

Comment Summary

Commercial District Public Workshop – March 26, 2019

Opening Dot Exercise

	Important to Consider	Somewhat important	Not important
Commercial District boundaries need to be revisited	8	4	4
Viewshed Protection	16	6	3
Commercial District should be mixed use development	4	5	1
New! Roadways off RT 15 for new development	13	3	1
Development fits Jericho's rural character	15	9	7
New infrastructure to support development	13	1	1

I think the purpose of this area should be....

Mixed Use (industrial/commercial/residential)

- Use green spaces (rive shed)
- Encourage healthy environment
- Houses mixed with businesses
- NOT Maple Tree Place

Consolidated

- Park car and do errands
- Keep green-scape

Not a bedroom Community

- More places for people to work in town
- Move volunteers available for organizations

Convenience

Get what we need without cars

- Multi-modal opportunities
- Link parts of town with trails
- Healthier community
- More environmentally friendly

It is too busy right not. Not safe or walking

Live and work in same town.

- More housing

Link village centers

- Paths
- Traffic calming through inner roads

Affordable Housing/Senior Housing

Keep housing separate

- Noise concerns

Public transit for family housing

Sewer concerns

- Residential would require family housing vs. businesses
- No industrial wastewater currently

I think the purpose of this area should be....

End to End –

- travel car-less, safely from RT 15
- connect Jericho Corners to Riverside

Something doesn't "Fit" with village and residences

- vehicle, activity
- open hours operation
- keep load away from villages
- trucks run continuously

Multi-story residence above commercial

- those residents will expect activity and accept it

Community Recreational Facility

Contribute to the community

- Recreational
- Light industrial (economics)

Services for people that live here

- Small retail
- Not box
- Restaurants
- No Maple Tree Place with low income housing next to Big Box

Not compete with Riverside

- housing
- businesses
- Village Centers are more shopping and services

Access not via RT 15 – Other Connections

Retain ease of travel

No warehouse distribution

Incubator/entrepreneur space

- ideas
- opportunities
- office
- sharing food production space
- breweries
- sharing infrastructure

Mixed business and housing

Housing

- Affordable
- Senior
- Family

Connection

- Roads
- Infrastructure (water, etc)

Focus on businesses which need larger building and space and may be noisy

Commercial businesses that can support the tax base

- Light industrial
- tech

Recreation

- Including business that include recreation
- Bike, ski tuning
- Swimming opportunity

Paths that connect the village centers and are safe for pedestrians, bikes, etc. (not on road)

Take advantage of agricultural soil

Protect viewshed, aesthetic, rural character/building

- Keep the green

Organic, gradual development and growth

Attainable development and growth opportunities for local entrepreneurs

- Don't make the regulations impossible to work through for locals (as opposed to chain stores)
- with more resources

Desires/Concerns

Character zoning - design

Light pollution

Limit traffic on/off RT 15

- keep access without RT 15

Not competing with village centers

Infrastructure costs deferred by new income from whatever is developed

During development, recognize noise, traffic, etc.

- Impact on nearby neighbors
-

Concerns

- sound and light pollution during construction and operation
 - enjoy mountain and stars – balance safe well-lit with light pollution
-

I think this area can contribute to the area by.....

Things that serve the community and add convenience

Increase tax base

Employment opportunities

Adding ways to stay fit

I think this area can contribute to the area by.....

Employment and career opportunities

Create new recreational opportunities

- public recreation
- small scale to fit population
- community center

Services for Town residents

Opportunities for multi-generational

- recreation
- volunteering

Lower residential tax rates with more businesses

- may be offset by infrastructure costs

How can this area make Jericho better?

Improve economy

- people passing through spending \$

Creating unified town

- RT 15
- Through serviced and multimodal
- Walk

Youth employment opportunities

Good for high school kids

Community center

- Pool/etc/rink
- Recreational center
- Family friendly

Whole life

- Good schools for young kids
 - Good transition from high school to adulthood
 - Senior – age in place
-

I would like the Commercial District to be:

Master Planned for infrastructure and utilities

Bond for infrastructure

Build land based common septic system

Mixed uses – flexible

Market based needs analysis for the concept

Affordable housing to be included

Sustainable purpose and design build incubator start up space

Economic development support

Green Table (comments not divided up)

First point raised was that connectivity should be a key part of the CD. Connectivity was defined as covering walking and biking but also road connections at both ends to RT 15. There was concern that

some pedestrian and biking activities on roads may not be compatible with certain uses in the CD. From this we moved to discussing on what uses should be allowed in the CD.

There was support for small businesses, and much discussion about what kinds of businesses. It was noted that many of the businesses mentioned, Restaurants, offices, medical, and light retail, were already allowed in the existing village centers. Other uses mentioned that were thought more appropriate to the CD and not appropriate for the village centers were smaller scale services businesses such as lawn care, trades, woodworking, auto repair, artisan manufacturing and so on. These types of businesses don't need a lot of space, are community focused, and place a low demand on infrastructure.

Many table participants expressed support for larger buildings if they are used for indoor sporting activities such as in Racquets' Edge or the Windridge in Jeffersonville. Other Jericho focused businesses such as dining, a brewery were also suggested.

Comments on housing, including affordable housing, were presented. The concern was that some likely uses in the CD would not be compatible with housing. This would make housing inappropriate for the CD or only in limited parts. The residential should be kept to the south side of RT 15.

All participants were concerned that the present regulations have very few limits on the types of businesses that can be located in the CD, or the size of the building. There was a willingness to consider limited what is allowed.

Final support was expressed for conserving the view corridor and insuring that nothing in the CD interfere with that view. Locating any buildings off North Main Street was preferable to putting them on RT 15.

Additional comments:

Addition of roads off RT 15

- N. Main connected to Dollar General
- N. Main to 15 @ River Road

Water for this area

Walking/biking paths to connect village center (including bridge @ riverside) – cross country skiing

Increasing tax base while continuing rural character

Making development and growth for local entrepreneurs

- Not just for the folks who can hire a bunch of lawyers or architects

Trails and inter connectivity are a major consideration.

Mixed use should be still be on the table, and style is secondary to what is currently the norm in the area. Basically, single family homes are NOT the way to go.

Rigid criteria, such as minimum lot size, frontage, setback etc. is not the path most wanted to see. Diversity should be acceptable.

Heavy Industrial, such as Blodgett, is not preferred.

Major constraints such as water and sewer need to be defined first, roads and paths second, then infill on the remaining lands.

The Trails Committee needs to work with the Planning Commission on some realistic approaches to where they want trails and paths. Some basic economics need to be applied and feasible route should be reviewed.