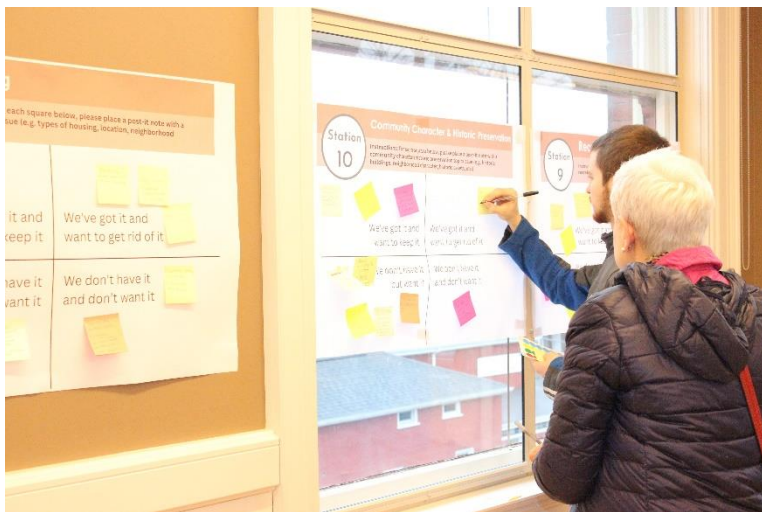


# Village & Town of Palmyra Comprehensive Plan Public Workshop #1 Report



**Date:** Wednesday, March 6<sup>th</sup>, 2024

**Location:** Palmyra Community Library

**Duration:** 4:00 – 8:00 pm

**Total Attendance:** 69+

**Disclaimer:** This report provides a high-level overview of the results from Public Workshop #1. It intends to reveal key themes from the workshop to inform the comprehensive planning process.

## **Key Findings:**

### **Strengths**

- Recreational resources → Erie Canal Trail, parks, fairgrounds, location on the canal
- Historic resources → Architectural character, historic sites, museums & historic organizations
- Walkability of the Village → Existing sidewalk infrastructure, bike lanes
- Connected community → Community resources like the Library and Community Center, engaged residents, School District, community events
- Rural small-town character → Legacy as an agricultural community

### **Weaknesses/Threats**

- Vacancy & blight → Abandoned, vacant, and unmaintained properties in the downtown, Village & Town, lack of code enforcement
- Lack of downtown vibrancy → Need for downtown revitalization in terms of businesses, physical structures of buildings and streetscapes, housing
- Loss of agricultural land → Threat of solar development, suburban sprawl
- Lack of grocery store → Limited accessibility of fresh food & produce
- Lack of code enforcement for rental properties & Airbnb's → limited quality affordable housing, inappropriately sited short-term rentals, dangerous structures
- Cost of historic preservation → Past due maintenance of community amenities, regulations and restrictions for property owners
- Financial viability of the Village & Town → Cost of services, property tax, number of tax-exempt properties, etc.

### **Opportunities**

- Position on the Erie Canal → Opportunities for recreational tourism, community amenities
- Recreational amenities → Maintain and enhance parks, greenspaces, trails for resident quality of life
- Historic resources, sites, structures → Architecture character of the downtown, local historic organizations, opportunities to tie in historic resources with recreational resources (E.g. Aqueduct Park)
- Village Infrastructure → Enhance walkability, pedestrian infrastructure, bike infrastructure, connectivity between community amenities
- Downtown revitalization → Build partnerships with local building owners, County resources, etc. to explore funding and other downtown revitalization opportunities
- Symbiotic nature of Village & Town (& community orgs & school district) → Explore opportunities for collaboration & cooperation
- Innovative Food Systems/Local Food Co-Op → Explore opportunities to solve the food desert issue with local solutions (E.g. local co-op, farmer's market, etc.)

## Station 5: Birdseye View

### Summary:

#### Strengths

- Erie Canal Trail
- Community Center
- Library
- Palmyra School District
- Wayne County Fairgrounds

#### Threats/Opportunities

- Lack of downtown businesses
- Lack of code enforcement
- Number of tax-exempt properties
- Better utilization of Wayne County Fairgrounds
- Sidewalk improvements
- Enhancement of Prospect Hill
- Smoke shops

### Key Take Aways:

- Desire for maintenance and enhancement of recreation and community amenities
  - o Erie Canal Trail
  - o Prospect Hill
  - o Wayne County Fairgrounds
  - o Community Center
  - o Library
- Need for more/stronger code enforcement
  - o Property maintenance (particularly for rental units)
  - o Downtown vacancy
  - o Concerns regarding number of smoke shops
- Support for walkability / accessibility
  - o Maintenance & improvements to sidewalks
  - o Connectivity to local amenities (parks, schools, etc.)



