

pattern in the Town. This is primarily because of the high degree of development of land in the Village in the various urban land uses of commercial, industrial and residential character. About 52 percent of the total land area in the Village is developed land. Nearly all of the areas that are not developed are either flood plain or rocky bluffs and therefore unsuitable for development. The pattern of uses thus formed is highly concentrated, urban in character, and therefore must be evaluated in urban terms.

The land use pattern, as might well be expected in such an urban area, is oriented toward the Central Business District. The historical reasons for this orientation were given in the previous background discussion. It need only be noted here that the other land uses radiate in all directions from the downtown area, with the neighborhood commercial uses generally located along either primary or secondary thoroughfares, while residential, industrial, and related public and quasi-public uses are found throughout the remainder of the Village.

The most noticeable facet of the land use pattern is the widespread mixing of land uses in all parts of the Village, except perhaps in the northwestern portion of the Village between the Central Business District and the High School and in the newly developed residential area to the north of the Hospital. Elsewhere in the Village the pattern is characterized by the mixing of industrial and commercial uses with residential and associated public and quasi-public uses. These major land uses are commonly held to be incompatible with each other and therefore this mixing is considered to be undesirable.

It must be noted, however, that the southern residential area was developed in mixed land use as an expression of the national origins

LAND USE MAP

VILLAGE OF HERKIMER

HERKIMER COUNTY, NEW YORK

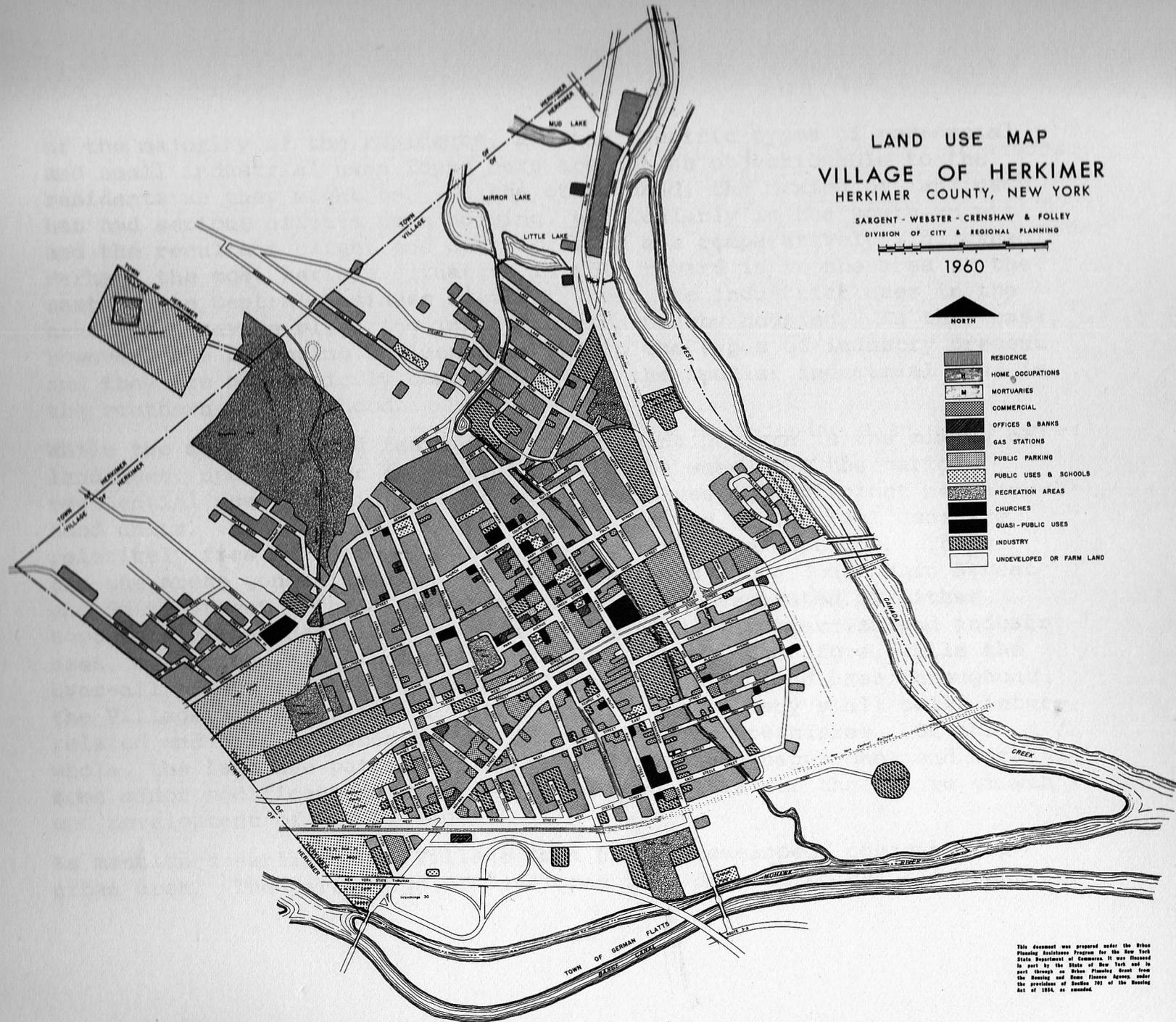
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DIVISION OF CITY & REGIONAL PLANNING



