (10 of whom indicated that they are Town residents, 10 of whom indicated that they are Town or Village residents but did not specify which, and 2 of whom indicated that they are from another community). The four members of the Steering Committee – John Fatcheric, Richard Waterman, Mary Luber, and Chris Cesta – attended the Open House as well as Keith Ewald and Grace DeSantis of the Barton & Loguidice consultant team.

Summary of Event

The goal of the Open House was to introduce the draft Joint Comprehensive Plan to Town and Village community members and collect input on the draft. As attendees arrived, they were asked to sign in (indicating if they were attending the Open House, Public Hearing, or both), were given comment cards to fill out, and were invited to sign up to provide public testimony during the Public Hearing. The event kicked off with welcoming remarks from Supervisor Fatcheric. Then, Grace DeSantis of Barton & Loguidice delivered a brief presentation, which provided an overview of the project purpose and process and the draft Plan's key components and recommendations. The slides are attached at the end of this summary.

Following the presentation, the event broke out into a poster gallery session and attendees were invited to browse the posters at their leisure, fill out and submit comment cards, and discuss the draft Plan with the Steering Committee and consultant team. The gallery of 10 posters covered the topics listed below. The posters are attached at the end of this summary.

- Welcome
- Introduction
- Plan Table of Contents
- Vision & Goals Framework
- Town Vision & Goals
- Village Vision & Goals
- Shared Town & Village Initiatives
- Future Land Use Strategy & Map

At the conclusion of the Open House (at 6:30 pm), the event transitioned into a Public Hearing facilitated by the Steering Committee.

Summary of Feedback

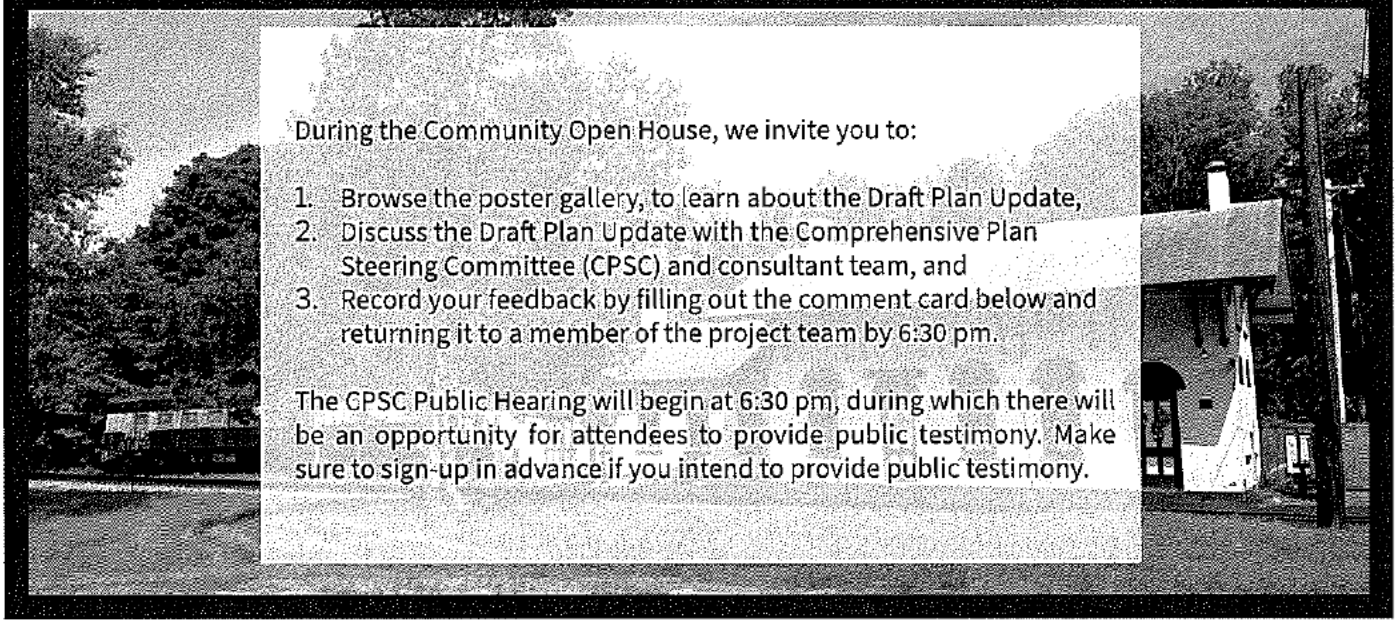
During the Open House, comment cards were filled out by attendees and submitted to the Steering Committee. These comment cards are attached at the end of this summary. **Completed comment cards are attached at the end of this summary.**

One-on-one discussions were also held between attendees and the project team during the Open House. Key themes discussed included:

- Desire for safer pedestrian and bicycle networks, including on Genesee St and along rural roadways (e.g. wider shoulders)
- Interest in the use of HOAs to support property maintenance
- Support for a trail connecting the Village to nearby communities

April 09, 2026

Welcome to the Community Open House for the TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN!



During the Community Open House, we invite you to:

1. Browse the poster gallery, to learn about the Draft Plan Update,
2. Discuss the Draft Plan Update with the Comprehensive Plan Steering Committee (CPSC) and consultant team, and
3. Record your feedback by filling out the comment card below and returning it to a member of the project team by 6:30 pm.

The CPSC Public Hearing will begin at 6:30 pm, during which there will be an opportunity for attendees to provide public testimony. Make sure to sign-up in advance if you intend to provide public testimony.

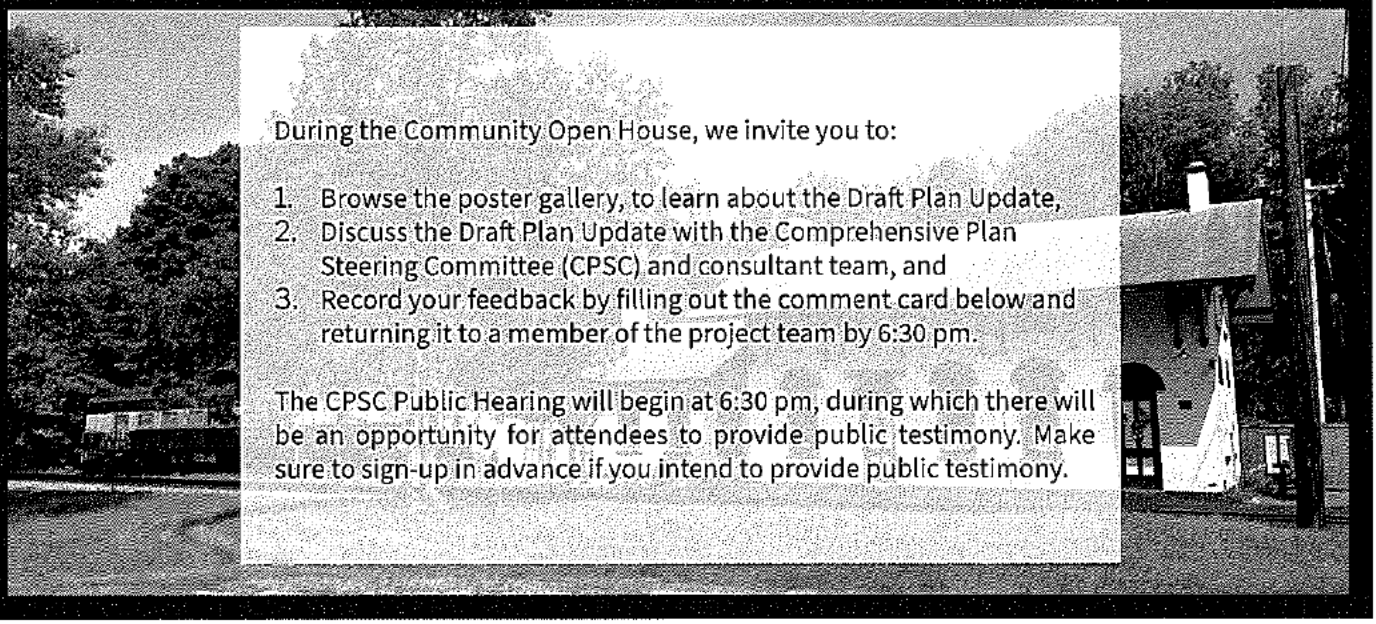
Please provide us with your feedback on the Draft Joint Comprehensive Plan Update. Thank you for your participation!

We need a Industrial Development Committie

Your name: [redacted]

April 09, 2026

Welcome to the Community Open House for the TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN!



During the Community Open House, we invite you to:

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Please provide us with your feedback on the Draft Joint Comprehensive Plan Update. Thank you for your participation!

- Assessor needs to code Ag properties appropriate. There are 42 ag coded properties + at least 9 parcels owned by farmers code vac rec ~ 526 more acres Ag coded parcels total 2886 acres; + 526 more that should be coded Ag
- Between Ag coded parcels + other land "used" for ag, total land used for Ag is ~ 4/600 acres. RR, R1, R2 zones contribute a significant amount of land resource to ag.
- Changes to zoning - downzoning - should be done with thought and in concert w/ farm input - farmers, developers, investors - economic impact!
- Sewer map has errors - ~~not~~ there is no sewer in several spots
- Sewer District is misleading - there are large areas sewer will not be added. Simplify sewer district map
- Why does Camillus think they have to offer low-income/section 8 housing.

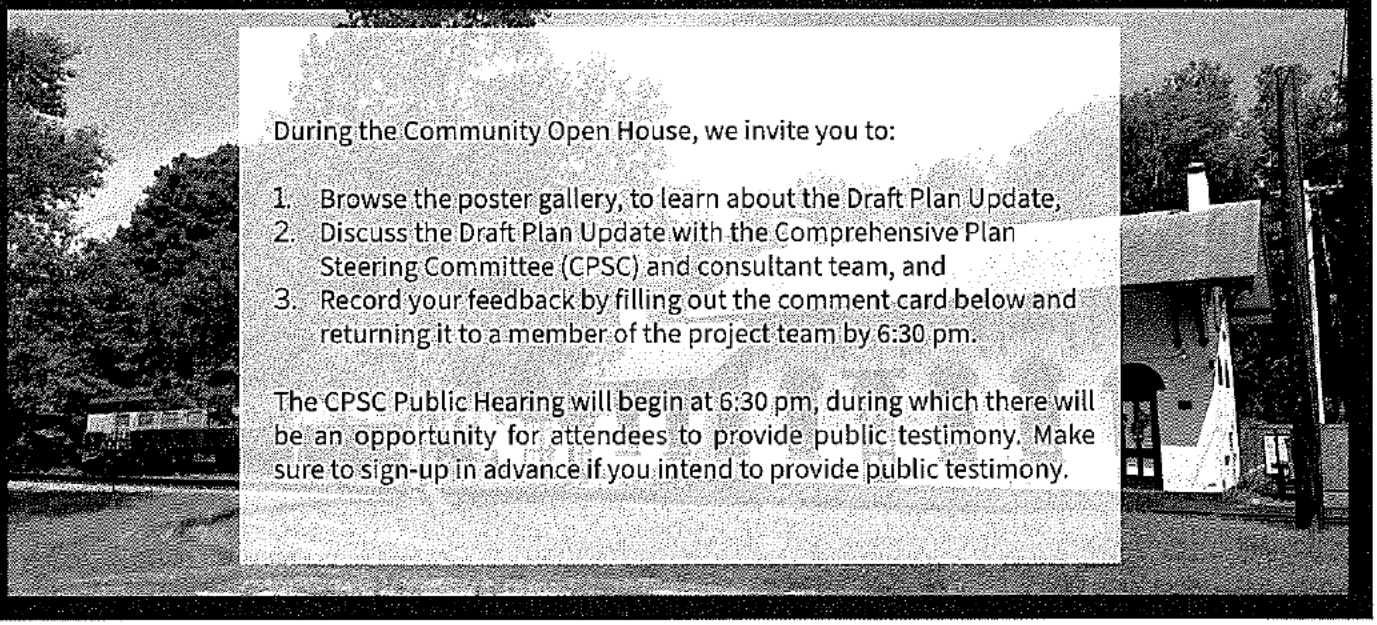
Your name: [redacted]

Glad to discuss

[redacted]

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Please provide us with your feedback on the Draft Joint Comprehensive Plan Update. Thank you for your participation!

