



# Village of Williamsville 2025 Comprehensive Plan Update

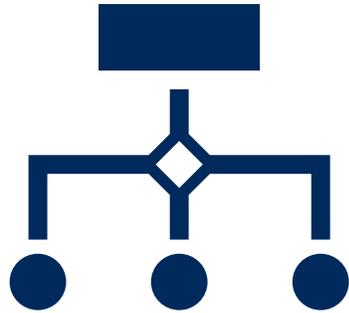
**PUBLIC WORKSHOP  
MAY 13, 2025**



# Tonight's Agenda



**COMPREHENSIVE  
PLANNING 101**



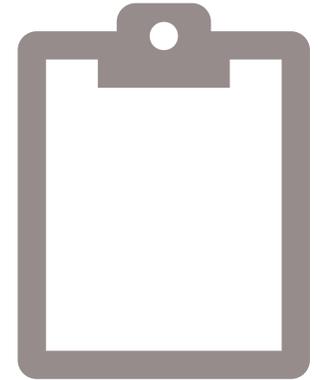
**PROJECT  
OVERVIEW**



**WHERE ARE WE  
NOW?**



**WHERE DO WE  
WANT TO GO?**



**COMMUNITY  
PREFERENCE  
SURVEY**

# Introductions



# Introductions

## **CED**

- Primary Contact
- Project Management & Oversight
- Lead Community Engagement Activities
- Lead All Plan Development Efforts
- Document Production

## **CAMOIN**

- Housing Analysis
- Selected Stakeholder Engagement



**John Steinmetz, FAICP**  
Planning Principal



**Molly Gaudioso, AICP**  
Project Manager



**Rebecca Avorkliyah**  
Planner



Engineering  
& Design

# Our Experience

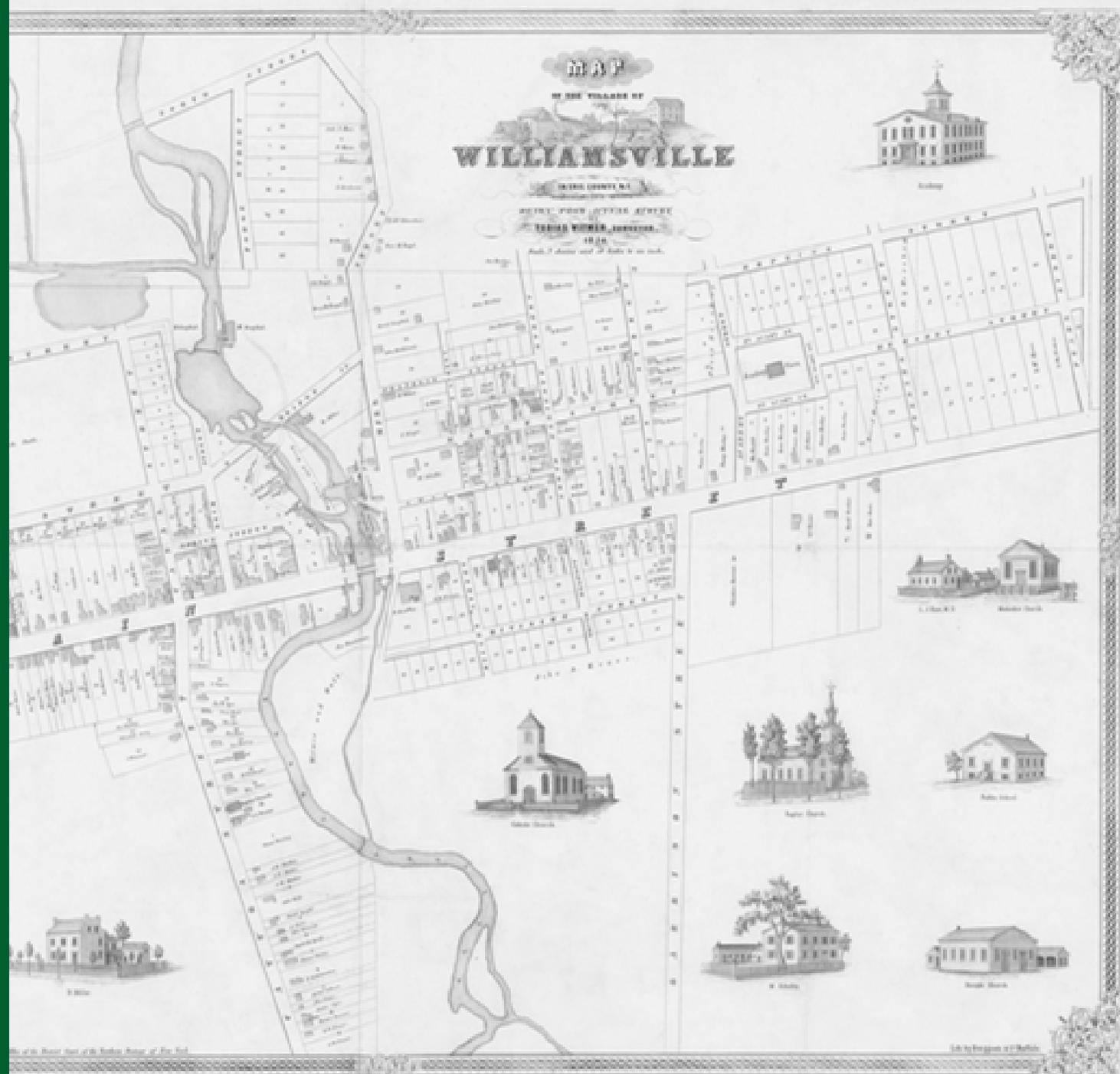
**50+ Comprehensive & Long-Range Planning Efforts**

**40+ Zoning & Land Use Regulation Projects**

**300+ Public Meetings & Workshops**



# Comprehensive Planning 101



## What Does a Plan Do?

COMPREHENSIVE  
PLANNING 101



- **Provided for by New York State Law**
- **Promotes the health, safety & welfare of the public**
- **Provides background information & policies to assist with decision-making**
- **Establishes framework for future programs, development & investment**



## Benefits of a Plan

COMPREHENSIVE  
PLANNING 101



- Represents a statement of policy & priorities by the Village.



CAMPAIGN FOR  
URBAN PARKS

# Benefits of a Plan

COMPREHENSIVE  
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- Provides direction to decision makers.

LEESBURG TODAY | PRINCE WILLIAM TODAY | SUN GAZETTE NEWSPAPERS (FAIRFAX AND ARLINGTON)

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Dulles, VA | Now: 64° | High: 80° | Low: 51° | 5-Day Forecast

## UPDATED: Planning commission approves Stone Haven project

Story Comments (7) Print Font Size

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Posted: Wednesday, September 3, 2014 11:15 pm | Updated: 11:21 pm, Wed Sep 3, 2014

Jill Palermo | 7 comments

Posted on Sep 3, 2014 by Jill Palermo

**Update, 11 p.m.** - The Prince William County Planning Commission Wednesday approved a comprehensive plan amendment and rezoning that will pave the way for Stone Haven, a large residential development proposed for the Bristow area near Jiffy Lube Live.

In a vote of 5 to 2, with Commission Chairman Austin Haynes abstaining, the commission approved the 1,650-home and townhome development after more than two dozen residents spoke for and against the project.

Those speaking in favor of the project, who outnumbered opponents by two to one, praised the proffers promised by the developer, including an 85-acre site for the county's 13th high school, a 30-acre site that can be used for a middle school, road improvements, additional sports fields and walking trails.

Those who spoke against the project noted that although new schools and parks are needed, but said more residents would mean more traffic and more overcrowded schools, at least until the new schools can be built.

Commissioners voting against the development included Kim Hosen (Occoquan) and Edgar Bruce Holley (Neabsco).

The Planning Commission is an appointed board that serves only in an advisory role. The Board of Supervisors will have the final vote on Stone Haven, but there's been no date set for the supervisors to consider the plan.

Stay with [InsideNoVa.com](http://InsideNoVa.com) for more on this story.

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## Benefits of a Plan

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- Strengthens the Village's legal position in land proceedings.

*"In the absence of a well considered or comprehensive plan, the risk always exists that the zoning upon which it is supposedly based will be invalidated if challenged in court."*

*~ NYSDOS*

# Benefits of a Plan

COMPREHENSIVE  
PLANNING 101



- Increases chance of funding by outside organizations.

