

APPENDIX

Town of Randolph

Future Land Use Strategy

Steering Committee Workshop Summary

Project: Town of Randolph Future Land Use Strategy

Date: May 5, 2021, 6:30-8:30 pm

Location: Randolph Free Library

Attendees:

<p>Steering Committee Kyle Brown Tom Congdon Scott Fenton Amber Frame Gretchen Hind Kaine Kelly Dave Messinger Debbie Miller Marie Plumb Peter Quanz Paul Steward</p>	<p>Barton & Loguidice John Steinmetz, FAICP Grace DeSantis</p>
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Absent: John Inkley

Agenda

At the Workshop on May 5, the Steering Committee convened for the first time to kick off the Town of Randolph's Future Land Use Strategy. The Workshop began with a round-robin style introduction from each Steering Committee member and the Barton & Loguidice consultant team. Kyle Brown, Planning Board Chairman, introduced the Future Land Use Strategy by describing the purpose and intent of the effort, which is to supplement the existing Comprehensive Plan with substantive land use-based development recommendations through which the Town can pursue grant funding and guide public and private investments. Then, Mr. Steinmetz of Barton & Loguidice presented an overview of the consultant team's planning and zoning experience and the scope of the project. Ms. DeSantis provided a brief overview of the existing Comprehensive Plan and its three Addenda and identified the major goals of these documents.

Next, Mr. Steinmetz reviewed the results of the Community Preference Survey (CPS), which the Steering Committee had completed before the Workshop. He then facilitated a Strengths, Weaknesses, Opportunities, and Threats (SWOT) brainstorming exercise with the Steering Committee to uncover key areas of concern within the Town. Following the SWOT exercise, Mr. Steinmetz facilitated a Future Land Use Mapping Exercise to identify the boundaries of existing and potential future land use areas. Summaries of each of these three activities are described in this document.

Community Preference Survey

The purpose of the CPS was to have the Committee rate a variety of land use and character typologies based upon their appropriateness for the Town of Randolph. The images were categorized into three groups: Single-Family Residential, Multi-Family Residential, and Commercial & Mixed Use. The responses to the CPS revealed the general development preferences listed below.

Single-Family Residential

Responses indicated two strong preferences by the Committee. The first is for single-family residential development that embraces the Town's rural character and is low in density. The second is for traditional neighborhood development patterns with sidewalks, street trees, and homes that have some architectural character.

Multi-Family Residential

Responses revealed a preference for multi-family residential development that includes sidewalks and limits parking to the rear yard, does not exceed around five units, and has a traditionally residential architectural character.

Commercial & Mixed Use

Responses indicated a preference for commercial and mixed use development that includes landscaping and screening, limits parking and drive-throughs to the rear yard, and does not embrace franchise architecture.

A full report of the CPS responses is attached at the end of this Workshop Summary.

SWOT Exercise

During the SWOT Exercise, the Steering Committee was asked to identify the Town of Randolph's key Strengths, Weaknesses, Opportunities, and Threats. The results of this exercise are summarized below.

Strengths

- The Town's rural character
- There is a plentiful amount of available land
- Randolph is a place where people want to live due to natural resources like trees, water, etc.
- The sense of community
- It is convenient to get to/off of Route 86
- The Town's central location to recreational amenities, state lands, Holiday Valley, and other amenities
- Good school district that people want to be a part of
- The community is quiet and safe; parents know what their kids are up to
- There are many local services (doctors, library, parks, etc.)
- Randolph is a desirable and affordable place to live (\$8-9/1,000 vs \$25/1,000 in property tax rates)

Weaknesses

- There is not a lot of local work and jobs
- The run-down zombie houses
- There are few quality homes for sale, so people tend to build new instead of repurposing existing buildings – this does not attract young people or those who are trying to buy a first home or downsize
- People raised in Randolph consider it a "good place to be from"
- The lack of financial support for municipal services
- The retail businesses lack diversity
- The lack of parking downtown
- Infrastructure issues, including cold water mains and weak internet and cell service
- Infrastructure limitations have resulted in few locations for industrial and commercial uses