Thank you for adding complete streets in the plan. Both the Town & village need improvements especially West Genesee St and Newport Rd. Sidewalks, decreasing the lanes, Traffic calming (as some examples).

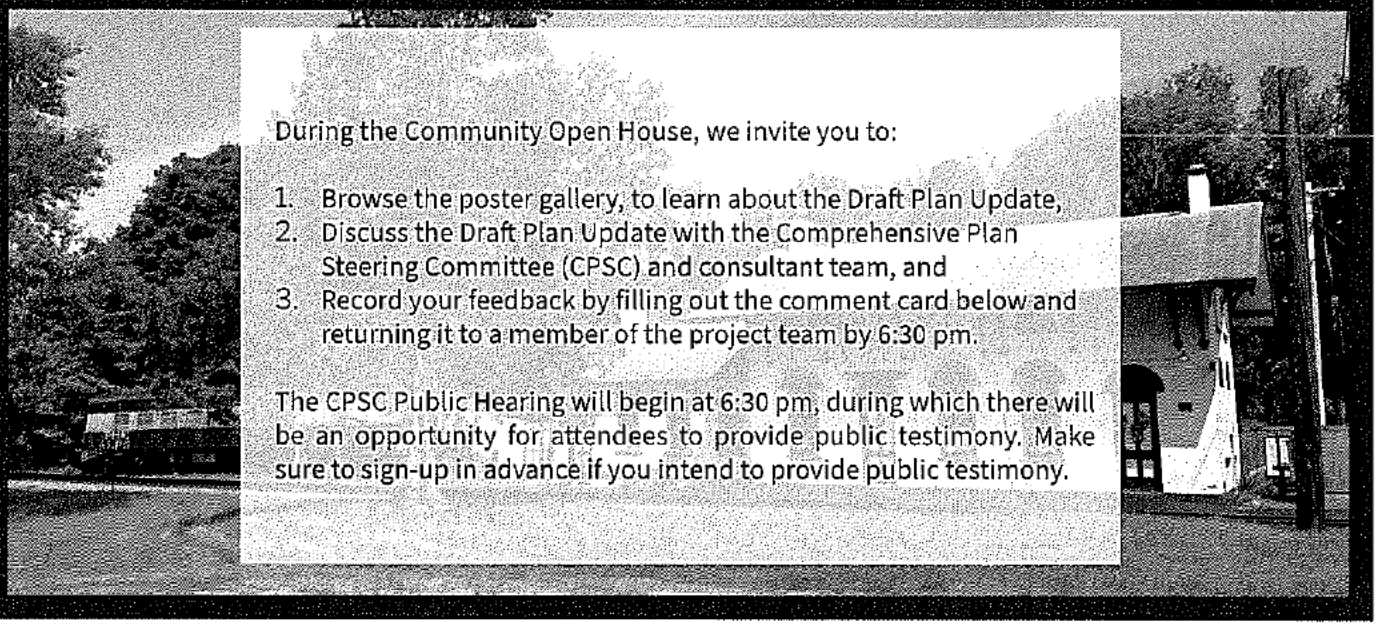
The Mixed Residential Section for the Town seems very broad and does not ~~real~~ really help define the area. That area is very large and ~~might~~ ~~not~~ should not be seen as one area. It is very diverse.

FYI - Village did a great job of informing the public. The Town did not. I could not find info on the comprehensive plan on the Town website in an easy manner. Very hidden.

Your name: [redacted]

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1. Table 6, p15, shows an 8% increase in population over last 10 years over age 55. When these folks eventually move out of current housing it will provide more affordable housing.
2. Pages 55 and 58 contain references to State Climate Change Policy. Suggest delete it
3. The concept of protecting Ag Land via Conservation Easements and Transfer of Development Rights was pursued about 30 years ago without acceptance by Town Board. The best thing the Town can do is support and facilitate individual farmers applications for State Farmland Protection funds

over

Your name: [redacted]

member Camillus Ag Advisory committee

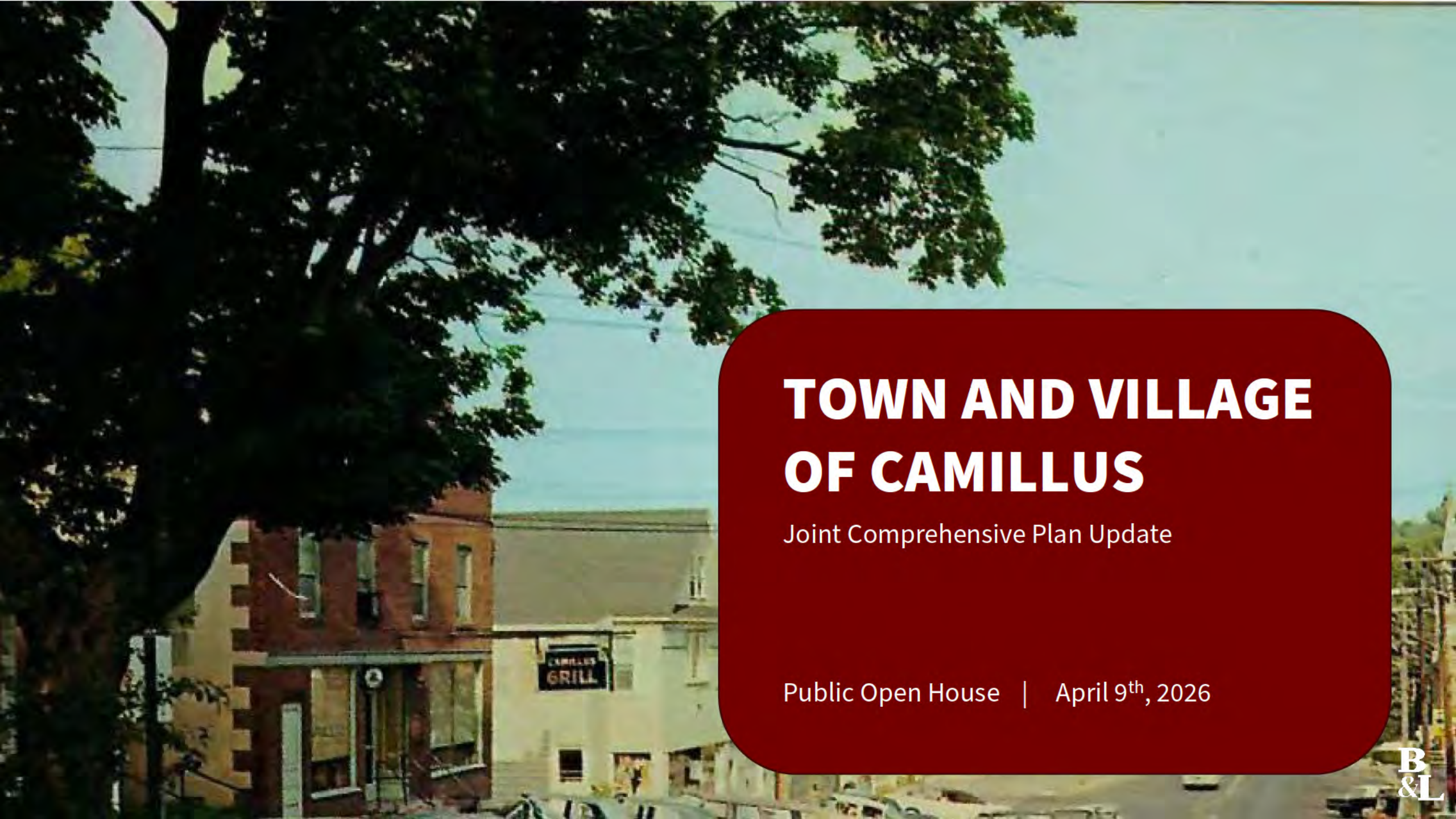
4. A great deal of Ag Land is held by family farms who will continue until economic or family circumstances dictate otherwise. No need for the Town to interfere via zone changes.

April 09, 2026



Please provide us with your feedback on the Draft Joint Comprehensive Plan Update. Thank you for your participation!

TREE City DESIGNATION (TOWN)
↳ IN PLACE FOR FUNDING

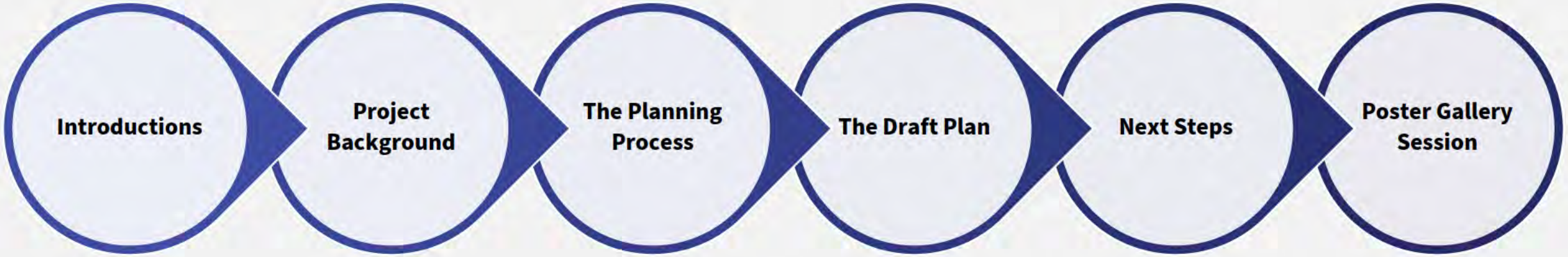


TOWN AND VILLAGE OF CAMILLUS

Joint Comprehensive Plan Update

Public Open House | April 9th, 2026

TODAY'S AGENDA



INTRODUCTIONS

Comprehensive Plan Steering Committee (CPSC)

- John Fatcheric, Supervisor, Town of Camillus
- Richard Waterman, Mayor, Village of Camillus
- Mary Luber, 1st Ward Councilor, Town of Camillus
- Chris Cesta, 5th Ward Councilor, Town of Camillus

Onondaga County Department of Planning

- Troy Waffner, Director, Dept. of Planning
- Megan Costa, Assistant Director for Planning, Dept. of Planning

Consultant Team: Barton & Loguidice (B&L)

- Keith Ewald, AICP, PLA
- Grace DeSantis, AICP
- Silvi Patel

This project is funded in part by Onondaga County

PROJECT BACKGROUND

The typical lifespan of a comprehensive plan is ~10 years

- The Town Comprehensive Plan was created in 2017
- The Village Comprehensive Plan was created in 2008
- To be effective, the Comprehensive Plan must reflect recent local and regional trends, the present-day preferences of current community members and the community's future vision for the area

An updated comprehensive plan has many benefits

- Represents a statement of policies and priorities
- Provides direction to decision-makers
- Strengthens the municipality's legal position in land proceedings
- Serves to make government more efficient and responsive
- Increases chances of funding for the community and its partners by outside organizations