The screenshot shows a news article from 'THE BUFFALO NEWS CITY & REGION'. The article is dated 'on September 19, 2013 - 12:36 AM' and is titled '\$1.9 million EPA grant awarded for projects'. The text of the article states: 'Erie County has received a federal grant of \$1.9 million to continue work on the Buffalo River Remedial Action Plan and to start habitat restoration projects in two county natural habitat parks along the river in South Buffalo, County Executive Mark C. Poloncarz announced. Following approval by the County Legislature, the county will establish a budget for the funds, provided by the U.S. Environmental Protection Agency. An environmental specialist will be hired, and a three-year contract with Buffalo Niagara Riverkeeper for the project will be drawn up. The county's Department of Environment and Planning will manage the habitat restoration projects at the two parks and oversee the contract with Buffalo Niagara Riverkeeper, Poloncarz added.' To the right of the article is a 'CALENDAR' section titled 'Erie County Events' with a list of events for Tuesday, September 30, 2014, including 'Expressions', 'Muse', 'Birds I've Been', 'Buffalo -- Earlier Days -- Photos by Jerome Greenberg', 'Butterflies and bees: Images of golden gloves boxing', 'Alfie Alessandra', and 'Colorland'.

## Benefits of a Plan

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- Serves to make government more efficient & responsive.



## Benefits of a Plan

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- **Fosters economic development.**



## Benefits of a Plan

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- Provides a forum for discussion among residents, businesses, etc.



## A plan is not...

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PLANNING 101



- An end, but the beginning of a process.
- A reason to expect immediate change.
- A substitute for action or strong leadership.
- Permanent or rigid.
- Zoning or land use law.

# Elements of a Plan

**NYS Village Law §7-722**

**"village comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village.**



## In Summary...

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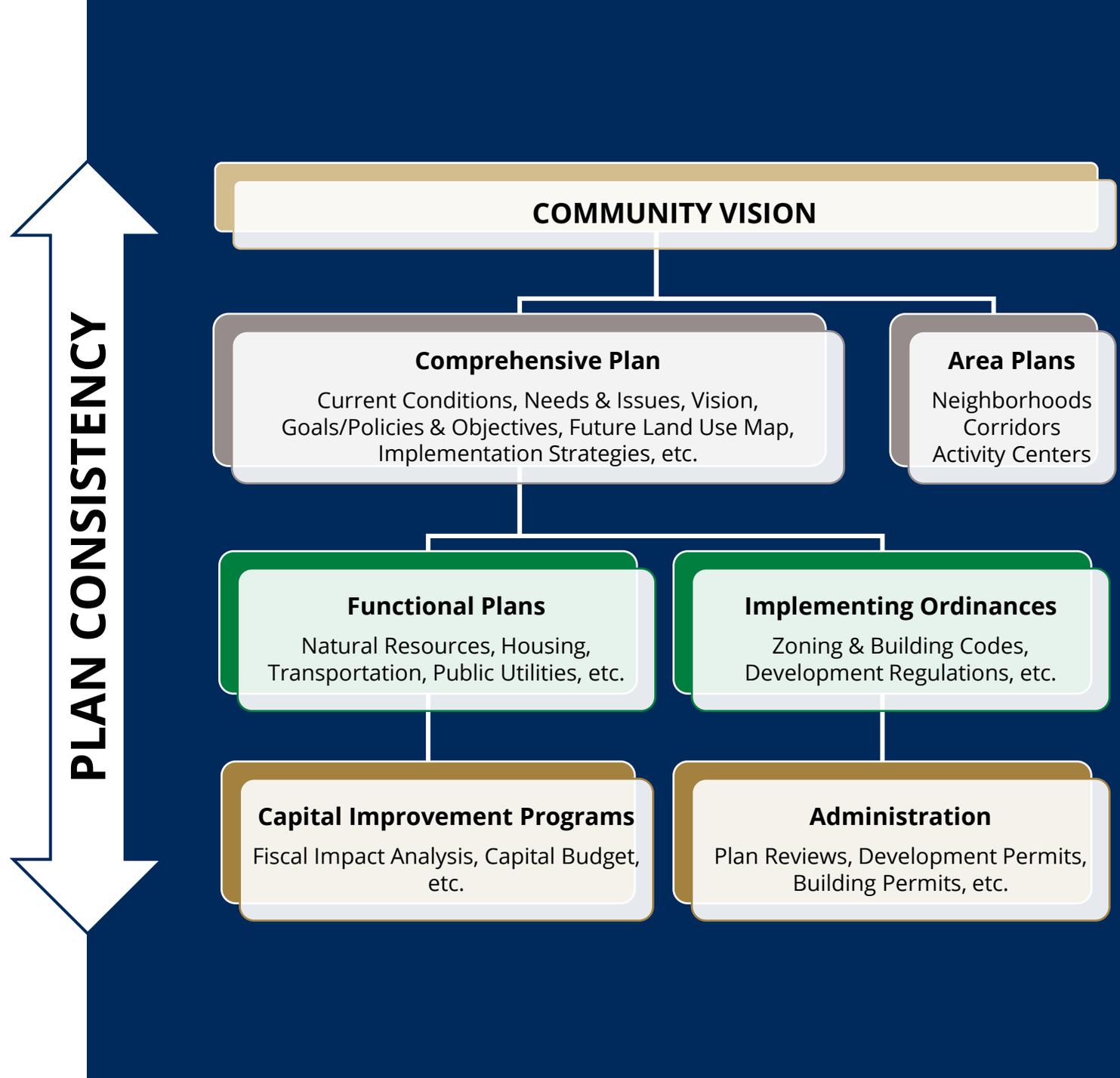


**“A comprehensive plan is ‘comprehensive’ in its scope, not its detail. It is intended to integrate many related issues so that their connections are clear and understandable. The community should have realistic expectations of what a plan can and cannot accomplish. It can guide the future but cannot determine it. It can recommend actions but cannot ensure they will occur. The success of any comprehensive plan depends on the citizens of a municipality to work together and see that it happens.”**

**~ NYPF Article**

# One Piece of the Puzzle

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PLANNING 101



## Planning & Zoning

COMPREHENSIVE  
PLANNING 101



### NYS VILLAGE LAW §7-722

11. Effect of adoption of the village comprehensive plan.
  - (a) All village land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.**
  - (b) All plans for capital projects of another governmental agency on land included in the village comprehensive plan adopted pursuant to this section shall take such plan into consideration.

# Planning & Zoning Catch 22

## PRE-REGULATION



- Organic Settlement
- Localized Communities
- Low Impact Uses
- Pride in Character

## EUCLIDEAN ERA & SUBURBAN SPRAWL



- Inorganic Development
- Isolated Communities
- Separation of Uses
- Destruction of Character

## URBAN RESURRECTION



- Smart Growth Trends
- Contextual Communities
- Design over Use
- Definition of Character

- **Land Use Law by nature requires certainty and rigidity**
- **Generally, celebrated communities developed organically without certainty, rigidity, or restriction**
- **Zoning created “bad practice,” is reactionary to presumed development impact**
- **Flexibility required to facilitate “good practice”**

# Translating Policy into Regulation

## ZONING CODE REQUIREMENTS

- Walkability
- Defined Community Character Areas
- Sustainability
- Diversity in Housing
- Economic Development
- Etc.

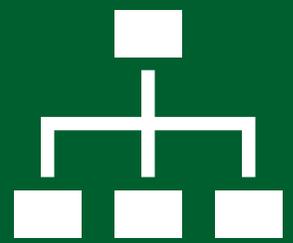
\* May be broad/general statements of intent \*

## PLAN RECOMMENDATIONS

- Ped/Bike Site Connectivity Requirements
- District, Building, Lot & Use Regulations
- Environmental Review or Green Infrastructure
- Permitting a Variety of Dwelling Types
- Increased commercial/industrial permissions
- Etc.