Opportunities

- There is a fiber-optics hub near Big Johns, and Armstrong is bringing internet to Randolph by the end of 2021
- Providing more housing opportunities for new home buyers and retirees
- The Town's proximity to Pittsburgh, Buffalo, Cleveland, Amish Country, and Jamestown can be leveraged

Threats

- Urban sprawl
- Some houses are being split into two and being rented
- Taxes and regulations from New York State
- People are moving out of the Town, especially to Jamestown to downsize
- Few opportunities are encouraging young folks to stay - the aging community may be limiting some opportunities for young folks
- The opioid epidemic
- The agricultural community is struggling, especially small farms
- The lack of property maintenance
- Keeping businesses in Randolph is challenging, especially retail
- It is difficult for Randolph to compete with Jamestown, especially since Jamestown has municipal electricity
- There is little space near downtown where residential subdivisions could go
- Most residents do not want wind turbines
- Incoming national retail chains may out-compete local businesses

Future Land Use Mapping Exercise

During the Future Land Use Mapping Exercise, the Steering Committee was presented with a map of the Town of Randolph and encouraged to indicate the boundaries and character of the following land use types: Downtown, Downtown Business, General Commercial, Manufacturing, and Residential. For each of these land use types, the Steering Committee was also asked to identify potential areas for new development. The discussions from this Exercise are summarized below.

Downtown

Existing (two distinct areas)

- R&M Restaurant to Peaches & Cream (i.e. where sidewalks connect)
- The former Hamlet of East Randolph

Downtown Business

Existing

- School St to the intersection of Jamestown St and Main St

General Commercial

Existing

- Grocery stores, gas stations, etc.
- The two auto shops, a pizza shop, and a car wash by East Randolph (but they are all a mile or so apart)
- The interchange area
- The East Randolph United Methodist Church

Future

- Everything already occupied by a commercial use should remain commercial
- Avoid wetlands and agricultural lands
- The empty lot by Sunoco and Randolph True Value
- No changes are needed by the interchange
- Question whether national chain retail businesses should go by the interchange to or in downtown – which would attract more visitors to come to and invest in Randolph?

Manufacturing

Existing

- It is more challenging to get new manufacturing businesses in Randolph than it is residents
- Anything in the AFR zoning district can be manufacturing if a special use permit is acquired, however, there are not enough utilities to support it

Future

- More manufacturing and jobs would benefit all

Residential

Existing

- The real shortage in Randolph is housing
- The Town is not already "spoiled" (i.e. it still has plentiful natural assets)

Future

- The intersection of Weeden St and Spring St
- The large lot along 5th Ave near the cemetery and the western side of the railroad bridge has less valuable agricultural land that could be redeveloped
- By the pump house on Larkin St

Town of Randolph

Future Land Use Strategy

Community Preference Survey Results
April 20-28, 2021

As an integral component of the Town of Randolph's Future Land Use Strategy, a Community Preference Survey (CPS) was distributed to the Steering Committee from April 20 to 28, 2021. The following report is a summary of the results collected from the CPS.

The CPS aims to uncover the Town's preferences for various development patterns by having stakeholders rate images of buildings and sites based on the landscaping, architecture, site design, signage, screening, and other visual design elements. The CPS also exposes community members and leaders to a variety of development patterns that may or may not exist within the Town, and familiarize the community with urban design vocabulary. The CPS consisted of 37 images in the character areas of Single-Family Residential, Multi-Family Residential, and Commercial & Mixed Use. The Steering Committee scored each image on a scale of one (worst) to five (best).

Out of the 12 members of the Steering Committee, ten completed the CPS. Of those ten, eight were Town residents and two were nonresidents. In regards to their relationship with the Town, eight owned a home, three operated a business, and two owned commercial property within Randolph.