THE PLANNING PROCESS

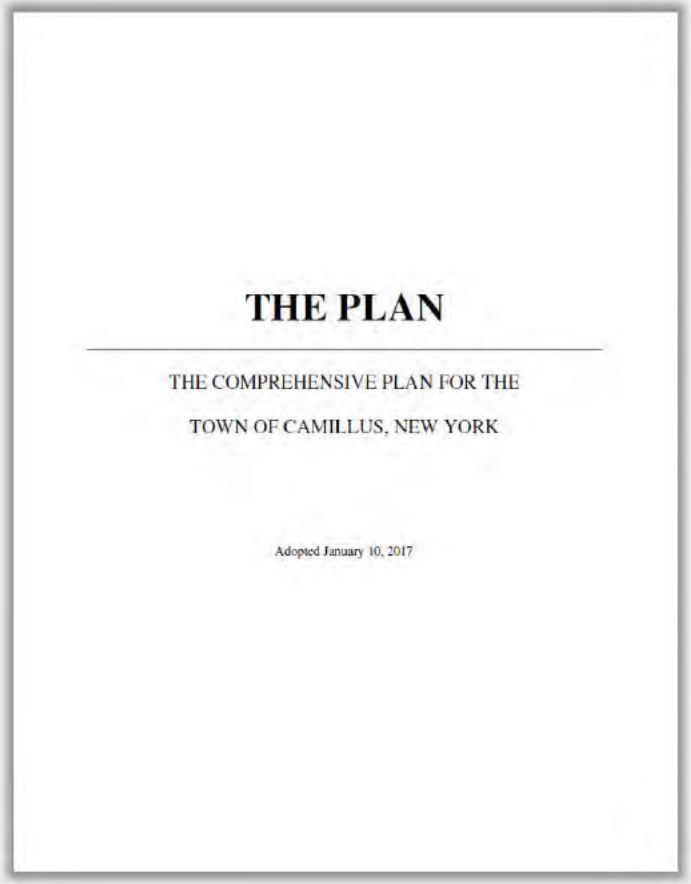


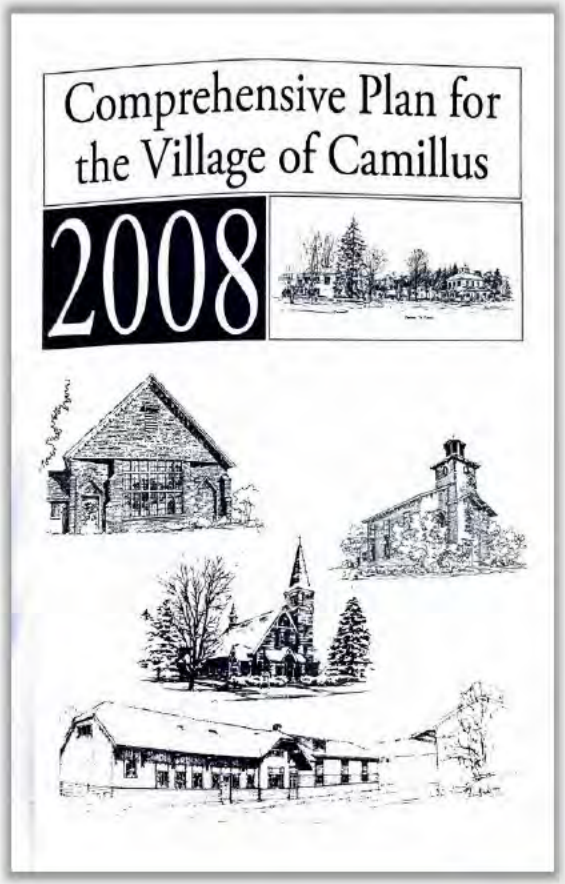
PROCESS & TIMELINE

April 2025	Project Kick-Off
June 2025	Community Participation Plan
July 2025	Community Profile
	Community Survey
	Community Visioning Workshop
August 2025	Stakeholder Interviews
October 2025	Vision & Goals Framework
November 2025	Future Land Use Strategy
February 2026	Draft Comprehensive Plan
April 2026	Community Open House & CPSC Public Hearing
May 2026	SEQRA & County Referral Procedures
May 2026	Joint Town & Village Board Public Hearing
June 2026	Final Plan
	Expected Start of Zoning Update



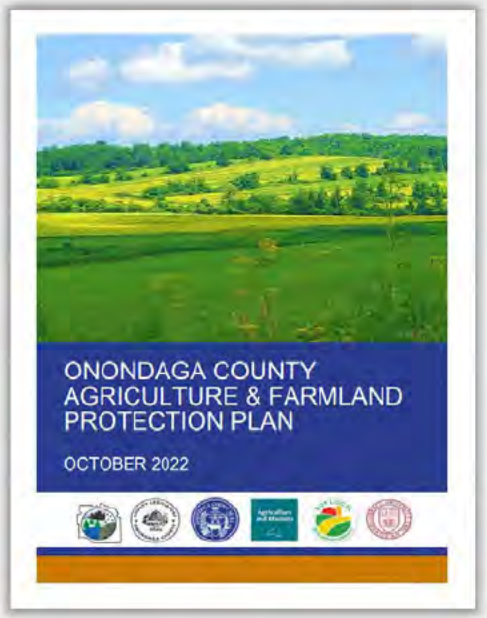
BUILDING UPON PRIOR PLANS & STUDIES











PARALLELS WITH THE COUNTY COMPREHENSIVE PLAN

- ✓ **Housing**: More diverse & affordable options
- ✓ **Growth**: Smart, compact, and coordinated development
- ✓ **Economy**: Support local business & vibrant centers
- ✓ **Mobility**: Walkable, connected, and safer streets
- ✓ **Community**: Parks, services, and shared resources
- ✓ **Sustainability**: Protect land, environment, and infrastructure





COMMUNITY INPUT

Community Visioning Workshop

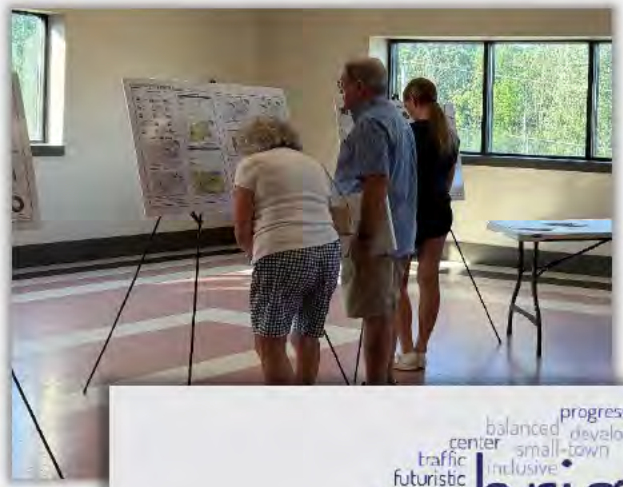
- July 17, 2025
- Approx. 20 attendees

Community Survey

- June 30-July 25, 2025
- 261 responses

Stakeholder Interviews

- October-November, 2025
- 9 interviews, 16 interviewees





	TOWN	VILLAGE
Square miles	35	4
Population	24,124	1,222
Housing	Renter-occupied 19%, Owner-occupied 81%	Renter-occupied 50%, Owner-occupied 50%
Total Households	10,785	716
Median Household Income	$87,170	$50,333
Median Age	44 years	41.5 years
Key Activity Centers	Hamlets (Fairmount, Amboy, Warners) Shopping centers (Camillus Commons, Township 5)	Downtown

THE DRAFT PLAN

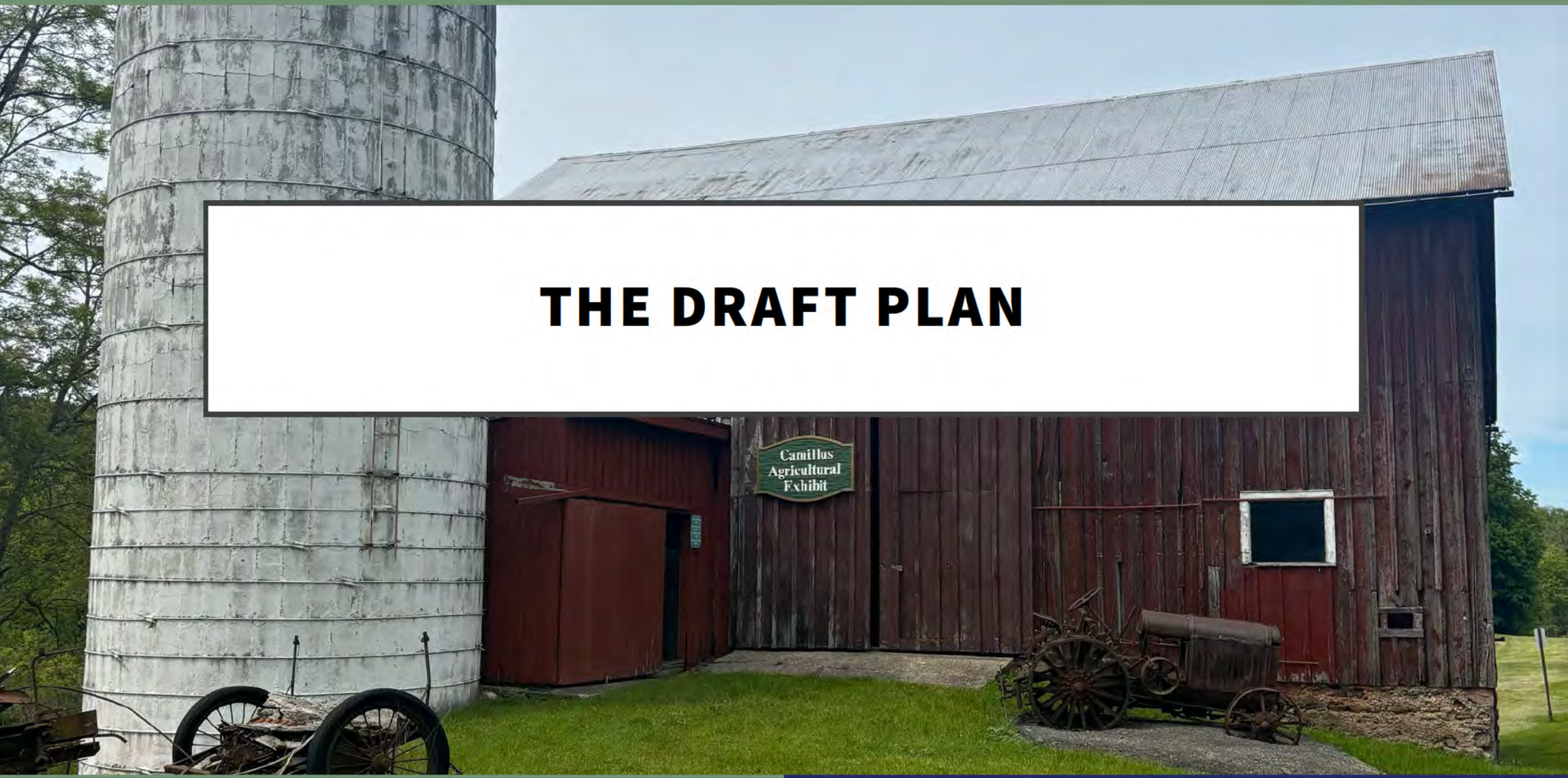


TABLE OF CONTENTS

1. Introduction

Where Are We Now? → 2. Community Profile

What Do We Want to Be? → 3. Our Vision & Goals

How Do We Get There? → 4. Future Land Use Strategy

How Do We Get There? → 5. Implementation Program

TOWN'S VISION

Our Town is a safe, welcoming, and family-oriented community that protects its rural character and natural landscapes. We are committed to guiding responsible growth, offering attainable housing and high-quality employment opportunities, improving traffic safety and walkability, and investing in parks, trails, and modern community amenities. Through strong public services and thoughtful development, our community provides a high quality of life for all residents.