\* Must be clear/measurable & tied to purpose \*

# Project Overview



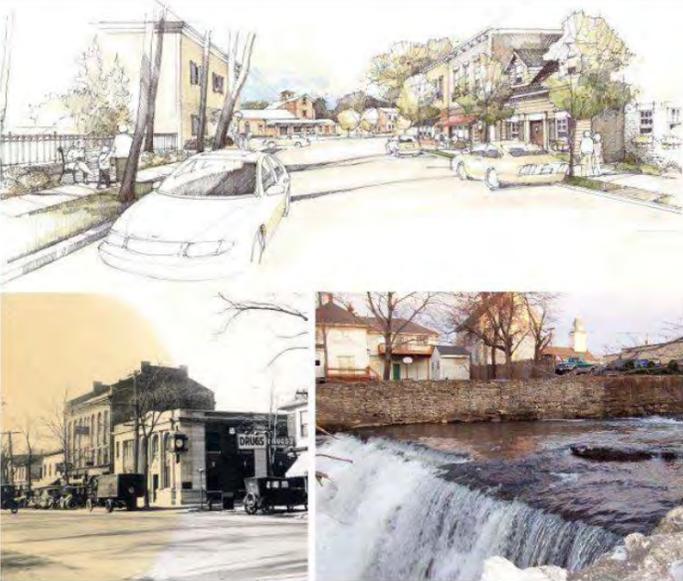
# Project Goals

## UPDATE TO THE:

- **2015 Community Plan**
- **Design Guidelines in Village Code**

- **Address fundamental challenges facing the Village**
- **Ensure it continues to provide meaningful guidance for the future**
- **Balance development pressures from position along a busy highway**
- **Preserve unique historical character**
- **Meet housing needs of an aging population**
- **Create economic vibrancy while maintaining small-town charm**
- **Incorporate modern environmental sustainability and climate resilience measures**

# Plan Update Approach



VILLAGE OF WILLIAMSVILLE  
Community Plan and  
Draft Generic Environmental Impact Statement

Accepted April 12, 2010  
Amended May 26, 2015

PREPARED BY

 BEHAN PLANNING AND DESIGN

112 Spring Street, Suite 305  
Saratoga Springs, NY 12866  
p: 518-583-4335  
f: 518-583-6970

with  
SRF Associates, Inc.  
Devonics, Inc.  
Environmental Design & Research, P.C.



**BUILD ON  
PREVIOUS PLANS  
& STUDIES**



**DEVELOP STRONG  
PARTNERSHIPS  
WITH  
COMMITTEES &  
STAFF**

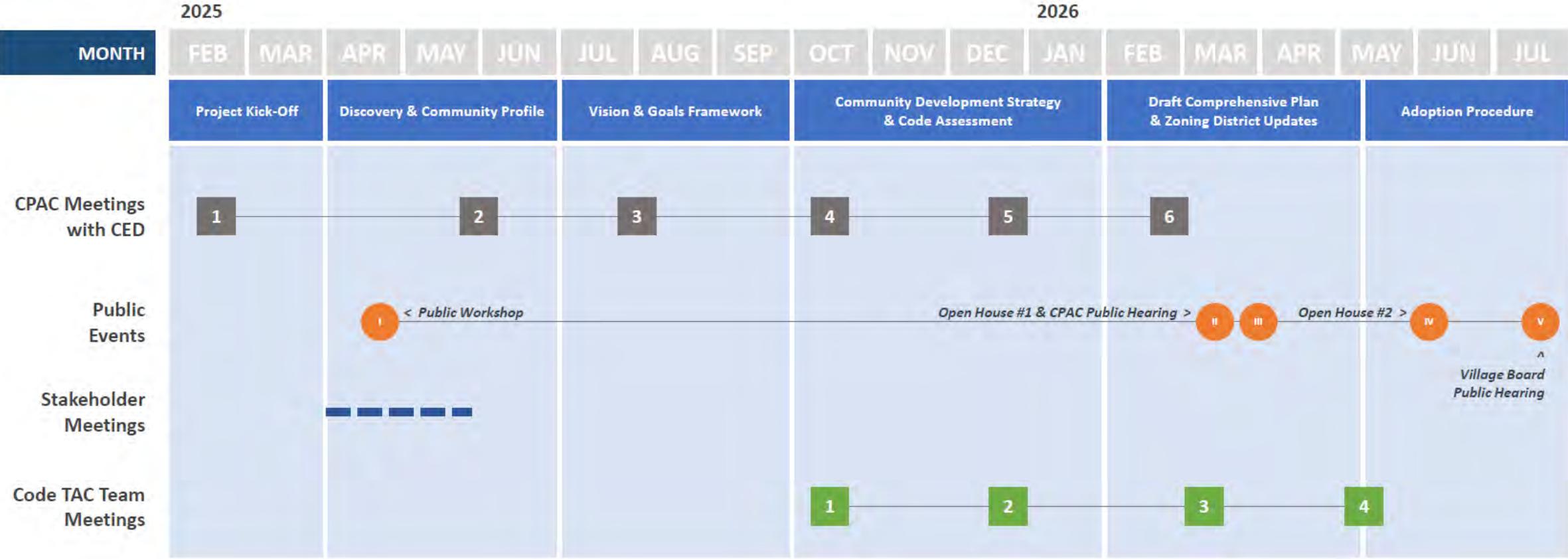
**INCORPORATE  
LAND USE BEST  
PRACTICES**