Green dots = places that are working well

Red dots = places that are not working well



Working Well	Not Working Well
Mormon Temple	Better playgrounds
Community Center	Better use of Park & Club Rooms
Diagonal parking in the Village	Division Street Bridge
<b>Erie Canal Trail x3</b>	Kent St Enhancements
Gardin Press Museum	<b>Lack of businesses downtown x2</b>
Grace House	<b>Lack of code enforcement x3</b>
<b>Library x2</b>	<b>Less tax-exempt property x2</b>
<b>PMCS D x2</b>	More places for youth to go besides school and library
Village and Town Governments	More street lights on Route 31
<b>Wayne County Fair Grounds x3</b>	<b>Multi-use trail along the Canal (also wheelchair accessible) x2</b>
Zion Episcopal Church	<b>Need better utilization of the County Fairgrounds x2</b>
	Need more housing
	<b>Need sidewalk improvements and expansion x3</b>
	Need to preserve agricultural land
	<b>People drive too fast down Main Street x3</b>
	<b>Prospect Hill is neglected/needs investment x7</b>
	Revitalize the cemetery next to St. Ann's
	Signage and wayfinding for the Canal
	<b>Slumlords throughout Village x2</b>
	<b>Too many smoke shops x2</b>
	Too much surface parking
<i>Total Sticky Notes = 54</i>	

## Station 6: Vision Statements

### Key Take Aways:

- Vision Statement #2 received the most positive feedback
- Desire to include language that stresses collaboration between the Village & Town and community inclusivity
- Need to enhance Village & Town resources
- Vision Statement should focus on themes such as
  - o Vibrant downtown with active businesses & promotion
  - o Safe & accessible multi-modal transportation
  - o Communication regarding the amenities and resources in the Village & Town
  - o Palmyra is welcoming for youth

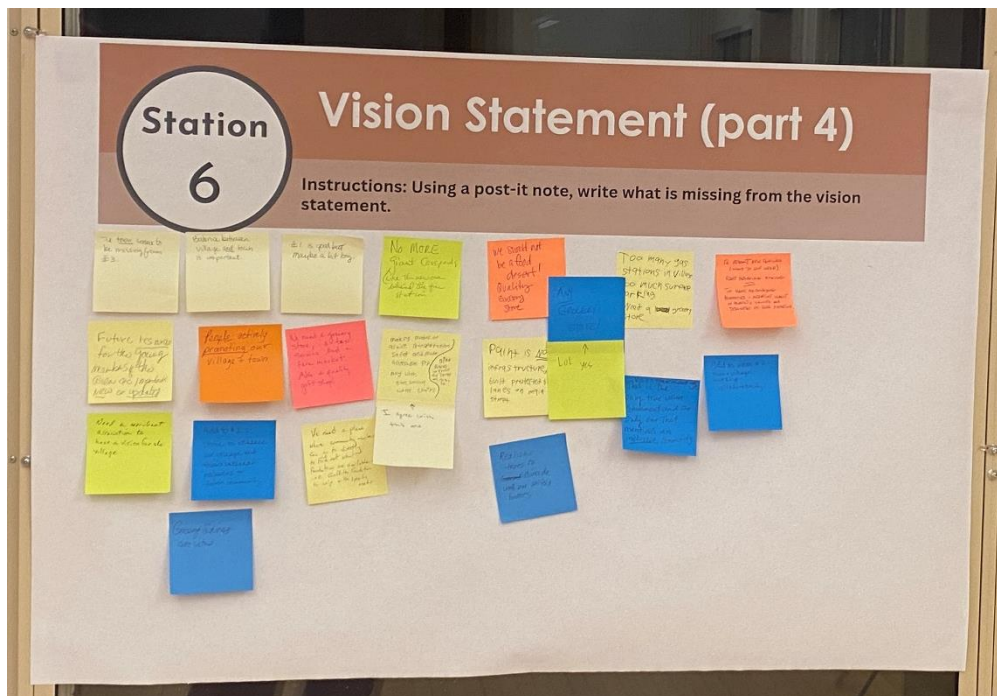
### Overall Voting Matrix

Vision Statement:	Green Dots = 1st Choice	Blue Dots = 2nd Choice	Red Dots = 3rd Choice
Vision #1	11	<b>20</b>	8
Vision #2	<b>20</b>	15	0
Vision #3	8	3	<b>26</b>