VILLAGE'S VISION

Our Village is a charming, historic, and walkable community with an energy and identity all its own. It is our mission to foster a vibrant downtown, safe and well-kept neighborhoods, and public spaces that strengthen community life. With a distinctive character and welcoming atmosphere, our Village is an exceptional place to live, work, visit, and gather.


Vision
Goal
Goal
Objective
Action Item
Action Item
Action Item
Objective
Action Item
Action Item
Action Item
Objective
Action Item
Action Item
Action Item
Objective
Action Item
Action Item
Action Item

GOAL AREAS

TOWN

1. Foster **thriving neighborhoods** with attainable housing options
2. Build a **connected and safe** community
3. Protect our **agricultural heritage** and enhance our natural and recreational assets
4. Build a **prosperous local economy** with diverse retail and employment opportunities

VILLAGE

1. Build an **identity** for the Village and strengthen community pride
2. **Revitalize downtown** and foster the small business scene
3. Enhance **neighborhood well-being** and stability through quality and accessible housing
4. Ensure community infrastructure is **resilient** in the face of today's and tomorrow's challenges

SHARED INITIATIVES

1. Protect shared **natural, park, and open space** resources and promote intermunicipal recreational opportunities
2. Partner on efforts to preserve and highlight **historic resources** that tell the story of Camillus.
3. Continue to collaborate on critical **public health, safety, and wellbeing** concerns that are best addressed through intermunicipal collaboration and shared services.
4. Formalize **communication channels** between the Town and Village to strengthen existing partnerships.

FUTURE LAND USE STRATEGY

	Zoning	Future Land Use
Legal Implication	Regulatory Tool (law)	Non-Regulatory Tool (guide)
Boundaries	Absolute	Flexible
Purpose	Establishes permitted land uses, administrative procedures, and building/site design requirements.	Recommends land uses and building/site design elements to be encouraged or discouraged.
Use	Used by elected officials and municipal staff to regulate the use of land for the health, safety, and welfare of the community.	Used by community stakeholders to inform their development applications. Used by elected officials and municipal staff to evaluate development applications.

FUTURE LAND USE STRATEGY

1. Parks & Open Space
2. Agricultural & Rural Residential
3. Town Low Density Residential
4. Town Mixed Density Residential
5. Village Residential
6. Village Downtown
7. Regional Commercial/Mixed Use
8. Neighborhood Commercial
9. Industrial Transition Area



Example Page

Community Insights *on Village Downtown*

Quotes sourced from responses to the community survey

"Developing corridor, rehabilitation of aging structures, tourism opportunities."

"Opportunity to add more quality retail stores, pleasant walkable environment, natural landscaping and trees. The Village should be a storing center to enhance and support the Town as a whole."

"Main street needs more stores that reflect the needs of the community and less like we are competing with high end stores."

"Very few restaurants or cafes to hang out in. There are very few hangout places other than bars, or expensive home goods stores and boutiques."

"Nice parks and recreation. Could have better nature walk down the canal."

Examples to be Encouraged





Examples to be Avoided





Supported Characteristics

As the civic and social core of the Village, the Downtown FLU area will communicate a distinctive and recognizable identity. A cohesive visual language—expressed through coordinated signage, wayfinding, street furniture, and consistent downtown branding—will help strengthen the Village's sense of place. Equally important is intentional site and building design within the private realm. Historic buildings serve as cornerstones of downtown identity, and the Village remains committed to preserving historic architecture while celebrating its rich heritage. These coordinated branding, design, and preservation efforts will reinforce the Village Downtown as a unique destination and support community-focused programming, including annual events such as family fun days and seasonal celebrations.

The Downtown FLU area also seeks to foster a vibrant Village Center by encouraging mixed-use and dynamic development patterns that attract residents, visitors, and businesses. Existing land uses primarily consist of commercial buildings, community services, and residential housing. The Village Center zoning framework provides opportunities to guide streetscape elements and design standards that maintain the traditional Main Street form. Incorporating form-based code principles may further reinforce downtown's historic scale, density, and character. Expanding opportunities for mixed-use development—such as reusing historic buildings for residential purposes or converting upper floors to housing—can reduce upper-floor vacancies, increase downtown housing options, and create a more active and economically sustainable downtown. A denser mix of uses will generate additional foot traffic, support local businesses, and encourage downtown activity throughout the day and into the evening.

Flood mitigation along Ninemile Creek is also a critical consideration for the long-term resilience of the Downtown FLU area. Recurring flooding poses risks to infrastructure, private property, and economic activity within the Village Center. Future planning and redevelopment efforts should incorporate flood mitigation strategies—such as green infrastructure, improved stormwater management, streambank stabilization, and coordination with local and regional agencies—to reduce flood impacts while protecting natural resources and supporting sustainable downtown investment.

IMPLEMENTATION PROGRAM

Example Page

Town of Camillus

Goal Area	Priority Action Item	Lead Agency	Potential Partners	Timeline	Cost	Potential Funding Source (s)
Foster Thriving Neighborhoods with Attainable Housing Options	***Action Item 1.1.1:*** Conduct a comprehensive housing study that assesses the Town's housing stock and market conditions, analyzes affordability metrics and market gaps, identifies housing needs, assesses displacement risks, and establishes a strategy for meeting local housing demands and preferences.	Town Housing Authority	Town Code Enforcement, Onondaga County Community Development Department	3+ Years	$$	CDBG Program
	Action Item 1.2.4: Update zoning district boundaries, or bulk and density regulations within the current zoning districts, where necessary, to ensure that new, higher-density development is permitted in areas with access to water and sewer infrastructure.	Town Code Enforcement	Town Zoning Board of Appeals, Town Attorney	1-3 Years	$$	Onondaga County, NYS Smart Growth Program
	Action Item 1.3.4: Explore incentive programs that promote the adaptive reuse of existing commercial structures in activity centers for mixed-use (housing and retail/office), prioritizing redevelopment over new construction.	Town Planning Board	Town Housing Authority	1-3 Years	$$	NYS Smart Growth Program, CDBG Program, NY Forward/DRI Programs
Build a Connected and Safe Community	***Action Item 2.2.1:*** Develop a local budget and prepare competitive applications to create and implement an Active Transportation Plan and a Complete Streets policy; together, these documents will guide improvements on primary transportation corridors such as West Genesee Street, balancing the needs of motorists, pedestrians, bicyclists, and transit users while improving access to adjacent land uses.	Town Highway Department	Onondaga County Planning Department, SMTC	1-3 Years	$$	SMTC, NYS Climate Smart Communities Program
	Action Item 2.3.3: Streamline Town communication with the public by redesigning the Town website to be more user-friendly and organized.	Town Clerk		<1 Years	$	Market New York Program
Protect our Agricultural Heritage and Enhance our Natural and Recreational Assets	***Action Item 3.1.4:*** Encourage the implementation of green infrastructure approaches, including bioswales, permeable pavement, and expanded tree canopy, as part of the Town's stormwater management guidance.	Town Planning Board	Town Parks and Recreation Department, Onondaga County Planning Department	3+ Years	$$$	NYS Climate Smart Communities Program, NYS Green Innovation Grant Program
	Action Item 3.2.1: Establish and maintain a multi-purpose community center that serves as a hub for recreation, cultural activities, workforce training, youth programs and athletics, and emergency shelter needs.	Town Parks & Recreation Department		3+ Years	$$$	NY BRICKS Program



NEXT STEPS

WHAT'S COMING UP NEXT...

1. **Steering Committee Public Hearing** (today at 6:30pm)
2. Revisions to draft Joint Comprehensive Plan based on community feedback
3. SEQR & County Referral process
4. Village & Town Board Public Hearing(s) (TBD)

POSTER GALLERY SESSION

- Browse the posters to learn about the draft Plan Update
- Meet the Steering Committee and Consultant Team and discuss the project
- Fill out and submit your comment cards by 6:30 pm
- Attend/participate in the public hearing at 6:30 pm

Thank you for attending today and providing your input!

WELCOME!

Thank you for attending the Community Open House for the Town & Village of Camillus Joint Comprehensive Plan!

While at this Community Visioning Workshop, we invite you to:

1. Browse the poster gallery to learn about the project,
2. Record your feedback by filling out a comment card and returning it to a member of the project team.
3. Meet and discuss the project with the Comprehensive Plan Steering Committee and Consultant Team.

Please note that all Joint Comprehensive Plan material presented at this Community Open House is in DRAFT form.

We need your input in order to shape the Joint Comprehensive Plan. Thank You for participating and sharing your ideas and feedback!

DON'T FORGET TO REVIEW THE DRAFT PLAN!

Village Website

https://villageofcamillusny.com/

Scan the QR Code with your phone's camera app!

Town Website

https://www.townofcamillus.com/

WHERE DO YOU LIVE?
PLEASE LET US KNOW BY PLACING A DOT ON THE MAP!



PLACE A DOT HERE IF YOU DON'T LIVE IN THE TOWN OR VILLAGE OF CAMILLUS

INTRODUCTION

THE JOINT COMPREHENSIVE PLAN

A community's comprehensive plan:

1. **Describes current conditions;**
2. **Defines a vision for the future;**
3. **Establishes a set of goals, objectives, and action items; and**
4. **Identifies the types and locations of desired land uses.**

This Joint Comprehensive Plan is designed to serve both the Town and Village of Camillus, establishing a vision, set of goals, and strategic recommendations to guide future development, land use, and municipal programming across both jurisdictions. The joint planning approach reflects a regional best practice, offering a more cost-effective alternative to separate planning efforts while fostering collaboration between neighboring municipalities.

The primary function of a Joint Comprehensive Plan is to articulate and formalize a vision for the future of the community. This vision serves as a foundational framework to guide both public and private sector development, ensuring alignment with the community's long-term goals and priorities as outlined in the Plan. The Comprehensive Plan acts as a strategic reference tool for decision-makers and stakeholders, offering clear direction on the types of projects, policies, and investments that are likely to be supported by the Town and Village.

Benefits of Comprehensive Plan?

The comprehensive planning process for municipalities has multiple benefits, including stronger grant applications, informed budgeting, and enhancing quality of life beyond traditional development strategies. It can directly inform the development and revision of regulatory tools, such as zoning codes and design standards, that achieve the community's longer-term vision.

THE COMPREHENSIVE PLAN STEERING COMMITTEE

The Steering Committee plays an essential advisory role throughout the planning process by meeting with the consultant team following the completion of each chapter to review progress and provide input. Members are responsible for offering feedback on draft materials, and ensuring the plan reflects community priorities. Additionally, the committee helps promote and encourage participation in public engagement activities, serving as a vital link between the project team and the broader community.