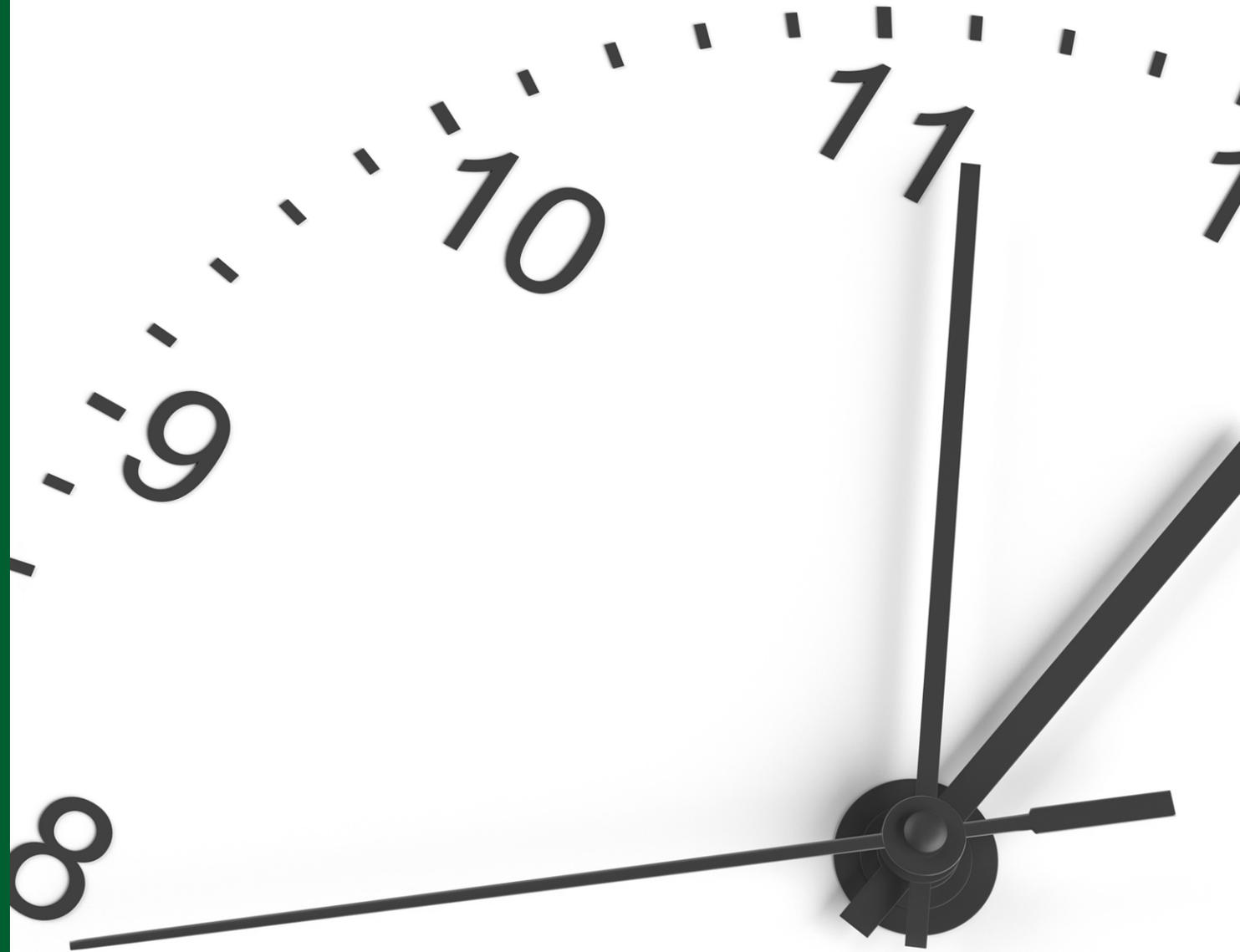
**LEVERAGE PUBLIC  
INPUT & SUPPORT**



# Anticipated Schedule



# Where Are We Now?



## What we know

DATA & TRENDS

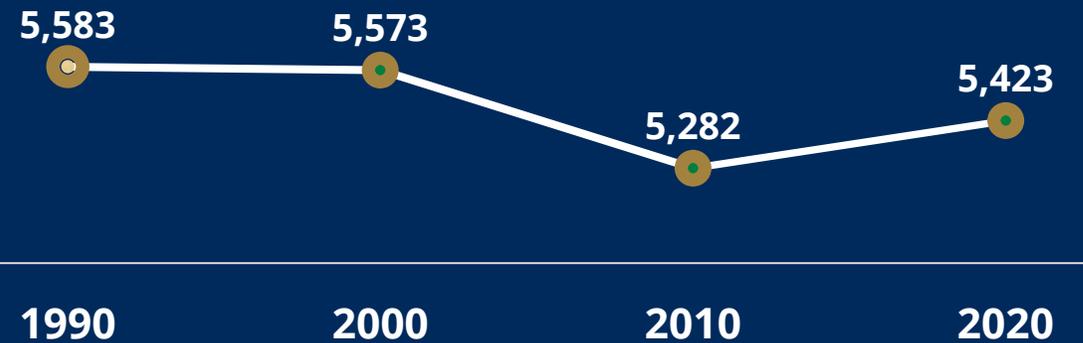


Relatively stable population growth with recent incline

### TOWN



### VILLAGE



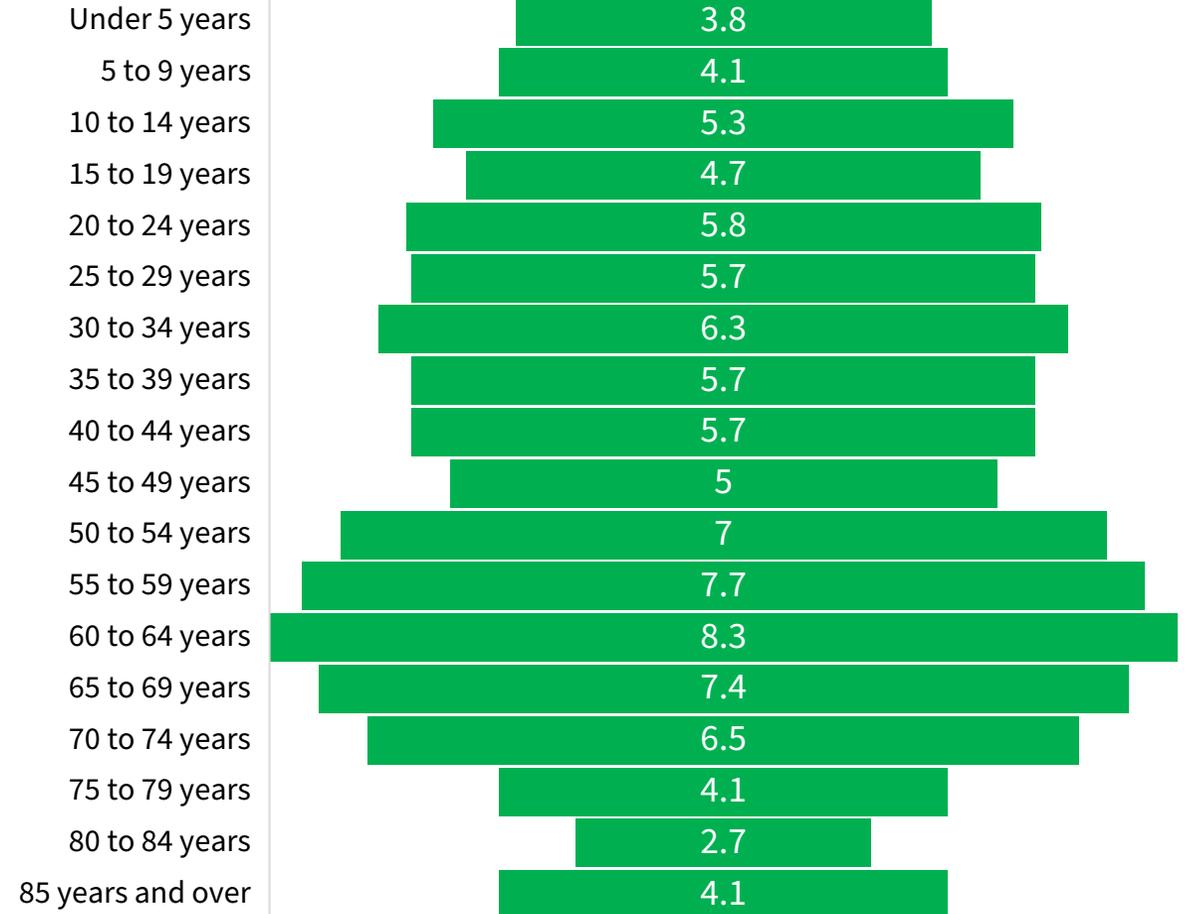
# Village Population Trends

**Attracting young families**

**Rapidly aging population –  
expected to continue**

**Losing momentum with young  
professionals**

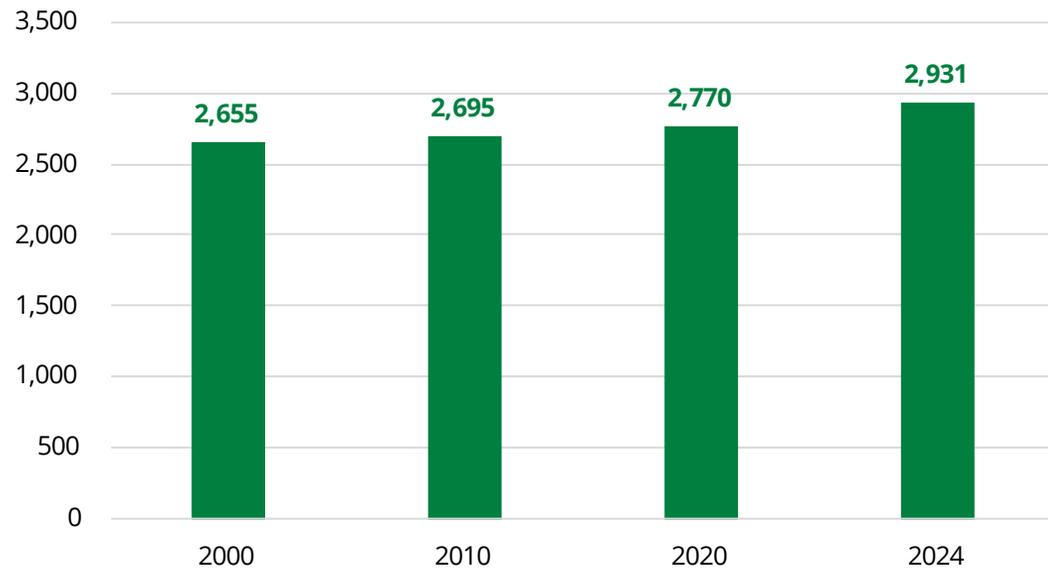
2020



# Change in Housing Stock

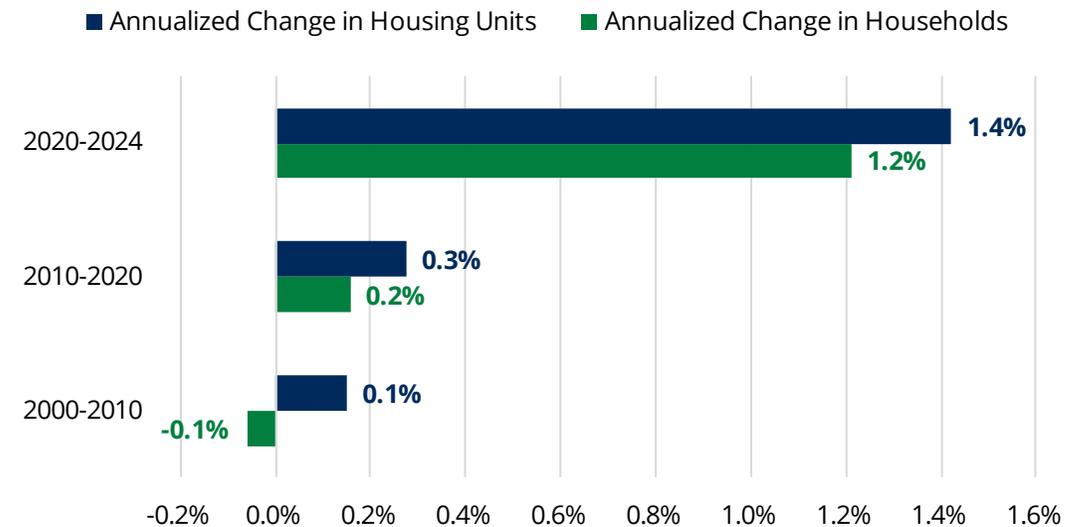
In the past decade, housing unit growth has kept pace with household growth.