1960



-  RESIDENCE
-  HOME OCCUPATIONS
-  MORTUARIES
-  COMMERCIAL
-  OFFICES & BANKS
-  GAS STATIONS
-  PUBLIC PARKING
-  PUBLIC USES & SCHOOLS
-  RECREATION AREAS
-  CHURCHES
-  QUASI-PUBLIC USES
-  INDUSTRY
-  UNDEVELOPED OR FARM LAND



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of the majority of the residents, and the specific types of commercial and small industrial uses found here are not as objectionable to the residents as they might be. On the other hand, the mixing of land uses has had serious effects upon housing, particularly in the southern area, and the resultant blight and deterioration are comparatively widespread. Perhaps the most serious situation in this regard is in the area to the east of the Central Business District where the industrial uses in the area are a severe blighting influence upon nearby housing. In this case, however, the blighting influence is due to the types of industry present and they are not strictly comparable with the smaller industrial uses in the southern neighborhood.

While the most striking feature of the present pattern is the mixing of land uses, upon further inspection it will be seen that the various residential uses have in fact grouped themselves into distinct neighborhood units. Within these neighborhood units the residential uses are relatively free of incompatible uses with but two exceptions. These are the areas generally along Mohawk Street and along South Main Street and Smith Street. These neighborhood units are separated by either topographic considerations or by a combination of commercial and industrial uses, most often along one of the thoroughfares. Therefore, while the over-all effect is of a dispersal of many types of land uses throughout the Village, in actuality the structure is one of many small cells inter-related and held together by the framework of thoroughfares. On the whole, the land use pattern which has evolved is a happy one, and with some minor modifications will provide a good basis for the future growth and development of the Village.

As mentioned earlier, the Village is a highly developed, concentrated urban area. The percentage of developed land devoted to the different

major categories of land use can be used further to evaluate the manner in which the Village has grown. Such percentages will also assist in the comparative analysis of the Village with other urban areas of a similar character. The following table shows the acreage of land in the major categories and the percentage of the total developed land in each use category. It should be noted that while these acreage figures were exact at the time of the field survey, the actual areas devoted to various uses in the Village are constantly changing. Nonetheless, the over-all pattern changes but slowly, and the percentages will be a valid basis for comparison for a number of years to come.

LAND USE--VILLAGE OF HERKIMER

Land Use Category	Area in Acres	Percentage of Developed Area
Residential	311.6	40.1
Commercial	48.9	6.3
Industrial and Railroad	102.1	13.1
Public and Quasi-Public	102.6	13.2
Parks and Playgrounds	83.4	10.7
Streets	<u>129.6</u>	<u>16.6</u>
Total Developed Land	778.2	100.0

From this table it is clear that while the largest percentage of land area is devoted to residential uses, considerable land area is devoted to each of the other major land use categories. The most striking figure is the high acreage developed in parks and playgrounds. The Village is very fortunate in the land area devoted to recreational purposes when compared with other communities. The existing ratio of land area per 1,000

people is 8.9 acres. Compared with the commonly accepted desirable standard of 10 acres per thousand population, the Village is quite well off though still below the desired level. The most serious shortage is the lack of neighborhood facilities in the newly developed areas and in the southern neighborhood.

As should be expected in an industrial community, the percentage of land devoted to industrial uses is quite high, indicating the importance of industry in the Village. The also rather high percentage of land devoted to public and quasi-public uses, however, is somewhat misleading as this figure reflects the sizeable land area used by the Thruway, the New York State Department of Public Works and the Herkimer County Highway Department. These public uses bear little relationships upon the development of the remainder of the Village.

Also of considerable interest, particularly in view of the concentrated form of the Central Business District, is the large acreage devoted to commercial uses when compared with the population of the Village. This indicates the importance of the Village as the commercial center for a sizeable urban area, as mentioned in the Economic Study, and further indicates that the over-all development of the Village should be compared with other urban areas that serve as regional shopping areas as well as being highly industrialized. For the purposes of comparison, three communities have been selected on the basis of their serving substantially the same regional commercial function as well as having a well-developed industrial base. They are the Village of Massena, the City of Batavia, and the City of Geneva, all in the upper New York State area. The following table shows the percentage of developed land devoted to the various major categories of land use in these three communities together with the Village of Herkimer.