	Vision #1	Vision #2	Vision #3
Green Dots = 3 points each	33	60	24
Blue Dots = 2 points each	40	30	6
Red Dots = 1 point each	8	0	26
<b>Totals:</b>	<b>81</b>	<b>90</b>	<b>56</b>

**Question: What is missing from the Vision Statements?**

<b>General Comments:</b>
Better code enforcement for non-complying properties
Need merchants association for the Village
Need to actively promote Village & Town
Need better communication regarding available resources (i.e. local community foundations)
Better multi-modal transportation options (bikes, strollers, wheelchairs) and bike-friendly amenities in the village (bike racks)
Protected bike lanes on Main St
Too many gas stations and too much surface parking
Need realistic taxes
Resources and places for young people to hang out
<i>Total Sticky Notes = 20</i>

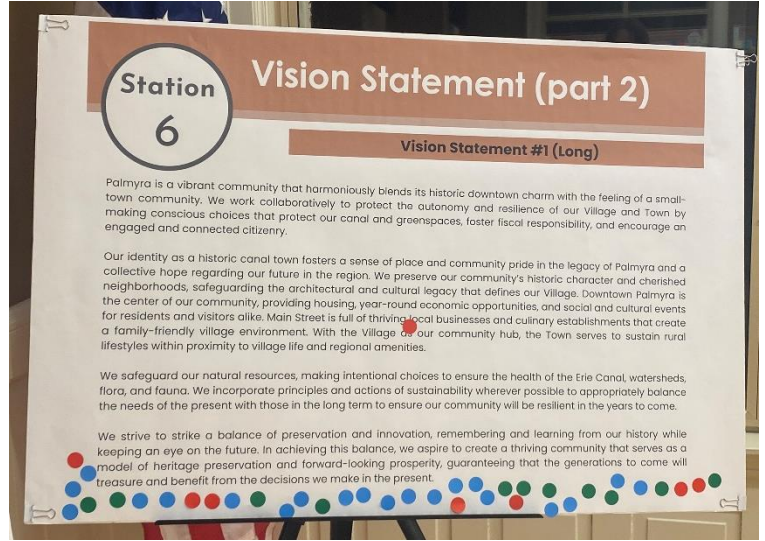


**Vision Statement #1**

<b>Vision Statement #1 Comments:</b>
Good but too long

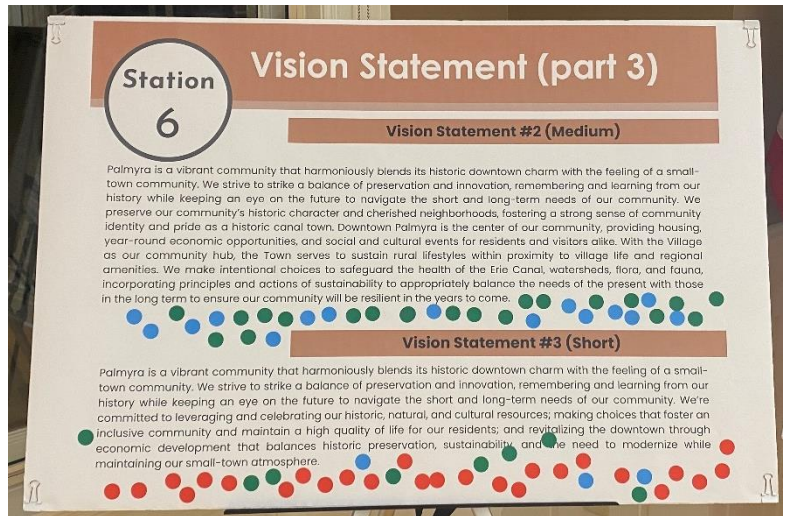
**Vision Statement #2**

<b>Vision Statement #2 Comments:</b>
Town and Village Working Collaboratively
Strive to enhance our Village and Town's internal resources to foster community