- **John Fatcheric,** Supervisor, Town of Camillus
- **Richard Waterman,** Mayor, Village of Camillus
- **Mary Luber,** 1st Ward Councilor, Town of Camillus
- **Chris Cesta,** 5th Ward Councilor, Town of Camillus
- **Troy Waffner,** Director, Dept. of Planning (Onondaga County)
- **Megan Costa,** Assistant Director for Planning, Dept. of Planning (Onondaga County)

TIMELINE

2025

- **April** — Project Kick-Off
- **June** — Community Participation Plan
- **July** — Community Profile; Community Survey; Community Visioning Workshop
- **August** — Stakeholder Interviews
- **October** — Vision & Goal Framework
- **November** — Future Land Use Strategy

2026

- **February** — Draft Comprehensive Plan
- **April** — Community Open House & CPSC Public Hearing
- **May** — SEQRA & County Referral Procedures
- Town Board & Village Board Public Hearing
- **June** — Final Comprehensive Plan
- Expected Start of Zoning Update

PLAN TABLE OF CONTENTS

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- **Purpose & Intent**
- **Joint Comprehensive Plan**
- **Local & Regional Planning Efforts**
- **Previous Comprehensive Planning Efforts**
- **Planning Horizon**
- **Planning Process**
- **Indigenous Land Acknowledgment**

CHAPTER 02 - COMMUNITY PROFILE

- **Historical Context**
- **Regional Context**
- **Demographic Inventory & Analysis**
- **Physical Inventory & Analysis**

CHAPTER 03 - OUR VISION & GOALS

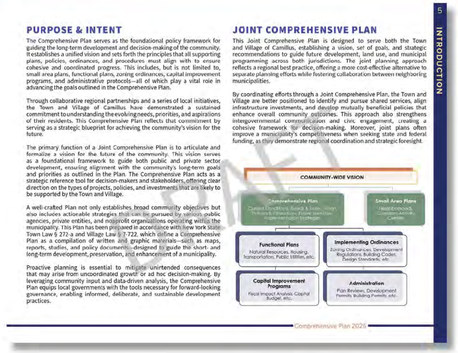
- **The Framework**
- **Town's Vision**
- **Village's Vision**
- **Shared Town & Village Initiatives**

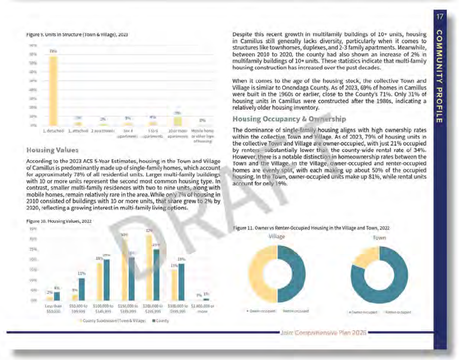
CHAPTER 04 - FUTURE LAND USE STRATEGY

- **Purpose**
- **Interpreting the FLU Map**
- **Parks & Open Space**
- **Agricultural & Rural Residential**
- **Low Density Residential**
- **Mixed Density Residential**
- **Village Residential**
- **Village Downtown**
- **Neighborhood Commercial**
- **Regional Commercial/Mixed Use**
- **Industrial Transition**

CHAPTER 05 - IMPLEMENTATION PROGRAM

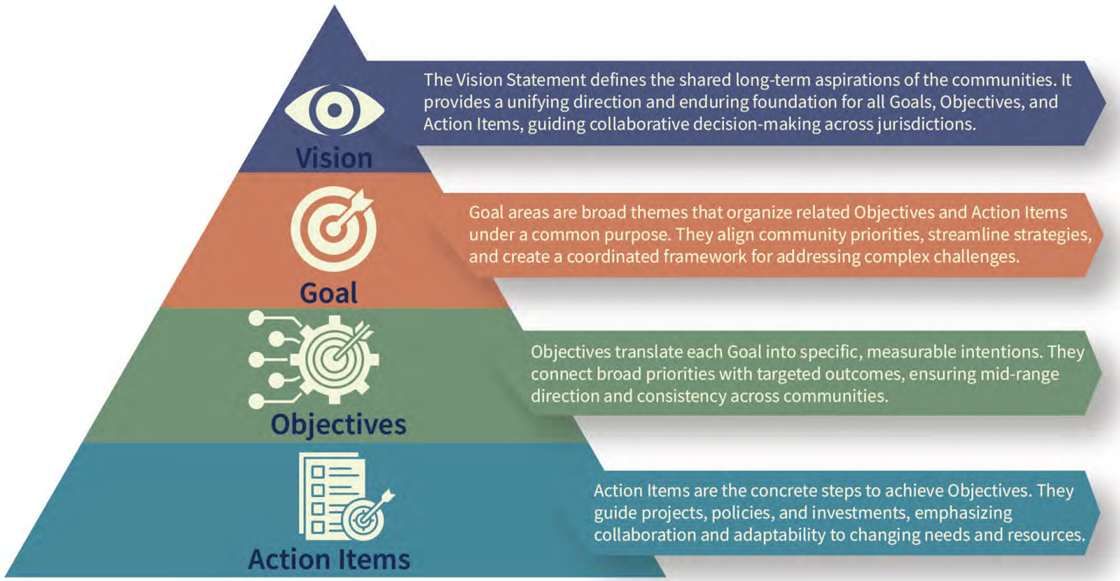
- **Use of this Plan**
- **Priority Actions**

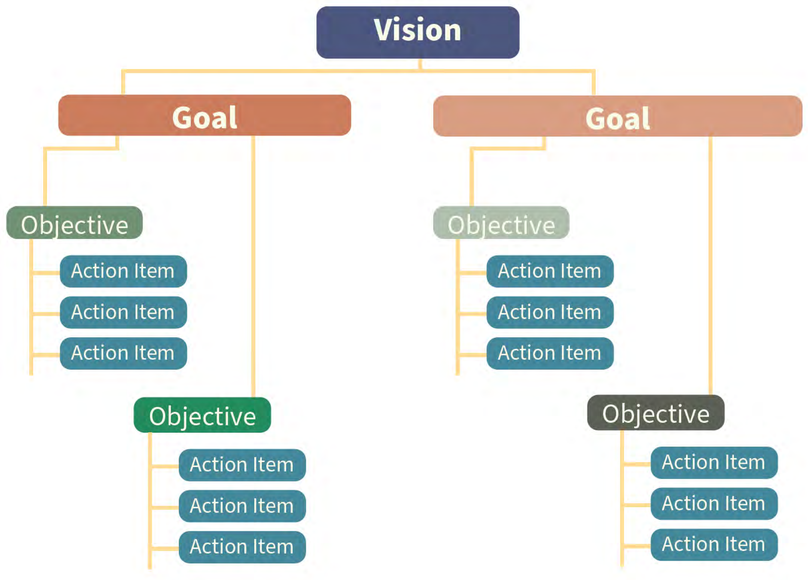












Note: Action items marked with an star ★ indicate high-priority items that have been selected for inclusion in Chapter 5:Implementation Program.

TOWN'S VISION

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GOAL 1: FOSTER THRIVING NEIGHBORHOODS WITH ATTAINABLE HOUSING OPTIONS

The Town will foster thriving, inclusive, and resilient neighborhoods by expanding diverse housing choices, guiding sustainable residential growth, and strengthening the long-term stability and character of existing communities. This goal focuses on meeting the evolving needs of seniors, young families, and households of all income levels; encouraging reinvestment in aging housing stock; and supporting development patterns that reduce sprawl and reinforce walkable, mixed-use activity centers. Through updated zoning, strategic partnerships, design standards, and targeted public and private investment, the Town will promote a balanced distribution of affordable and workforce housing, expand opportunities for homeownership, and ensure that new development complements existing neighborhood patterns. Together, these strategies will create neighborhoods that are vibrant, well-maintained, environmentally responsible, and reflective of the community's identity - places where residents can comfortably live, work, age, and thrive.

Objective 1.1: Meet the housing needs of seniors, young families, and residents across all income levels.

ACTION ITEM 1 ★

Conduct a comprehensive housing study that assesses the Town's housing stock and market conditions, analyzes affordability metrics and market gaps, identifies housing needs, assesses displacement risks, and establishes a strategy for meeting local housing demands and preferences.

ACTION ITEM 2

Include energy-efficient and net-zero building standards in design guidelines to align with State climate goals.

ACTION ITEM 3

Educate and connect first-time homebuyers and low- to moderate-income households with state, county, and local programs – such as the Onondaga County Homeownership Program and the State of New York Mortgage Agency (SONYMA) – that provide financial or technical assistance to support homeownership, the development of starter homes, and the retention of young families.

ACTION ITEM 4

Partner with Onondaga County's Office for the Aging to promote the development of age-friendly housing, including accessible units, assisted living facilities, and low-maintenance residences, to allow seniors to age in place within the community.

ACTION ITEM 5

Promote a balanced distribution of affordable housing options within existing neighborhoods – while maintaining the current character and building density – by permitting accessory dwelling units (ADUs) and streamlining procedures for the conversion of single-family homes into two-family homes.

ACTION ITEM 6

Through zoning and subdivision laws, encourage new residential development projects to embrace smaller lot sizes and smaller homes to increase the availability of more affordable housing.

ACTION ITEM 7

Collaborate with NYS Empire State Development, the Onondaga County Industrial Development Agency, and the Central New York Regional Planning & Development Board to seek and establish public-private partnerships for workforce and affordable housing development.

Objective 1.2: Promote balanced and sustainable residential development that limits sprawl and emphasizes mixed-use development in existing activity centers.

ACTION ITEM 1

Update the current Mixed Residential (R-4) zoning district to allow mixed-use development (upper floor residential above street-level commercial/retail uses) around public transportation hubs and commercial activity centers.

ACTION ITEM 2

Collaborate with the Onondaga County Department of Planning, Central New York Regional Planning & Development Board, and other partners to conduct development feasibility studies of underutilized private and public parcels that could be developed for community needs, such as a local business incubator, workforce training center, emergency services facility, recreation center, or affordable housing.

ACTION ITEM 3

Limit the spread of commercial uses west of Knowell Road along West Genesee Street by maintaining existing residential zoning and resisting rezoning to Limited Business Office or higher intensity districts.

ACTION ITEM 4 ★

Update zoning district boundaries, or bulk and density regulations within the current zoning districts, where necessary, to ensure that new, higher-density development is permitted in areas with access to water and sewer infrastructure.

ACTION ITEM 5

Evaluate potential zoning amendments to provide greater flexibility for corner-lot residences, specifically regarding front yard setbacks and fencing regulations.

Objective 1.3: Strengthen neighborhood stability and protect community character through reinvestment, property maintenance, and context-sensitive development.

ACTION ITEM 1

Enforce property maintenance standards and support rehabilitation programs like the Lead Hazard Reduction program funded by the US Department of Housing and Urban Development (HUD) and the Shape-Up program by Onondaga County for home repairs that improve the condition of aging or neglected housing stock.

ACTION ITEM 2

Leverage the Town's cluster development regulations and Planned Unit Development District to encourage the design of compact, walkable neighborhoods that minimize environmental impact and reduce infrastructure costs.

ACTION ITEM 3

Establish a design standard to be used to ensure new housing (particularly multi-family) matches the scale and character of the existing neighborhood.

ACTION ITEM 4 ★

Explore incentive programs that promote the adaptive reuse of existing commercial structures in activity centers for mixed-use (housing and retail/office), prioritizing redevelopment over new construction.



Goal 2: Build a Connected and Safe Community

The Town aims to strengthen safety, accessibility, and resilience by modernizing community facilities, public spaces, and essential services. This includes improved safety technology and universal design across public environments. The Town will also expand a multimodal transportation network that supports walking, biking, transit use, and safer streets for all users. Improved communication and engagement tools will ensure residents can easily access information and participate in decision-making. Together, these efforts will create a community that is well-connected, secure, and prepared for the future.

Objective 2.1: Strengthen and modernize community infrastructure, services, and public spaces to support safety, accessibility, and resiliency.

ACTION ITEM 1

Incorporate universal design principles into public spaces and new development.

ACTION ITEM 2

Invest in public safety infrastructure – such as blue lighting systems, smart streetlights, and CCTV cameras – that create safer neighborhoods, particularly within the Town's vast parks and trails network.

ACTION ITEM 3

Identify areas to integrate public EV charging infrastructure to align with State sustainability goals.

Objective 2.2: Create a safe, connected, and efficient multi-modal transportation network that effectively serves a range of users.

ACTION ITEM 1 ★

Develop a local budget and prepare competitive applications to create and implement an Active Transportation Plan and a Complete Streets policy; together, these documents will guide improvements on primary transportation corridors such as West Genesee Street, balancing the needs of motorists, pedestrians, bicyclists, and transit users while improving access to adjacent land uses.