*Single-Family
Residential*



Credit: The Conservation Fund

Rank
9

Mean: 1.9
Median: 2.0



Credit: The Conservation Fund

Rank
8

Mean: 2.6
Median: 2.5



Rank
7

Mean: 3.0
Median: 3.0



Rank
6

Mean: 3.3
Median: 3.5



Rank
5

Mean: 3.5
Median: 3.5



Rank
4

Mean: 4.1
Median: 4.0



Rank
3

Mean: 4.1
Median: 4.0



Rank
2

Mean: 4.2
Median: 5.0



Rank
1

Mean: 4.5
Median: 5.0

Multi-Family Residential



Credit: The Conservation Fund

Rank
11

Mean: 1.9
Median: 2.0



Credit: Google Streetview

Rank
10

Mean: 2.2
Median: 2.0



Rank
9

Mean: 2.5
Median: 2.0



Credit: The Conservation Fund

Rank
8

Mean: 2.5
Median: 2.5



Rank
6-7

Mean: 2.6
Median: 3.0



Credit: The Conservation Fund

Rank
6-7

Mean: 2.6
Median: 3.0



Rank
5

Mean: 3.2
Median: 3.0



Rank
4

Mean: 3.7
Median: 3.5



Rank
3

Mean: 3.7
Median: 4.0



Rank
2

Mean: 3.9
Median: 4.0



Rank
1

Mean: 4.2
Median: 4.0

*Commercial &
Mixed Use*



Rank
17

Mean: 1.3
Median: 1.0



Credit: Urban Advantage

Rank
16

Mean: 1.7
Median: 2.0



Rank
15

Mean: 2.0
Median: 2.0



Rank
14

Mean: 2.1
Median: 1.5



Rank
13

Mean: 2.3
Median: 1.5



Rank
12

Mean: 2.4
Median: 2.0



Rank
10-11

Mean: 2.4
Median: 2.5



Credit: Google Streetview

Rank
10-11

Mean: 2.4
Median: 2.5



Rank
9

Mean: 3.0
Median: 2.5



Rank
8

Mean: 3.6
Median: 4.0



Rank
7

Mean: 3.7
Median: 3.5



Rank
6

Mean: 3.7
Median: 4.0



Rank
5

Mean: 4.0
Median: 4.0



Rank
4

Mean: 4.1
Median: 4.0



Rank
3

Mean: 4.2
Median: 4.0



Credit: Urban Advantage

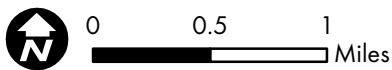
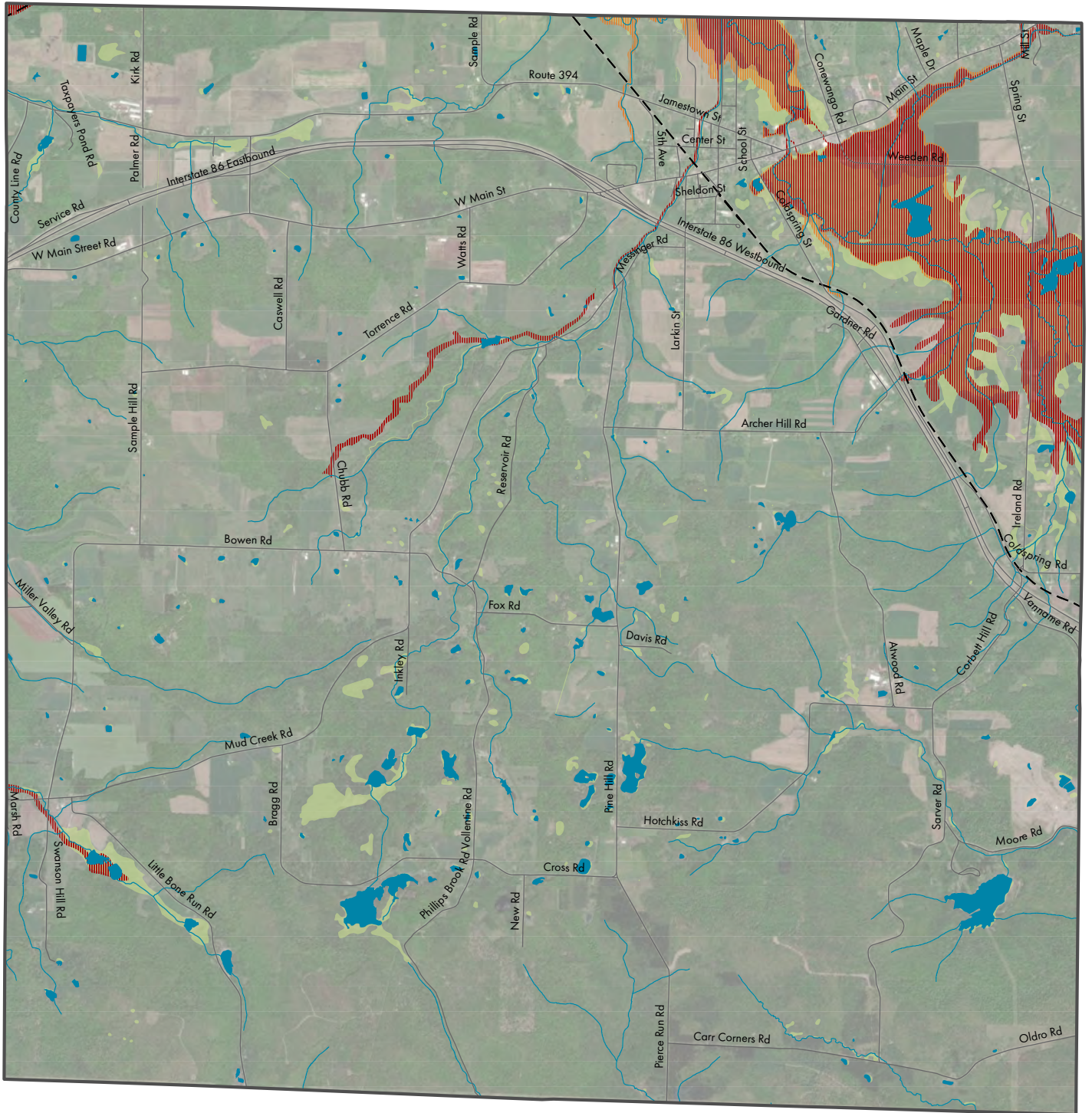
Rank
1-2