**Vision Statement #2**

<b>Vision Statement #3</b>
Only vision statement that addresses inclusivity
Town missing from #3





## Station 7: Infrastructure & Community Connectivity

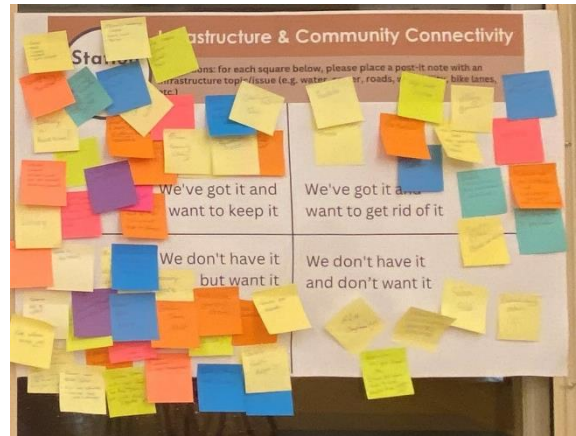
### Summary:

#### Strengths/Opportunities

- Erie Canal
- Historic locations
- Community events
- Palmyra Community Center
- Parks
- School District

#### Weaknesses/Threats

- Vacant buildings
- Businesses that don't align with community character and/or values (gas stations & smoke shops)
- Loss of land for solar development
- Lack of code enforcement
- Lack of grocery store



### Key Take-Aways:

- Desire for safe multi-modal transportation infrastructure
  - o Maintenance and enhancement of sidewalks to support walkability
  - o Protected bike lanes for safer biking
- Support for recreation and community amenities
  - o Erie Canal, parks, community center, library
- Preserve the historic character of Palmyra
  - o Celebrate historic locations and promote events
  - o Be mindful about how structures do/don't align with the form of the downtown & surrounding area (gas stations & smoke shops)
- Need stronger code enforcement to preserve character
  - o Concerns regarding blight, vacancy, etc.
- Desire for community services
  - o Laundromat
  - o Grocery store/access to fresh produce

<b>Station 7 - Infrastructure &amp; Community Connectivity</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
<b>Lock &amp; Aqueduct x3</b>	Absentee landlords	Bakery	ADA Compliant
Bike lanes	Cars on every street	<b>Bike lanes (preferably protected) &amp; bike amenities x4</b>	Electric charging stations
Church (need preservation)	High taxes	Brewery	Restrictions on gas heat
<b>Erie Canal Trail x11</b>	Rentals	Complete Streets funding near school	Solar fields
<b>Historic locations &amp; events x3</b>	Run down houses/blight	Consistent snow plowing for kids walking to school	
<b>Library x 12</b>	Slumlords	Easier handicap access in downtown	
Museums	Too many flea markets	Food market	
<b>Palmyra Community Center x4</b>	<b>Too many gas stations x2</b>	<b>Grocery Store w/ real food x13</b>	
<b>Parks x2</b>	Too many smoke shops	<b>Laundromat x3</b>	
<b>PMCS D x3</b>	<b>Vacant buildings x3</b>	<b>More Code Enforcement x2</b>	
Prospect Hill (needs enhancement)	Village government	More jobs	
Walkable Village		More restaurants	
Zion Church		More sidewalk connectivity (fix dead end sidewalks)	
		Pedestrianized Streets	
		Reopen Garlock House	
		Sewer in the Town	
		Sidewalks on both sides of street	
		Trails in the Town	
<i>Total Sticky Notes = 70</i>			

## Station 8: Downtown Revitalization & Tourism

### Summary:

#### Strengths

- Historic sites
- Character of Main Street

#### Weaknesses/Threats

- Non-uniform downtown signage
- Number of smoke shops/stores that don't align with community values
- High taxes
- Lack of code enforcement



### Key Take-Aways:

- Desire for more downtown culinary/beverage businesses (e.g. bakery, breweries, wineries, restaurants)
- Need for accessible fresh produce (e.g. farmers market, grocery store)
- Need for code enforcement to preserve downtown character & property maintenance
- Prioritize downtown/ Main Street revitalization
- Desire for pedestrian amenities & safety (e.g. walkability in downtown and surrounding neighborhoods, clean streets)
- Explore opportunities to better utilize the fairgrounds
- Organized and targeted advertisement of Palmyra and tourism efforts
  - o Work with organizations to market Palmyra as a “destination”
  - o Need for hospitality resources (e.g. hotels, b&bs, more restaurants).
- Share information on support for small businesses