ACTION ITEM 2

Implement traffic calming infrastructure, such as raised crosswalks and curb bump-outs, near activity centers (e.g. parks, schools) located on local roads to raise driver awareness and enhance neighborhood safety.

ACTION ITEM 3

Coordinate with the Fairmount Fair developer, Centro, and the Onondaga County Department of Transportation to explore an alternative public transit stop/pedestrian access configuration at the Fairmount Fair entrance along the West Genesee Street Corridor.

ACTION ITEM 4

Reduce conflicts between trains and other motorized/nonmotorized travelers through compatible zoning around rail corridors, active railroad crossing warning systems, and trespassing deterrents (e.g. providing alternative walking paths to prevent dangerous use of the rail corridor).

Objective 2.3: Foster transparent communication channels between Town officials, staff, stakeholders, and the public.

ACTION ITEM 1

Develop a community engagement strategy that sets standards for when and how the public should be invited to engage in Town projects and decision-making efforts.

ACTION ITEM 2

Implement a hybrid format (combined in-person and virtual) for Town Board meetings to broaden public participation.

ACTION ITEM 3 ★

Streamline Town communication with the public by redesigning the Town website to be more user-friendly and organized.

Goal 3: Protect our Agricultural Heritage and Enhance our Natural and Recreational Assets

The Town will protect and enhance its natural resources, parks, open spaces, and agricultural landscapes to preserve community character and support long-term environmental health. This goal emphasizes planning for high-quality recreational facilities, safeguarding sensitive natural areas, and expanding conservation tools that help retain farmland and rural identity. It also focuses on improving trail connectivity, wayfinding, and safety to create a more accessible outdoor recreation network for residents and visitors. By promoting green infrastructure, supporting local agriculture, and advancing agritourism opportunities, the Town will strengthen both environmental stewardship and community well-being.

Objective 3.1: Preserve the Town's agricultural, natural, and open space resources for future generations.

ACTION ITEM 1

Partner with the Onondaga County Office of the Environment to advocate for environmental protection and enhancement of the NYSDEC Critical Environmental Area of Nine Mile Creek, the Camillus Forest Unique Area, and other natural areas.

ACTION ITEM 2

Advertise workshops and informational sessions by the Cornell Cooperative Extension (CCE), NY Agricultural Land Trust, and similar entities to local agricultural landowners, informing them of opportunities to conserve and rehabilitate their agricultural lands.

ACTION ITEM 3

Develop a Town policy that enables the purchase/transfer of development rights, land banking, and easements as a means of preserving farmland and open space.

ACTION ITEM 4 ★

Encourage the implementation of green infrastructure approaches, including bioswales, permeable pavement, and expanded tree canopy, as part of the Town's stormwater management guidance.

ACTION ITEM 5

Support local agriculture and economic development by reinvigorating the seasonal farmers' market and community garden and promoting the Town's growing agritourism industry.

ACTION ITEM 6

Safeguard the viability of local agricultural operations in an already evolving business landscape by ensuring that zoning codes permit the use of agricultural lands for agritourism (e.g. events, farm shops, u-pick fields).

Objective 3.2: Expand recreational offerings available to Town residents.

ACTION ITEM 1 ★

Establish and maintain a multi-purpose community center that serves as a hub for recreation, cultural activities, workforce training, youth programs and athletics, and emergency shelter needs.

ACTION ITEM 2

Pursue an expansion of the Maxwell Library to meet space and programming needs.

ACTION ITEM 3

Develop a Town of Camillus Parks Master Plan to maintain existing park infrastructure and plan future upgrades – like an enclosed multi-use pavilion with a kitchen, restroom facilities, gymnasium, and indoor turf amenities.



Goal 4: Build a Prosperous Local Economy with Diverse Retail and Employment Opportunities

The Town aims to grow its local economy while preventing sprawl by encouraging smart, efficient commercial development. This goal emphasizes revitalizing underutilized properties, supporting small and growing businesses, and promoting a range of shopping, entertainment, and employment opportunities. By expanding access to financial resources, strengthening workforce training partnerships, and exploring modern zoning tools, the Town will create a resilient economy that supports local jobs and reduces the tax burden on residents.

Objective 4.1: Embrace the principles of smart growth to promote commercial growth while preventing overdevelopment.

ACTION ITEM 1

Research and consider the application of form-based and Smart Code-based development regulations as part of the future zoning code.

ACTION ITEM 2

Conduct an inventory of underutilized and vacant properties to identify opportunities for infill development.

ACTION ITEM 3

Explore redevelopment opportunities for the Honeywell wastebeds area - such as an inland harbor - given its formerly industrial nature, remediation efforts, and proximity to the rail line.

Objective 4.2: Diversify retail and employment offerings while balancing the local tax burden.

ACTION ITEM 1

Connect small and growing businesses with financial and technical assistance, such as the NYS Empire State Development (ESD) Small Business Credit Initiative (SSBCI), the Central New York Regional Planning and Development Board (CNYRPDB) Enterprise Development Fund, and other resources for low-interest loans, grants, counseling, and training.

ACTION ITEM 2 ★

Encourage small business growth by assessing the feasibility of a makerspace or coworking venue that eases the transition from home-based occupations to brick-and-mortar businesses.

VILLAGE VISION & GOALS

VILLAGE'S VISION

Our Village is a charming, historic, and walkable community with an energy and identity all its own. It is our mission to foster a vibrant downtown, safe and well-kept neighborhoods, and public spaces that strengthen community life. With a distinctive character and welcoming atmosphere, our Village is an exceptional place to live, work, visit, and gather.

GOAL 1: BUILD AN IDENTITY FOR THE VILLAGE AND STRENGTHEN COMMUNITY PRIDE

The Village of Camillus seeks to cultivate a strong sense of identity, belonging, and pride by celebrating its historic character, enhancing public spaces, and fostering meaningful connections between residents, visitors, and leadership. This goal area emphasizes positioning the Village as both a desirable place to live and a welcoming destination for tourism, while preserving its heritage and ensuring vibrant, inclusive community engagement.

Objective 1.1: Establish the Village of Camillus as both a choice place to live and a destination for tourism.

ACTION ITEM 1

Pursue grant funding and implement infrastructure upgrades to Monro Park, particularly electricity extensions, water connections, and bathrooms to support the use of Monro Park for events.

ACTION ITEM 2

Host an annual family fun day every July in conjunction with the sponsor – Camillus Chamber of Commerce – to attract vendors, entertainment activities, and family-friendly attractions such as inflatables, face painting, and other fun features.

ACTION ITEM 3

Continue to explore the opportunity to include a Finger Lakes Railway excursion stop within the Village of Camillus.

Objective 1.2: Preserve and enhance the Village's unique, historic, recognizable downtown character.

ACTION ITEM 1

Conduct a regular 5-year assessment of buildings with historic architectural importance to identify and recommend potential repairs or renovations. Furthermore, evaluate the merit and feasibility of establishing a local or State-recognized historic district.

ACTION ITEM 2

Organize expert-led public workshops on historic preservation to educate property owners on the utilization of tax credits, best practices, restoration techniques, and effective maintenance strategies for historic structures.

ACTION ITEM 3

Pursue grant funding opportunities and support property owners with applications to organizations such as the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) to progress historic preservation efforts.

ACTION ITEM 4

Develop a placemaking strategy that provides design guidance for signage, wayfinding, streetscape amenities, and public art to foster a cohesive visual identity within the Village's public realm.

Objective 1.3: Build trust and dialogue between residents and Village leadership through improved communication channels, engagement opportunities, and the promotion of local events and activities.

ACTION ITEM 1

Encourage more residents to sign up for Text-My-Gov, through which (1) residents can report concerns to the Village and (2) the Village can issue alerts to subscribed residents

ACTION ITEM 2 ★

Develop Village branding guidelines to ensure that a distinct color palette, font, and logo are consistently applied to Village print and online media.

ACTION ITEM 3

Update the current Village website and continue to emphasize to residents the value of The Camillus Connection, an annual publication delivered to all homes in the Town and Village that is an essential resource for understanding local policies and initiatives.



GOAL 2: REVITALIZE DOWNTOWN AND FOSTER THE SMALL BUSINESS SCENE

The Village of Camillus is committed to strengthening its downtown as the heart of community life and economic vitality. By fostering a diverse mix of dining, retail, and entertainment options, enhancing walkability and public spaces, and supporting small businesses, the Village will create a vibrant, welcoming environment that attracts residents, visitors, and entrepreneurs alike. This goal area emphasizes balancing growth with preservation, ensuring that redevelopment reinforces the traditional character of downtown while expanding opportunities for local business success.

Objective 2.1: Encourage a diverse mix of dining, retail, and entertainment options that support small businesses and family-friendly establishments.

ACTION ITEM 1

Continue to apply for Main Street Grants being offered by the County, which have historically proven to be one of the most effective methods of improving downtown streetscape appeal and business facades in the Village.

ACTION ITEM 2

Conduct outreach to small businesses and startups to increase awareness of the Greater Syracuse Business Development Corporation (GSBDC), US Small Business Administration, Central New York Regional Planning and Development Board (CNYRPDB), Empire State Development (ESD), and other resources for low-interest loans, grants, counseling, and training.

ACTION ITEM 3

Assess the Village Center Zoning Overlay District for opportunities to integrate form-based code standards that reinforce the traditional density and character of downtown, ensure predictable design outcomes, and distinguish it from other commercial areas in the Village.

Objective 2.2: Improve visibility, walkability, and access to create a welcoming environment for residents and visitors.

ACTION ITEM 1

Integrate diagrams and visualizations into the Village Center Overlay District's design guidelines to establish more consistent standards for storefront aesthetics, signage, and building orientation, while integrating improvements to walkability, green space, and parking access.

ACTION ITEM 2 ★

Create a comprehensive economic development strategy to expand and diversify dining and nightlife opportunities in the downtown, with the goal of fostering a lively, welcoming environment that extends activity beyond regular business hours.

ACTION ITEM 3

Increase walkability from the Connelly Acres senior apartments and Timber Ridge Dr neighborhood to downtown; potential improvements may include the addition of road verges (to buffer pedestrians from the road), painting of crosswalks, and installation of a rest area.

Goal 3: Enhance Neighborhood Well-Being and Stability through Quality and Accessible Housing

The Village of Camillus is dedicated to ensuring that housing options are safe, diverse, and accessible for all residents – young families, seniors, homeowners, and renters alike – while maintaining the Village's unique character. This goal area emphasizes reinvestment in existing neighborhoods, support for homeownership, and thoughtful zoning policies that expand housing opportunities without compromising community identity. By promoting well-maintained homes, encouraging affordability, and fostering innovative housing solutions, the Village will strengthen livability and long-term stability for current and future generations.

The Village's rental housing supply – which currently makes up over 50% of the total supply – offers residents affordable and low-maintenance living arrangements with opportunity for housing mobility (i.e. relocation between units as personal circumstances change). These rental opportunities are also essential to maintaining young individuals and families within the community, given that the average first-time homebuyer in the United States is now 40 years old. However, equally important is ensuring that rental properties are maintained by landlords to a high standard, and that transition to homeownership is attainable to those who seek greater housing permanence.

Objective 3.1: Compel responsible property maintenance – particularly of rental properties – to protect the health and safety of Village residents and enhance neighborhood character.

ACTION ITEM 1 ★

Conduct an assessment of the Village's property maintenance law and code enforcement procedures to identify opportunities to promote upkeep and reinvestment in residential areas.

ACTION ITEM 2

Coordinate with Onondaga County Real Property Tax Services to establish incentives for residential property owners to invest in and improve their homes. This may include property tax incentives or credits that reward property owners for home improvements, such as roof replacements, new windows, and porch improvements.