### Housing Units, Williamsville, 2000-2024



**+236** net new housing units since 2010 (an **8.8%** increase)  
**+167** households since 2010 (a **6.6%** increase)

### Annualized Change in Units vs. Households, Williamsville

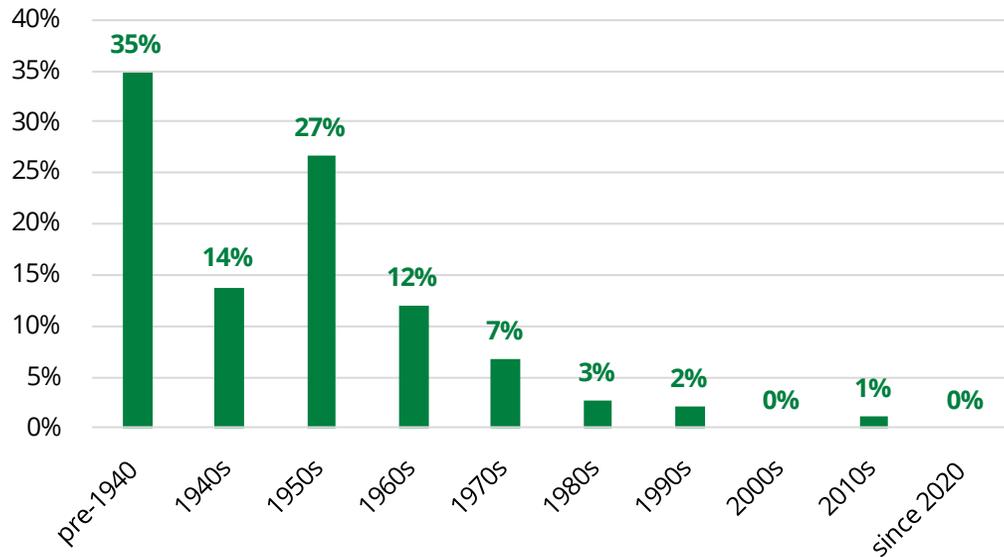


**However, nuances within the existing housing stock, such as condition or suitability, may suggest that work remains to meet diverse housing needs.**

# Age of Housing Stock

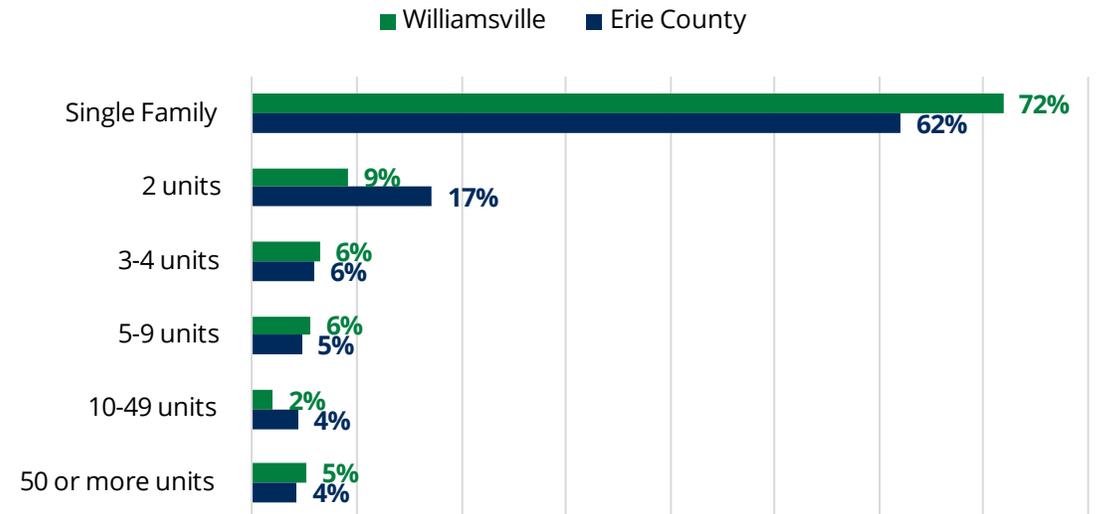
Even with new housing, Williamsville's aging, single-family dominated stock limits housing diversity.

Housing Stock by Year Built, Williamsville, 2023



**1%** of housing stock built since 2010. As housing ages, quality and quantity may decline.

Share of Housing Units by Structure Type, 2023



While Williamsville's housing stock is dominated by single-family homes, permit data suggests that up to 110 multifamily units are either planned, in development, or recently developed.\*

\*Note: There is a gap between US Census and permit data. This stems from time lags in Census reporting and the fact that permits show intent to build, not necessarily completed or occupied units.

# US Live/Work Trends

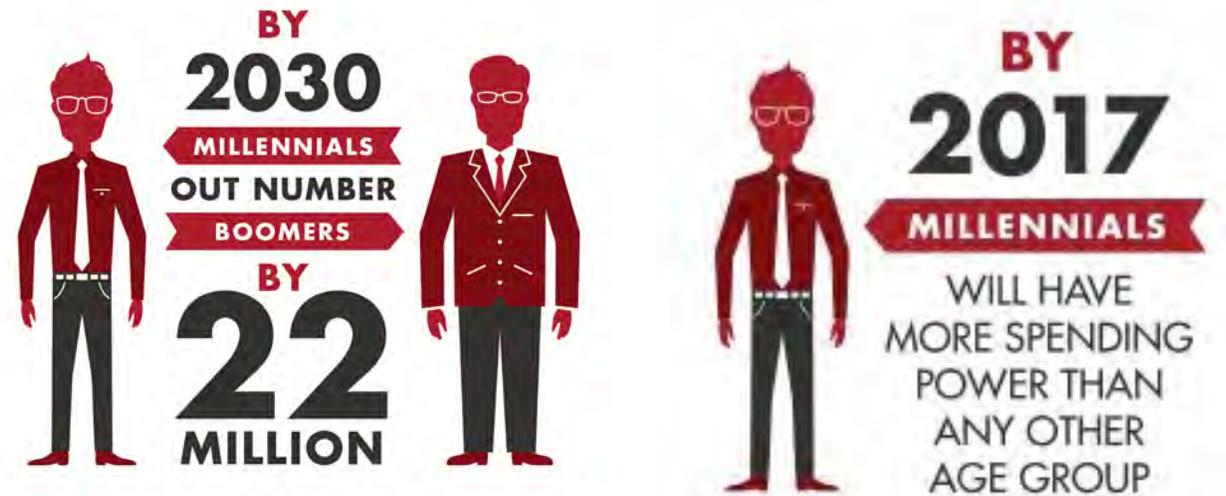
**Boomers and Millennials  
looking for live/work/play  
environments**

**Both have high shares of  
spending power**

**Both are changing the retail  
market – EXPERIENTIAL**

" Sustainability concerns are causing some consumers to **prefer mixed use developments** where they can live, shop and work all **within walking distance** – instead of having to get into a car and drive to a crowded suburban mall. "

Source: Fantoni, Hoefel and Mazzarolo, "The Future of the Shopping Mall", McKinsey&Company, Nov 2014