<b>Station 8 - Downtown Revitalization &amp; Tourism</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
The Opera House (needs revitalization)	Businesses that are never open	<b>Bakery x2</b>	
<b>Historic Sites x4</b>	<b>Second-hand stores/flea markets x2</b>	Bank in downtown	
Library	<b>High taxes x2</b>	Better use of Fair Grounds	
Maintain the Charm of Main Street	<b>Mix matched storefront signs (need sign guidelines) x2</b>	Bowling/more activities	
Museums	Non-taxed property	<b>Brewery x3</b>	
Rehab Village Hall	<b>Smoke shops x6</b>	Clean up/beautify Main Street	
<b>Revitalize the Main St/Downtown x2</b>	Too many gas stations	<b>Code enforcement x4</b>	
Zion/Grace House		Downtown as a "destination"	
		<b>Farmers market x2</b>	
		<b>Grocery store x8</b>	
		Hotel	
		Incentives for business improvements or expansions	
		Laundromat	
		Main Street Program grant funding	
		More advertising of businesses	
		More community events	
		<b>More pedestrian safety x2</b>	
		<b>More restaurants x7</b>	
		<b>Revitalize Main Street /downtown x2</b>	
		Small business education	
		Tax breaks for denser housing	
		Tax breaks for walkability/bikeable development	
		Tourism flyer for historic sites and businesses	
		Winery	

Total Sticky Notes = 59

## Station 9: Recreation

### Summary:

#### Strengths

- Erie Canal Trail
- Wayne County Fairgrounds
- Aqueduct/Aqueduct Park
- Village Park
- Community Center

#### Weaknesses/Threats

- Detour on Erie Canal Trail



### Key Take-Aways:

- Desire to preserve & enhance existing parks & greenspaces
  - o Erie Canal Trail, Fairgrounds, Prospect Park, Aqueduct Park
- Desire to increase accessibility to recreational amenities
  - o Paved trails, ADA accessibility
- Enhance connectivity between recreational amenities and downtown
  - o Preserve and increase sidewalks and trails
  - o Wayfinding and signage directing people to key destinations
- Enhance playgrounds/play equipment in existing parks
- Explore opportunities for parks/trails in the Town
  - o Think about opportunities for multi-use trails, including cross-country skiing trails
- Identify opportunities for new recreational amenities
  - o E.g. pickl ball courts, greens spaces, picnic tables, water features, pavilions, batting cages
- Explore opportunities to enhance utilization of the canal

<b>Station 9 - Recreation</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
<b>Aqueduct Park (need repairs) x3</b>	Blight and abandoned houses	Batting Cages	
<b>Erie Canal Trail x5</b>	<b>Canal Trail detour x5</b>	Better connectivity between trail and downtown	
<b>Fairgrounds (needs enhancement) x3</b>		Community pool	
Marina		Cross-country skiing trails	
<b>Palmyra Community Center x9</b>		<b>Dog park x2</b>	
Parks		Equipment	
Prospect Hill		Gazebo	
<b>Restore Aqueduct x3</b>		handicap accessible playground	
<b>Village Park x3 (needs enhancement)</b>		<b>Hiking trails x5</b>	
		<b>Ice skating rink x3</b>	
		Minigolf	
		More greenspace	
		More picnic tables	
		New playground equipment	
		Park enhancements	
		<b>Park in the town x2</b>	
		<b>Paved trails x2</b>	
		Pickleball courts	
		Pirate weekend	
		Prospect Hill playgrounds	
		Splashpad	
		Utilize upper lot of Village Park	
		Village Park w/ pavilion	
		Wheelchair-accessible Canal Trail	
<i>Total Sticky Notes = 47</i>			

## Station 10: Community Character & Historic Preservation

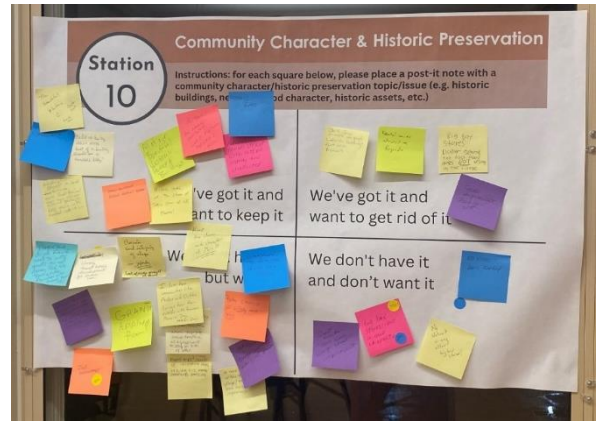
### Summary:

#### Strengths

- Historic architecture and sites
- Character & form of Main St

#### Threats/Weaknesses

- Blight & vacancy
- Lack of code enforcement
- Structures & businesses that are incompatible with the existing form and character of the downtown (big box stores)
- Cost of historic preservation & rehabilitation



### Key Take-Aways

- Need to preserve existing historic architecture and historic sites (e.g. Main Street and historic neighborhoods)
- Create stronger code enforcement mechanisms
- Explore street scaping and other beautification tactics
  - o Street planters, light post banners, street scaping, etc.
- Identify funding sources to support public and private historic preservation efforts
  - o E.g. grant funding sources
- Provide education and financial resources to help property owners understand historic preservation options and funding sources

<b>Station 10 - Community Character &amp; Historic Preservation</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
<b>Aqueduct x2 (restore)</b>	Big box stores (Dollar General & fast food)	Beautification and renovation assistance for home and shop owners	<b>No big box stores x2</b>
Beautiful garden planters	Blighted rental units	Cleaned up Village & Town	No more bars
<b>Historic architecture x2</b>	Don't force owners to rehab historic buildings that are broken	Code enforcement	
historic homes and buildings	Lacking code enforcement	Dedicated person to advertise Palmyra/bring in tourism	
Historic sites		<b>Grant writer/grants applied for x4</b>	
<b>Main Street with history and character x3</b>		Make the Library tenant house available for public use	
Washington St		Oversite on historic renovations	
		Revamp the north side of East Main Street	
		Utilize Village rooftops for recreation	
		Veteran banners for Memorial Day	
<i>Total Sticky Notes: 33</i>			



## Station 11: Housing

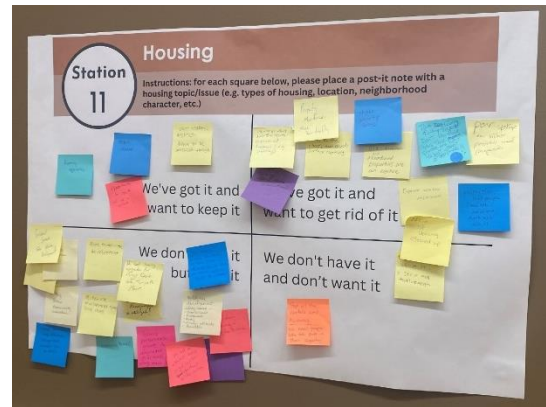
### Summary:

#### Strengths

- Historic homes/historic district
- Opportunities for rental housing
- Opportunities to have short-term rentals

#### Threats/Weaknesses

- Lack of code enforcement property maintenance
- Unsafe rental properties
- Blight and vacant properties
- Cost and regulations for property maintenance in the historic district
- High property taxes
- Loss of long-term rental housing to Airbnb's
- Suburban sprawl



### Key Take-Aways

- Desire to preserve the historic architecture and community character
- Need for more code enforcement and property maintenance
- Need for more diverse housing options
  - o Mixed-use development, senior housing, affordable housing, quality rental housing
- Intentional connectivity and utilization of existing assets
- Work with community partners to explore economic development opportunities to create live-work opportunities in Palmyra
- Identify and pursue funding opportunities to support historic preservation projects
- Create resources to support property owners with building maintenance and historic preservation
- Explore regulations to ensure the community preserves long-term rental units (e.g. short-term rental regulations)
- Identify incentives to reduce downtown property vacancy

<b>Station 11 - Housing</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
Historic homes	Historic district requiring expensive window replacement	A tiny house community	Stop all rentals and Airbnb's
<b>Opportunities to rent x2</b>	High property taxes	better recognition and utilization of assets	Strip mall development
Opportunities to be a landlord	<b>Lack of property maintenance x3</b>	More housing development	Suburban sprawl
Historic District	<b>Slumlords x2</b>	Historic preservation grants for designated structures	
Opportunity to have short-term rentals	Landlords who allow dangerous living conditions	More jobs to attract residents	
	Abandoned properties	<b>Mixed-use development along the Erie Canal x2</b>	
	Old fireplaces	<b>More affordable housing x3</b>	
	Too much parking	Mixed-use development	
	More code enforcement	<b>More senior housing/nursing home x2</b>	
		<b>Keep quality affordable housing (good condition) x2</b>	
		New apartment buildings that fit into the character of the Village	
		Upgrades to King's Court and Towpath Manor	
<i>Total Sticky Notes = 35</i>			