ACTION ITEM 3

Pursue housing grant programs such as the New York State Homes and Community Renewal's Community Development Block Grant; HOME Program; Affordable Housing Corporation; and Empire State Development's Restore New York Communities Initiative.

ACTION ITEM 4

Encourage landlords to maintain their properties in a manner that continues the quaint visual appeal of the Village. Encourage non-local landlords, specifically, to increase vigilance over the condition of their properties.

Objective 3.2: Expand resident access to a range of housing options, including pathways to homeownership.

ACTION ITEM 1 ★

Educate and connect first-time homebuyers with state, county, and local programs – such as the Onondaga County Home Ownership Program, NYS School Tax Relief (STAR), and the State of New York Mortgage Agency (SONYMA) – that provide financial or technical assistance to support homeownership, the development of starter homes, and the retention of young families.



Goal 4: Ensure Community Infrastructure is Resilient in the Face of Today's and Tomorrow's Challenges

The Village of Camillus is committed to building a safe, resilient, and future-ready community by investing in modern infrastructure, strengthening emergency services, expanding recreational opportunities, and addressing environmental challenges. This goal area emphasizes proactive planning, sustainable practices, and community-focused improvements that protect public health, enhance quality of life, and preserve natural resources. By combining infrastructure upgrades with safety initiatives and resilient design, the Village will ensure long-term stability and livability for residents and visitors alike.

Objective 4.1: Invest in modern infrastructure and reliable emergency services to ensure community safety.

ACTION ITEM 1

Continue to coordinate with NYSDOT to reverse the 1977 ruling that transferred ownership of Main Street from NYS to the Village, as the Village can no longer afford the maintenance expense of the highway between the railroad bridge to the east and Elm Street to the west.

ACTION ITEM 2

Explore the feasibility and appetite for transferring ownership and maintenance of the Village's sewer system to Onondaga County WEP.

Objective 4.2: Expand and diversify recreational opportunities to promote active lifestyles, community health, and a stronger sense of place within the Village.

ACTION ITEM 1

Develop the walking and biking trail from Sims Store on the Erie Canal to the Martisco Train Station through the Village of Camillus.

ACTION ITEM 2 ★

Develop a Village Recreational Master Plan to prioritize new parks, improvements to existing facilities, trails, and programs.

ACTION ITEM 3

Require that proposed plans for future large-scale redevelopment projects integrate public benefit amenities (e.g., shade structures, pocket parks, seating, bicycle parking) to promote community congregation and the hosting of public activities.

ACTION ITEM 4

Collaborate with New York State to transform the vacant parcel at the intersection of Main St and Elm St into a gateway park.

ACTION ITEM 5

Convert the two grass islands within the Timber Ridge neighborhood into pocket parks.

ACTION ITEM 6

Collaborate with the Town of Camillus to rehabilitate Wheeler Cemetery, with the intent of establishing it as an additional historic landmark and usable public outdoor space within the Village.

Objective 4.3: Address flooding and other environmental hazards while ensuring the long-term protection of natural resources and community safety.

ACTION ITEM 1 ★

Pursue partnerships with Onondaga County WEP and USGS to re-activate the stream gauge on Nine Mile Creek and enable accurate flood monitoring.

ACTION ITEM 2

Develop a stormwater management plan specific to Village needs and in accordance with the NYSDEC Stormwater Management Regulations.

ACTION ITEM 3

Apply to the NYSDEC Resilient Watersheds Grant Program to fund the implementation of a combination of the flood mitigation project alternatives recommended in the 2025 Ninemile Creek Flood Mitigation & Resilience Report.

ACTION ITEM 4

Pursue funding sources like the Clean Water State Revolving Fund (CWSRF) and the New York State Water Infrastructure Improvement Act (WIIA) to resolve identified environmental concerns related to the wastewater system, such as nuisance odors.

SHARED TOWN & VILLAGE INITIATIVES

Objective 1: : Protect shared natural, park, and open space resources and promote intermunicipal recreational opportunities.

ACTION ITEM 1

Through acquisitions and/or conservation easements, establish the land along the westerly bank of Nine Mile Creek – between Erie Canal Park and the Camillus Valley Nature Area – for public recreational use.

ACTION ITEM 2

Establish a continuous bike and walking trail connecting Erie Canal Park, the Village downtown, and the Camillus Valley Natural Area.

ACTION ITEM 3

Improve wayfinding and public safety by implementing consistent parks and trails signage and publishing a trail system map.

ACTION ITEM 4 ★

Expand the offering of public events (e.g., festivals, field days, farmers' and seasonal markets) via joint efforts between the Town and Village.

ACTION ITEM 5

Coordinate with the West Genesee Central School District to identify opportunities for shared services agreements related to the use of school buses for community events.

Objective 2: Partner on efforts to preserve and highlight historic resources that tell the story of Camillus.

ACTION ITEM 1

Collaborate with the Camillus Historical Society to standardize the identification and documentation of locally important historic sites, including cemeteries, prior to any demolition or alteration.

ACTION ITEM 2

Support the Camillus Historical Society in pursuing State/National Register of Historic Places listings and the installation of historic markers for historically significant sites.





Objective 3: Continue to collaborate on critical public health, safety, and wellbeing concerns that are best addressed through intermunicipal collaboration and shared services.

ACTION ITEM 1

Explore the feasibility of establishing a BOCES facility in Camillus, providing the necessary workforce training for high school graduates to transition into local employment opportunities.

ACTION ITEM 2

Reference Plan Onondaga's community mobility strategy to implement the complete streets concept along West Genesee Street, expanding mobility options and improving safety.

ACTION ITEM 3

Conduct a facility needs assessment for fire and police buildings to identify space expansion and modernization priorities.

ACTION ITEM 4

Standardize the inclusion of emergency service and school district impact assessments into the review and approval process for major development projects, to align staffing and equipment needs with growth.

ACTION ITEM 5

Strengthen public safety services by implementing outreach and recruitment programs that promote careers in the Police and Fire Departments, emphasizing opportunities for local youth involvement.

ACTION ITEM 6 ★

Hire a professional grant writer to assist Town and Village departments and local agencies – such as the Police Department, Fire Department/Districts, and Historical Society – in identifying, securing, and administering funding opportunities that support infrastructure maintenance and community improvements.

Objective 4: Formalize communication channels between the Town and Village to strengthen existing partnerships.

ACTION ITEM 1

Establish a Comprehensive Plan Committee that oversees regular reviews and updates to the Comprehensive Plan and the execution of its recommendations.

ACTION ITEM 2

Host semiannual joint Town of Camillus and Village of Camillus meetings to facilitate dialogue between the two municipalities and formalize shared services and intermunicipal agreements.



FUTURE LAND USE STRATEGY

PARK & OPEN SPACE

- Ensure safe, well-maintained open spaces with improved accessibility for all users.
- Enhance recreational opportunities through upgrades to existing parks and the expansion of outdoor amenities.
- Strengthen connections between parks, neighborhoods, and regional trail systems to support a cohesive recreation network.
- Protect and conserve existing natural resources, including wetlands, stream corridors, and wildlife habitats.

TOWN MIXED DENSITY RESIDENTIAL

- Promote the development of mixed-income residential neighborhoods.
- Support residents of varying incomes, ages, abilities, and lifestyles through a diverse housing stock.
- Provide a mix of housing types that support housing mobility and allow residents to remain in the community as their needs change.
- Support walkable neighborhoods with convenient access to employment, shopping, services, and transit.

REGIONAL COMMERCIAL/ MIXED USE

- Contain sprawling commercial development patterns.
- Prioritize safety, environmental integrity, and sustainability in new development and redevelopment.
- Strengthen and diversify the Town's tax base through appropriately scaled, large-format commercial uses.

AGRICULTURE & RURAL RESIDENTIAL

- Preserve active agricultural land and properties protected through agricultural easements or districts.
- Protect and reinforce the Town's rural character and scenic open landscapes.
- Maintain high-quality rural living opportunities that remain compatible with farming and natural resource conservation.

VILLAGE RESIDENTIAL

- Promote connectivity and walkability between Village neighborhoods and downtown
- Provide high-quality, stable residential living opportunities within the Village
- Maintain the historic character of Village neighborhoods

NEIGHBORHOOD COMMERCIAL

- Support small and growing businesses within the Town and Village.
- Promote local employment opportunities.
- Connect residents to daily goods and services.

TOWN LOW DENSITY RESIDENTIAL

- Preserve high-quality, low-density residential living opportunities.
- Provide a gradual transition between rural environments and higher intensity uses.
- Limit sprawling residential development patterns to existing development footprints.

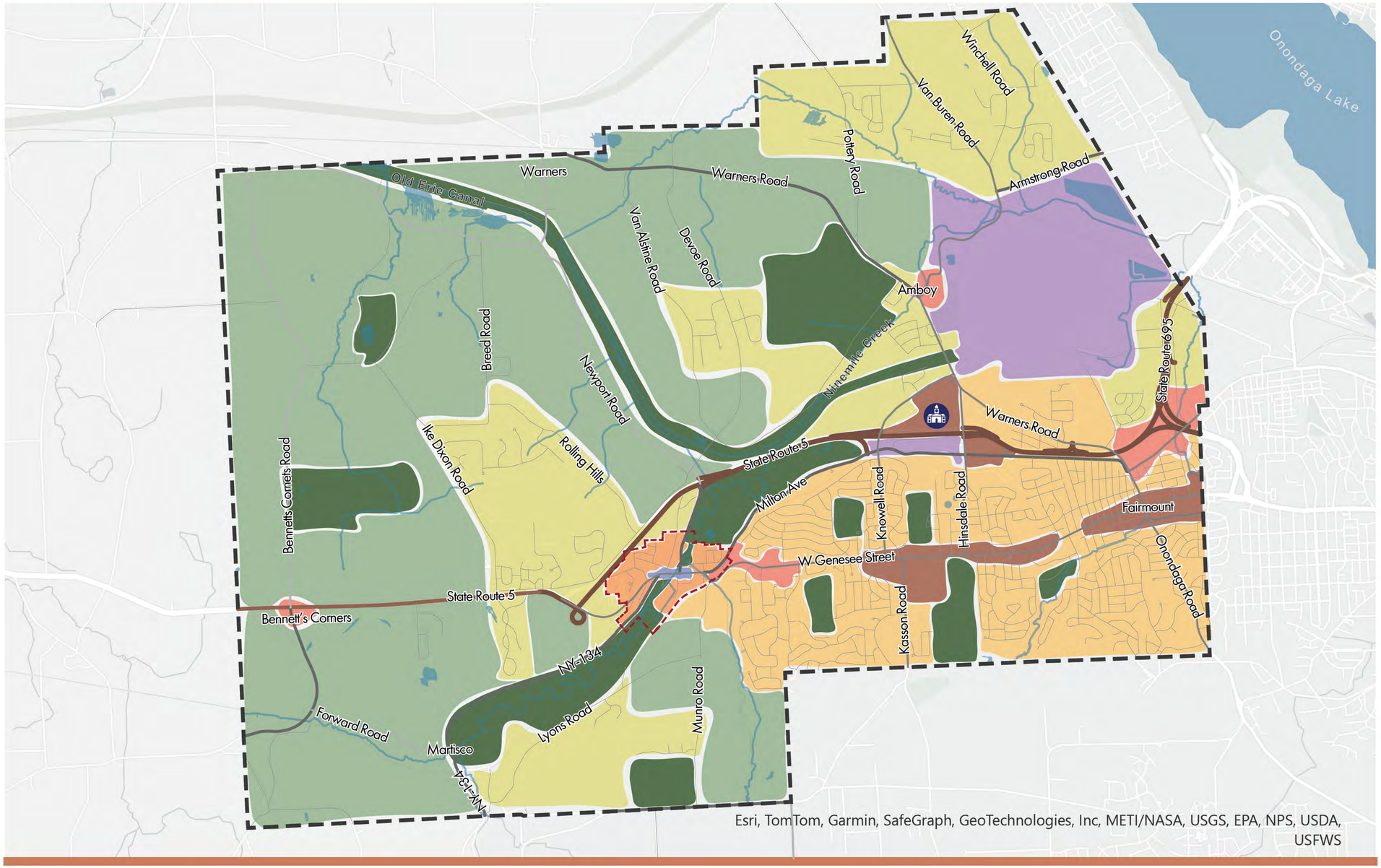
VILLAGE DOWNTOWN

- Foster a vibrant, active, and economically resilient Village Center.
- Protect and celebrate the Village's historic character and cultural identity.
- Enhance mixed-use development, walkability, and bikeability.
- Support and grow a strong small business community.