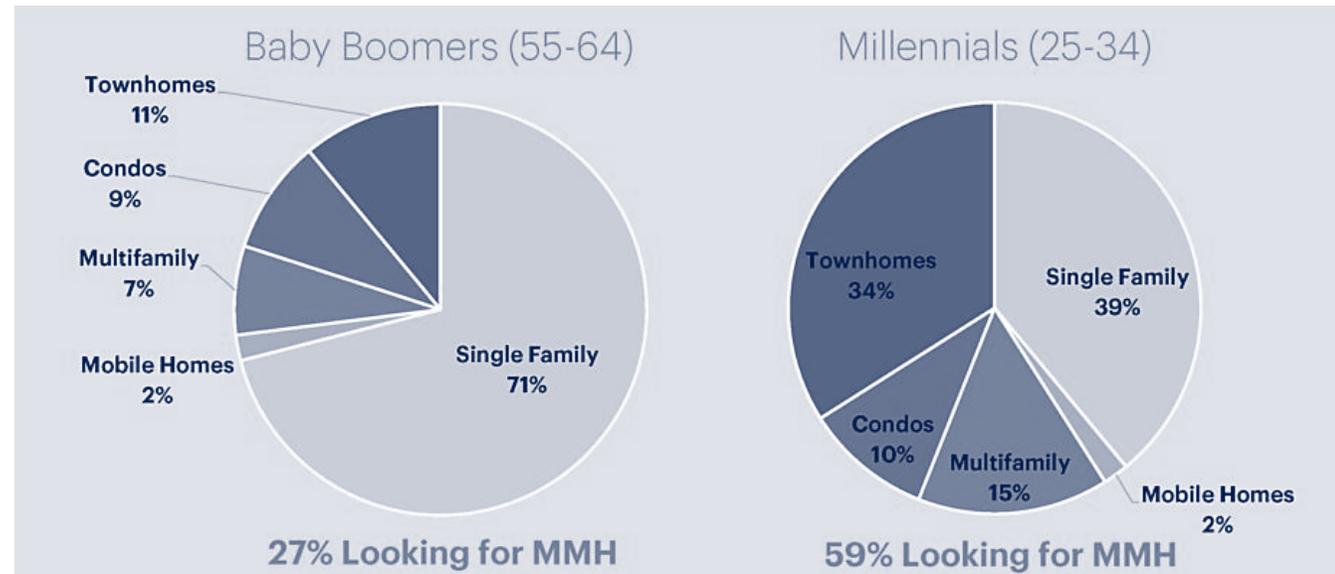
# Data & Trends

## Regional & National Trends with Implications for the Village...

- Desire to Age-in-Place
- Increase in Preference for Live/Work Communities
- Shift in Housing Demand

## Preference for cities has declined, while a growing share now favors suburbs

*% expressing a preference for each community type*



# Where Do We Want to Go?





# 2015 Vision & Goals

- Preserve **historic character** while integrating with the larger Amherst region
- Support **diverse, connected, and safe neighborhoods** with active civic engagement
- Enhance **Main Street as the economic and cultural heart** of the Village
- Promote **pedestrian accessibility and connections** across the Village
- Protect **natural resources and parks**, linking them to the community core
- Encourage **thoughtful growth** that respects Village scale and quality of life

# 2024 Neighborhood Workshop Input

## VISION

- Preserve historic, small-town character
- Enhance walkability and pedestrian safety
- Support vibrant Main Street and local businesses
- Promote thoughtful, context-sensitive development
- Protect greenspace and natural resources
- Foster connected, livable neighborhoods

## ISSUES / OPPTS

- Concern over building height, scale, and design compatibility
- Traffic congestion and parking shortages, especially near Main Street
- Growth in short-term rentals impacting housing availability
- Need for clearer zoning, design standards, and development review
- Desire for more senior housing, green infrastructure, and civic input

# Resulting Goal Areas

1. Guide the **physical revitalization** of Village neighborhoods and districts
2. Protect and **preserve the unique historic**, mixed-use character of the Village
3. Mitigate **the impacts of traffic** on Village life
4. Leverage the full potential of the **pedestrian environment**
5. Foster **economic development** within the Village

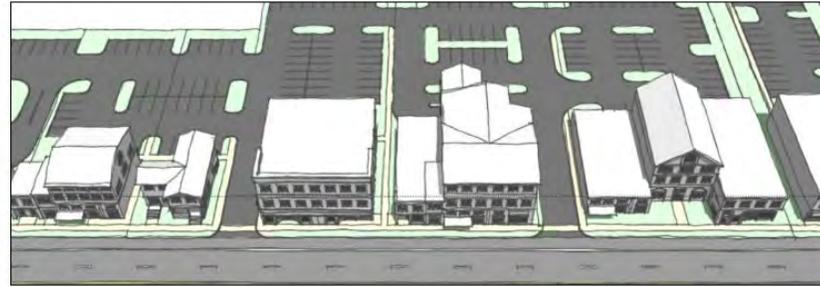
# Relating Goals to Design

Village's existing tools:

- Mixed Use District Design Standards
- Residential Design Standards

Use this process to refine based on direction of updated Plan

VILLAGE OF WILLIAMSVILLE  
MIXED USE DISTRICT DESIGN STANDARDS  
§ 112-16  
(ATTACHMENT 2)



VILLAGE OF WILLIAMSVILLE  
R-3M MULTIPLE DWELLING RESIDENTIAL DISTRICT  
DESIGN STANDARDS  
§ 112-15  
(ATTACHMENT 1)



# Community Preference Survey



## What is a CPS?

COMMUNITY  
PREFERENCE  
SURVEY



- **Visual tool to determine the Village's attitudes toward different types of development**
- **Show a variety of development patterns and design treatments**
- **Inform the future land use vision and design standard updates**

# Instructions



- Rate each image on a scale of

1

to

5

Inappropriate /  
Undesirable

Appropriate /  
Desirable

- Score photos based on your overall impression of the building and site design elements
- Do NOT score photos based on specific uses or businesses shown

# Main Street Design

**COMMUNITY PREFERENCE SURVEY**

1

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**



< CPS



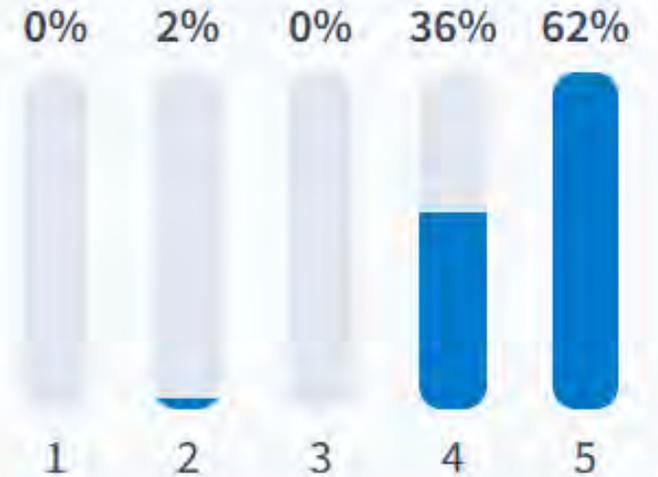
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1. Rate the image on a scale of 1 (worst) to 5 (best).



2

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**



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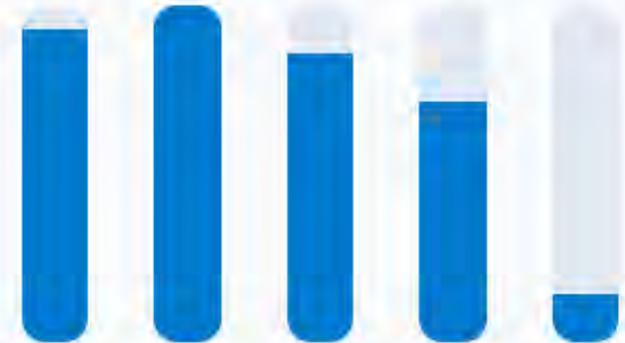
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2. Rate the image on a scale of 1 (worst) to 5 (best).

25% 27% 24% 20% 4%



1 2 3 4 5



3

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**



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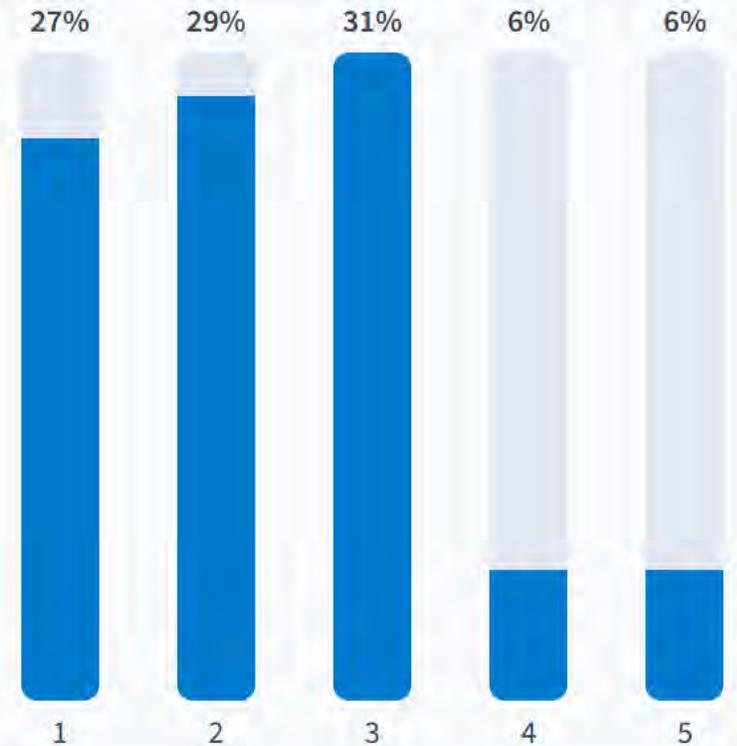


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3. Rate the image on a scale of 1 (worst) to 5 (best).