## Station 12: Natural Resource Conservation & Sustainability

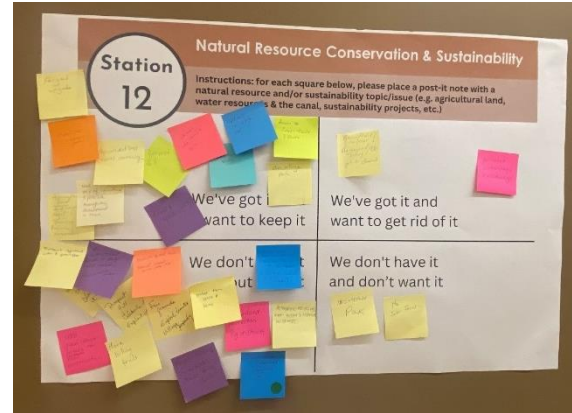
### Summary:

#### Strengths

- Erie Canal Trail
- Parks (Village Park & Prospect Park)
- Agricultural land & farming community

#### Threats/Weaknesses

- Pollution/environmental degradation of environmental resources (canal, land, etc.)
- Loss of agricultural land for solar development



### Key Take-Aways

- Preserve agricultural land and greenspace
- Support sustainability and green infrastructure/building technology
- Enhance existing parks and greenspaces
- Better utilize the canal
- Support sustainable waste collection

<b>Station 12 - Natural Resource Conservation &amp; Sustainability</b>			
<b>We've got it and want to keep it (1)</b>	<b>We've got it and want to get rid of it (2)</b>	<b>We don't have it but want it (3)</b>	<b>We don't have it and don't want it (4)</b>
<b>Canal trail x2</b>	Brownfield near Hammond Rd	A small industrial park	Industrial Park
<b>Agricultural land x2</b>	Polluted waterways and roads	<b>Enhance Prospect Hill x2</b>	Solar Farms
Aqueduct		Signage along the Canal	
Community Park		Canal boats along the Lock	
<b>Encourage farming x2</b>		Enhance the Fairgrounds	
Fairground (enhance)		<b>Farmland protection &amp; agricultural districts x3</b>	
Mix of agriculture and manufacturing		Protect Hathaway Creek	
<b>Village Park x2</b>		LEED and green infrastructure for new construction	
Prospect Hill		Material recycling for historic buildings	
Rural community		More walking trails	
		<b>Preserve agricultural land and greenspace x2</b>	
		Annual unwanted items pick up	
<i>Total Sticky Notes = 30</i>			

## Station 14: NY Forward

### Part 2 Key Take-Aways

- Desire for public amenities (bike racks, benches, etc.)
- Enhance downtown beautification/street scaping
- Park improvements
- Need for tourism and business development



Main Comments
Bike racks
Downtown benches
Community focused projects
Projects that will attract tourists
Main Street Improvements
Combine Village & Town halls
Park improvements
Advertise PCC
Revitalize the Fairgrounds
Small business improvements & investment
Enhance Village Park
Gazebo renovation
<i>Total Sticky Notes = 14</i>

### Park 3 Key Take-Aways

- Park improvements
- Address blight and deteriorating buildings
- Accessibility (ADA compliant building)
- Hiking/walking trails
- Adaptive reuse of vacant buildings
- Industrial parks/opportunities to enhance business/manufacturing

<b>Main Comments:</b>
Adaptive reuse for the Deker building
Enhance Park & Club Rooms
Adaptive reuse for the car dealer
Rehab upper floors of Village Hall
Enhance community park with pavilion, skating rink, benches, and tables x2
Handicap playground
Hiking trails
Adaptive reuse of Bob's factory x2
Enhance Prospect Hill
Demolition and rebuild of building behind community bank and Walgreens
Revitalize the gazebo
Revitalize St Ann's cemetery
Improve substation
Create a business park
<i>Total Sticky Notes = 15</i>

