

RESIDENTIAL AND COMMERCIAL ZONING SURVEY, JANUARY 2017

Freeville currently has a one-year moratorium on the construction of commercial multi-unit residential dwellings (defined as three or more units). The purpose of the moratorium is to allow us to decide whether we want to restrict where multi-family dwellings can be built within the Village, and to consider modifying the existing zoning map and/or zoning laws. We have a group studying the issue that includes members of the three village boards and other residents that meets every third Tuesday of the month at 7 p.m. in the Village Hall. All Village residents are welcome to attend the group's meetings, which coincide with the planning board's regular monthly meetings. Your answers to the following survey questions will be a big help to the group as it moves forward with its work.

1. How many persons live in your household? _____

2. Do you own or rent your home?
 _____ Own
 _____ Rent

3. What type of structure is your dwelling?
 _____ Single-family home
 _____ Building with two dwelling units
 _____ Building with three or four dwelling units
 _____ Building with five or more dwelling units

4. Please indicate whether you would like to see MORE, LESS, or NO CHANGE for the following land uses in the Village (*Check one for each*):

	MORE	LESS	NO CHANGE
Residential development / Single-family homes / 2 units			
Agricultural use			
Public green space			
Commercial development			
Other (<i>Specify</i>)			

5. Please indicate whether you would like to see MORE, LESS, or NO CHANGE for the following kinds of commercial enterprises in the Village (*Check one for each*):

	MORE	LESS	NO CHANGE
Multi-Unit Dwellings / 3 or more units			
Gas station / Convenience store			
Retail stores			
Restaurants			
Light industrial and manufacturing			
Grocery store			
Farmers market			
Professional offices			
Service businesses			
Home-based businesses			
Other (<i>Specify</i>)			

The Village is considering redefining our zoning to better reflect where businesses are currently located, which may result in the establishment of official commercial zones. Such a change could make it easier for commercial activity to occur in some areas of the Village and harder in other areas.

7. Do you think that we should have official commercial zones corresponding to areas where businesses are currently located?

_____ Yes

_____ No

8. Do you think that new multi-family dwellings should be allowed in all Village neighborhoods? _____ Only in designated zones? _____ Or nowhere in the Village? _____ (please check one).

9. What do you see as the positive and/or negative aspects of allowing new multi-unit housing in the Village? (Include an additional sheet, if necessary.)

Positive _____

Negative _____

Freeville is considering applying to have parts of the Village designated by New York State as an historic district. The benefit would be possible tax breaks for owners of older houses if and when they are improved in a manner consistent with historic designation. Improvements would be unrestricted for homeowners not seeking tax credits. Applying for historic-district designation may require up to 200 hours of research to conduct a housing survey. The Village would apply for a grant to help fund this research, but would be expected to bear some part of the cost, either through a cash contribution or in-kind services.

10. Are you in favor of pursuing historic-district designation within the Village?

_____ Yes

_____ No

11. Are you willing to use Village tax dollars to help cover the cost of conducting the housing survey?

_____ Yes

_____ No

12. What is your address? (optional) _____

13. Additional comments _____

Thank you very much for taking the time to complete this survey. Please mail it to the Village of Freeville, 5 Factory Street/PO Box 288 by 2/17/17, if possible, and no later than 3/17/17. You can also drop it off at the Village office during regular business hours (Monday, Wednesday and Friday, 8 a.m.-11 a.m.), or leave it in the box next to the front door of the Village Hall.