4

# RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).

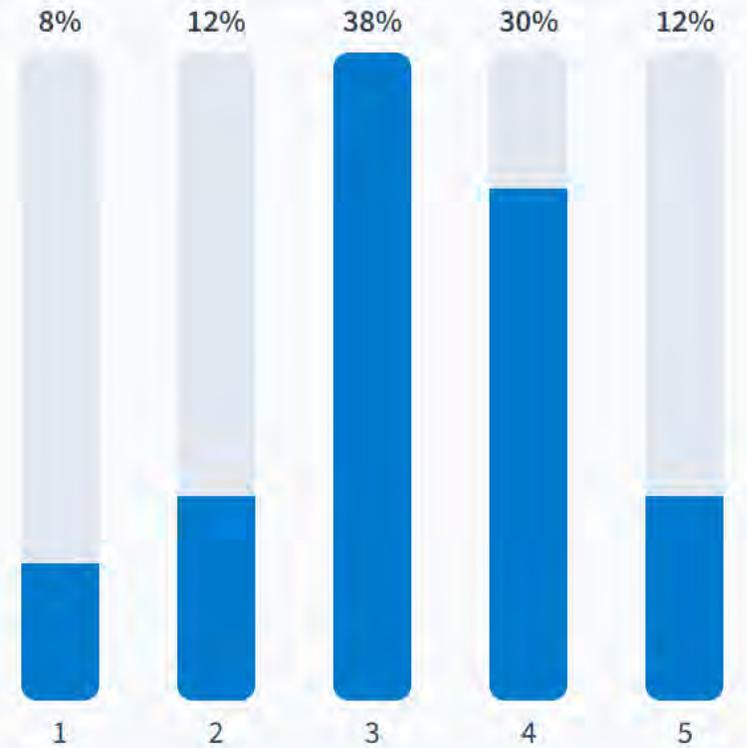


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4. Rate the image on a scale of 1 (worst) to 5 (best).



5

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**



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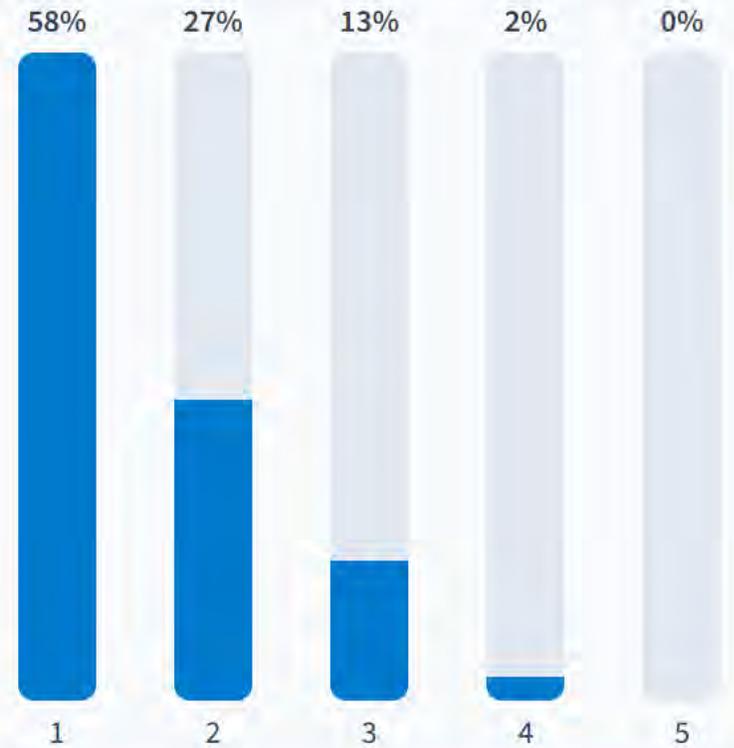


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5. Rate the image on a scale of 1 (worst) to 5 (best).



6

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**



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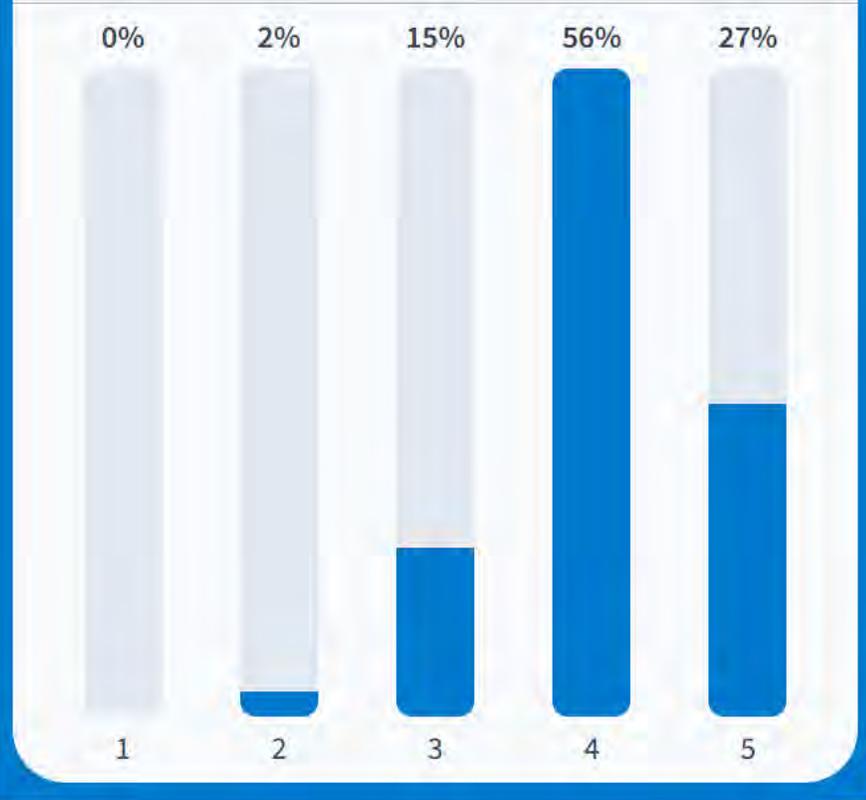


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6. Rate the image on a scale of 1 (worst) to 5 (best).



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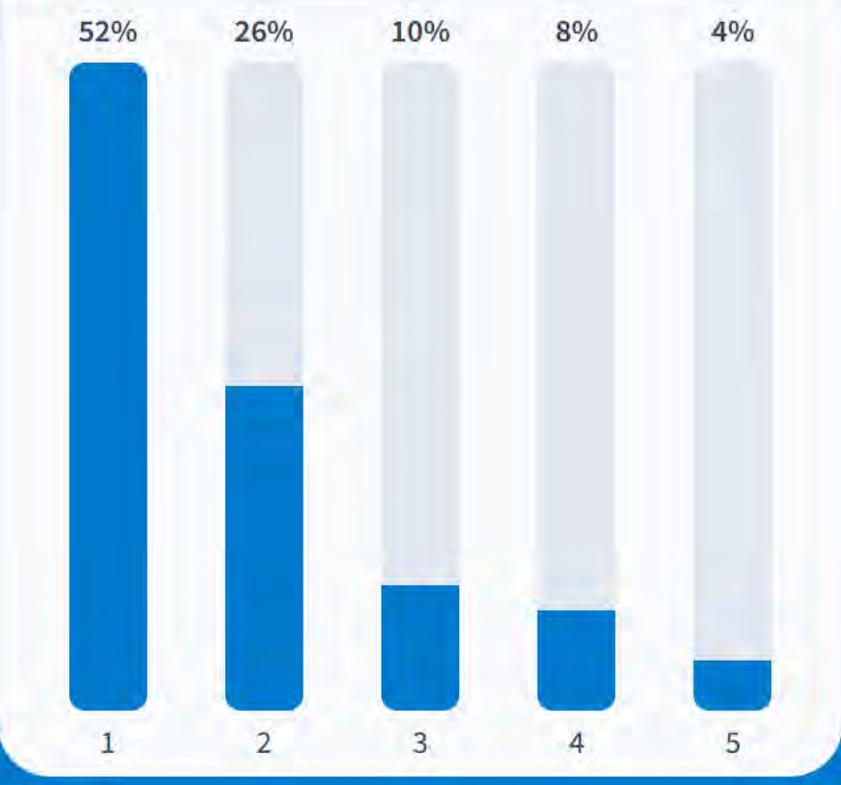


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7. Rate the image on a scale of 1 (worst) to 5 (best).