Mean: 4.4
Median: 4.5



Rank
1-2

Mean: 4.4
Median: 4.5



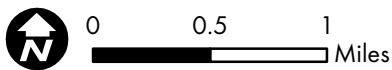
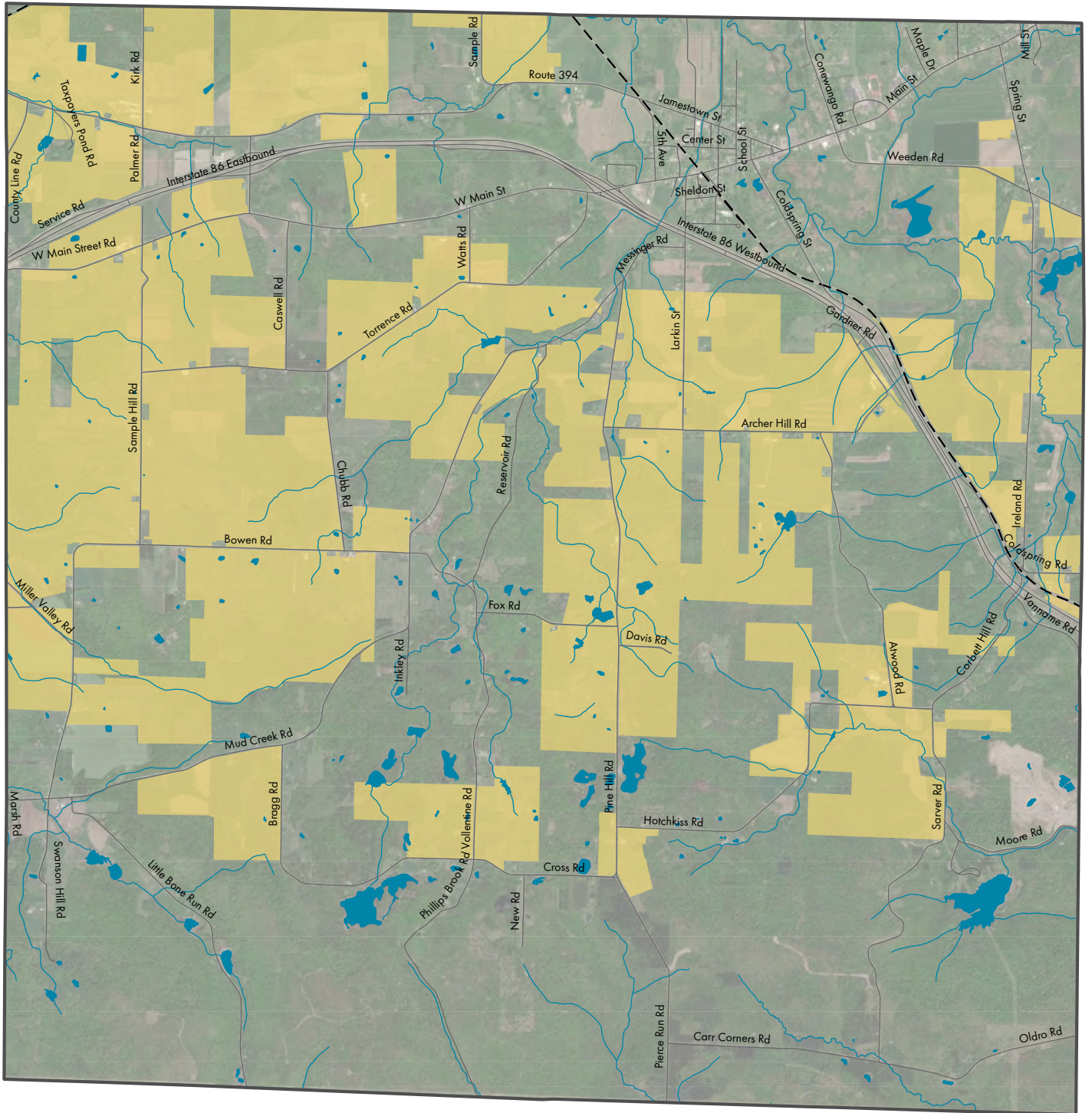
Hydrography

Town of Randolph

- Town Boundary
- Road
- Railroad
- Waterway
- Waterbody
- Wetland (State or Federal)
- 100-Year Floodplain
- 500-Year Floodplain

Data Sources:







Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, & the GIS User Community (2018), *World Imagery*
 FEMA (1996), *Q3 Flood Data, Cattaraugus County, New York*
 NYS DEC (2013), *NYS Regulatory Freshwater Wetlands*
 NYS GPO (2020), *NYS City and Town Boundaries*
 NYS GPO (2021), *Street Segment Simplified SHP - National Geospatial Data Asset (NGDA)*
 US FWS (2019), *National Wetlands Inventory*
 USGS (2020), *National Hydrography Dataset Best Resolution*



Agricultural Districts

Town of Randolph

B & L August 25, 2021

-  Town Boundary
-  Road
-  Railroad
-  Waterway
-  Waterbody
-  NYS Agricultural District

Data Sources:

Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, & the GIS User Community (2018), *World Imagery*
 NYS Dept of Agriculture & Markets (2017), *agCATT2017*
 NYS GPO (2020), *NYS City and Town Boundaries*
 NYS GPO (2021), *Street Segment Simplified SHP - National Geospatial Data Asset (NGDA)*
 USGS (2020), *National Hydrography Dataset Best Resolution*