INDUSTRIAL TRANSITION

- Ensure a smooth transition between industrial areas and nearby neighborhoods and natural resources.
- Promote high-quality, well-managed light industrial development.
- Reactivate underutilized, large legacy industrial sites for their highest and best use.

FUTURE LAND USE MAP



Future Land Use Map

Town and Village of Camillus, New York

0 0.5 1 2 Miles

Legend

- Village
- Town
- Freeway
- Principle Arterial - Other
- Major Collector
- Minor Collector
- Minor Arterial
- Local
- Water

Future Land Use

- Agriculture & Rural Residential (No Sewer)
- Parks & Open Space
- Mixed Density Residential
- Low Density Residential
- Village Residential
- Regional Commercial/Mixed Use
- Neighborhood Commercial
- Village Downtown
- Industrial Transition Area
- Town Center

Minutes of the Camillus Joint Comprehensive Plan Steering Committee

Date & Time: April 9, 2026, 6:30 PM

Location: Town Hall Gym | 5600 Genesee St, Syracuse, NY 13219

CPSC Members Present:
John Fatcheric, Town Supervisor
Mary Luber, Town Board Member
Chris Cesta, Town Board Member
Richard Waterman, Village Mayor

CPSC Members Absent:
None

Barton & Loguidice Consultant Team Members Present:
Keith Ewald, AICP, PLS, Senior Managing Community Planner
Grace DeSantis, AICP, Senior Project Community Planner

Approximate Number of Public Attendees:
11 (based on sign-in sheet)

The Comprehensive Plan Steering Committee called the meeting to order at 6:30 pm. John Fatcheric, Town Supervisor, provided an overview of the meeting's purpose and procedures. Chris Cesta noted that attendees are welcome to send in comments over the next week.

Motion #1
A motion was made by Chris Cesta to open the public hearing. This was seconded by Mary Luber. All were in favor.

Motion #2
A motion was made by Mary Luber to waive the reading of the public notice. This was seconded by Chris Cesta. All were in favor.

Public Testimony
At 6:32 pm, public testimony was heard from attendees who wished to provide comments to the Steering Committee.

Joe Flynn

- Address: 114 Winding Way
- Thanked the committee for the opportunity to speak.
- Reported that Camillus was designated a Tree City USA by the Arbor Day Foundation and NYS DEC.

- Explained that this designation enables access to funding for tree planning, pruning, and removal.
- Noted requirements already met by the Town:
    - Establishment of a Tree Committee (met in March and April)
    - Adoption of a tree ordinance in October
    - Budget exceeding the required $2/resident (~$2.92 per resident)
- Requested that the Tree Committee be formally recognized in the Comprehensive Plan.
- Stated that inclusion in the plan strengthens grant competitiveness.
- Thanked the committee.

Bruce Flagg

- Thanked the committee.
- Requested Town support for a Camillus Community Garden Committee.
- Proposed creating permanent community garden spaces for residents to grow plants under guidelines.
- Shared that a prior garden near Exit 695 is being redeveloped, displacing participants.
- Emphasized need for a permanent location and structured process.
- Noted benefits:
    - Community building and pride
    - Food access and sharing (including donations to senior centers)
    - Youth engagement
    - Improved quality of life
- Suggested gardens could help make Camillus a destination community.

Robert Knapp

- Stated his question had already been addressed by Town representatives and required no further comment.

Laura Teufel, 4th Ward Councilor

- Commended the plan as practical and well-structured.
- Key Concern 1: First-Time Homeowners
    - Expressed concern about the Town's aging population.
    - Emphasized need to attract young families and first-time homebuyers.
    - Recommended proactive efforts to engage developers focused on entry-level housing.
    - Noted challenges:
        - Township 5 development targets empty-nesters
        - Potential conflict between affordability and energy-efficient building standards
    - Encouraged more practical implementation strategies beyond funding referrals.
- Key Concern 2: West Genesee Street Development
    - Opposed limiting commercial development along West Genesee Street.
    - Noted homeowners may prefer selling to commercial developers.
    - Suggested maintaining a commercial corridor character, distinct from the Village.
- Additional Comment
    - Recommended pursuing financial contributions from Micron.
    - Suggested including a clearer financial strategy in the plan.

Diana Luber

- Raised concern about pine beetle infestation affecting local pine trees.
- Recommended Tree Committee monitor and address the issue.
- Expressed support for community gardens based on personal experience.

- Noted benefits of access to fresh, locally grown produce.

Russ Fletcher, Fletcher Farms

- Raised concerns as a large landowner regarding lack of incentives to maintain rural land.
- Noted:
  - High property taxes
  - Inability to vote on school budget due to district boundary
  - Questioned fairness of maintaining scenic land without compensation.
- Requested consideration of:
  - Incentives or protections for rural landowners
  - Policies addressing conflicts (e.g., tree removal for financial necessity)

Richard Waterman, Mayor

- Thanked Barton & Loguidice for their work on the Comprehensive Plan.
- Commended the project team for their professionalism and responsiveness.

Motion #3

A motion was made by Chris Cesta to close the public hearing. This was seconded by Mary Luber. All were in favor.

Motion #4

A motion was made by Mary Luber to "recommend the draft 2026 Town & Village of Camillus Joint Comprehensive Plan to the Town & Village Board for their consideration for adoption, as provided for by NYS Village Law § 7-722(6) and Town Law § 272-a(6) with all edits and/or modifications as noted therein." This was seconded by Chris Cesta. All were in favor.

The meeting concluded at 6:50 pm with a thank you from John Fatcheric to all those in attendance.

A RESOLUTION…

TO RECOMMEND THE DRAFT 2026 TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN TO THE TOWN & VILLAGE BOARD FOR THEIR CONSIDERATION FOR ADOPTION, AS PROVIDED FOR BY NYS VILLAGE LAW § 7-722(6) AND TOWN LAW § 272-A(6) WITH ALL EDITS AND/OR MODIFICATIONS AS NOTED THEREIN.

MOTION BY:
Mary Luber

SECONDED BY:
Chris Cesta

WHEREAS, the Town & Village of Camillus were awarded an Onondaga County Municipal Planning Grant to develop a Joint Comprehensive Plan; and

WHEREAS, in January of 2025, the Town and Village of Camillus hired the consultant team of Barton & Loguidice to provide comprehensive planning services; and

WHEREAS, in April of 2025, a Comprehensive Plan Steering Committee (hereinafter, "Steering Committee") was formed to oversee the development of a Joint Comprehensive Plan for the Town and Village of Camillus. This Steering Committee consists of residents and community leaders of the Town and Village of Camillus; and

WHEREAS, the ongoing joint comprehensive plan process, under the direction of the Steering Committee, has resulted in the Draft 2026 Town & Village of Camillus Joint Comprehensive Plan (hereinafter, "Draft Joint Plan") dated March 13, 2026; and

WHEREAS, a public hearing was held for the review of the Draft Joint Comprehensive Plan on April 9, 2026, at the Camillus Town Hall Gym, 4600 Genesee Street, Syracuse, NY 13219, at 6:30 PM; at which the Steering Committee heard all testimony offered in favor or opposition to the Draft Joint Plan; and

WHEREAS, the Steering Committee has determined that it is in the best interest of the Town and Village of Camillus to recommend the Draft Joint Plan to the Town Board and Village Board for consideration for adoption, recognizing that it not only identifies a unified community vision, but also provides an action-oriented framework for the achievement of such vision as well as future land use recommendations; and

NOW, THEREFORE, BE IT RESOLVED, that the Steering Committee recommends the Draft Joint Plan to be referred to the Town and Village Board for consideration for adoption as provided for by NYS Village Law § 7-722(6) and NYS Town Law § 272-A(6); and

BE IT FURTHER RESOLVED, that the Draft Joint Plan is to be referred upon consideration and incorporation of Steering Committee comments and public input provided through the end of the public commenting period.

This resolution shall take effect immediately.

AYE:
John Fatcheric
Mary Luber
Chris Cesta
Richard Waterman

ABSTAIN:
None

NAY:
None

April 09, 2026

COMMUNITY OPEN HOUSE & STEERING COMMITTEE PUBLIC HEARING SIGN-IN

TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN

Name	Email Address	Do you live in the Town, Village, or other?	Please check which event(s) you are attending: Open House (5:00-6:30 PM)	Please check which event(s) you are attending: Public Hearing (6:30 PM)
JOE Flynn	[redacted]	YES	☑	☑
Mary Flynn		Yes	☑	☑
Steven Picco		Yes	☑	☐
John Flaig		Y	☑	☐
Mary Luber		Y	☑	☑
Paul Dudden		Yes Town	☑	☑
Robert Knopp		Yes.	☑	☑
		YES	☑	☐
Phyllis Price		yes	☑	☑
		yes	☑	☑
Karen Flaig		yes	☑	☑
Diana Luber		Yes	☑	☑
Jenn Dunlop		Yes TOWN	☑	☐
JEE Dunlop		YES. TOWN	☑	☐

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April 09, 2026

COMMUNITY OPEN HOUSE & STEERING COMMITTEE PUBLIC HEARING SIGN-IN

TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN

Name	Email Address	Do you live in the Town, Village, or other?	Please check which event(s) you are attending: Open House (5:00-6:30 PM)	Please check which event(s) you are attending: Public Hearing (6:30 PM)
JOHN HENDERSON	[redacted]	Town	☒	☐
Vernon Meyer		Town	☒	☒
Ken Bush Jr		County Leg.	☒	☐
Gil Schnura		Town	☒	☐
Kathleen Bronsin		.com Town	☒	☐
Fred Hudson		Town	☒	☐
Jennifer Cammarata		[redacted] town	☒	☒
Russell Fletcher		Town	☒	☒
SCOTT STEARNS		MARCELLUS	☒	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

April 09, 2026

STEERING COMMITTEE PUBLIC HEARING
PUBLIC TESTIMONY SIGN-UP

TOWN & VILLAGE OF CAMILLUS JOINT COMPREHENSIVE PLAN

If you intend to provide public testimony at the Comprehensive Plan Steering Committee (CPSC) Public Hearing at 6:30 pm, please sign up below. Testimonials will be limited to three minutes and will occur in the order in which participants have signed up.

Speaker Number	Name	Address
1 ✓	JOE FLYNN	114 Winding WAY.
2	~~Mary Flynn~~	~~114 Winding Way~~
3 ✓	Bruce Flagg	201 Mallard Dr.
4	~~Mary Lubes~~	~~113 Raspberry Ln~~
5	~~Paul Doolittle~~	~~5592 Deroe~~
6	~~Robert Knapp~~ -	105 Semloh Dr. -
7	- ~~MIS Prior~~ -	
8		
9	Lantai - TaFold	- Ward 4 - Councilor.
10	Drana Lubes	- Weighbridge
11	Russ Fletcher -	Fletcher Farms: -
12	Mayor Watcman -	
13		
14		
15		
16		
17		
18		
19		