8

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



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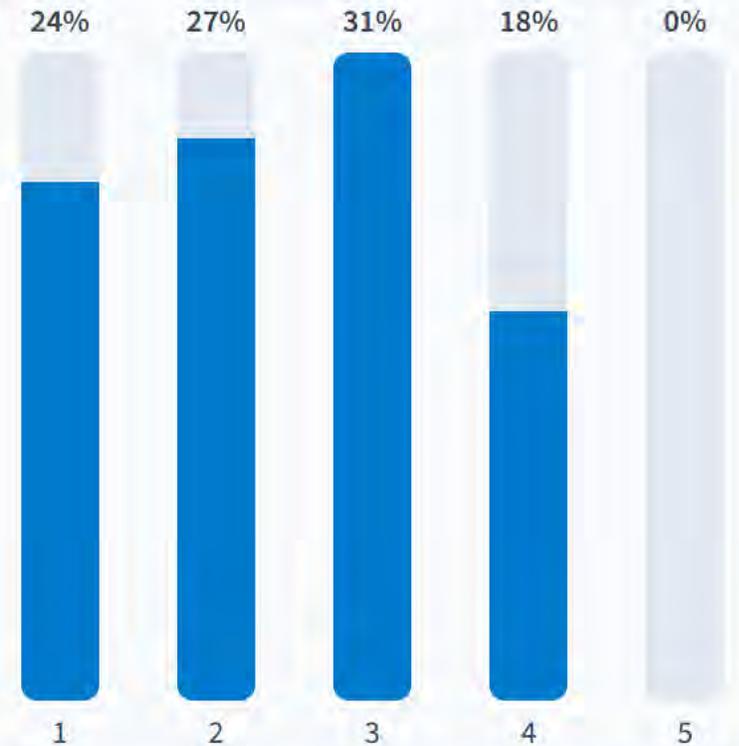


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9

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



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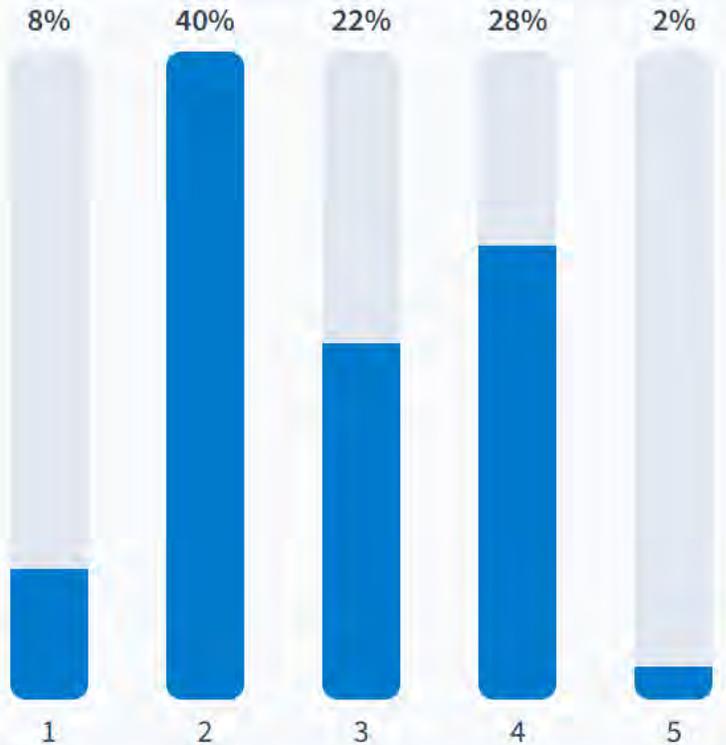


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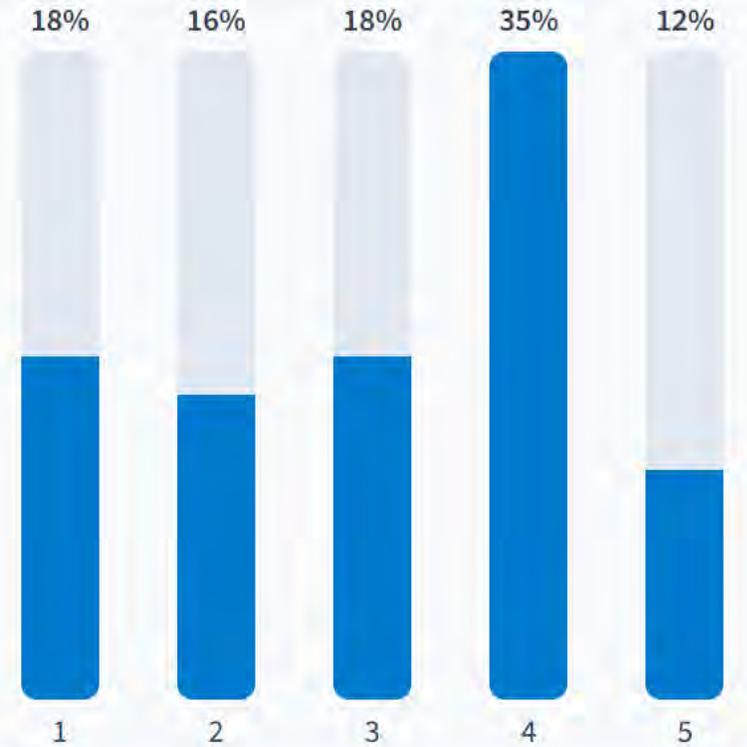


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10. Rate the image on a scale of 1 (worst) to 5 (best).



# How Strongly Do You Feel About Your Preferences?



# Residential Design

**COMMUNITY PREFERENCE SURVEY**

12

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

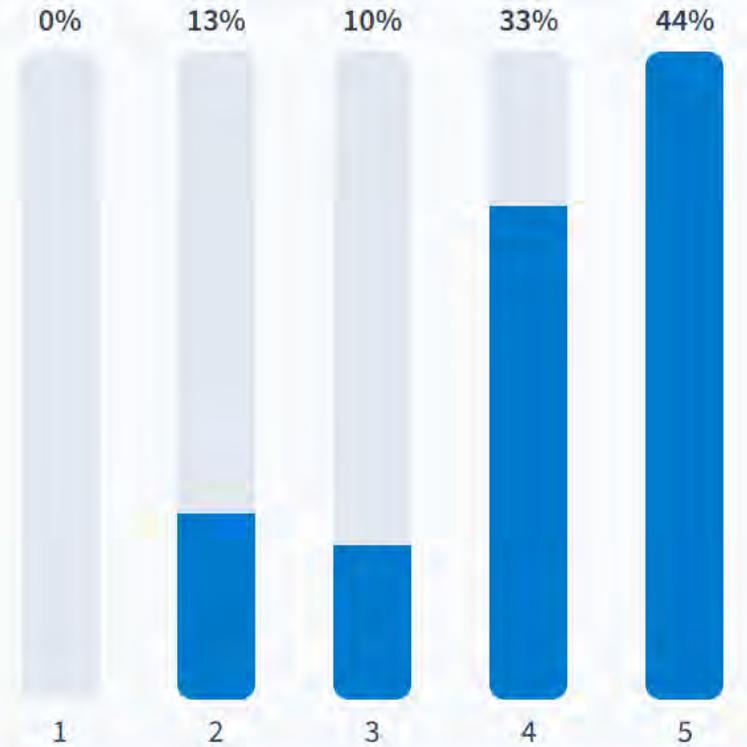


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12. Rate the image on a scale of 1 (worst) to 5 (best).



13

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).

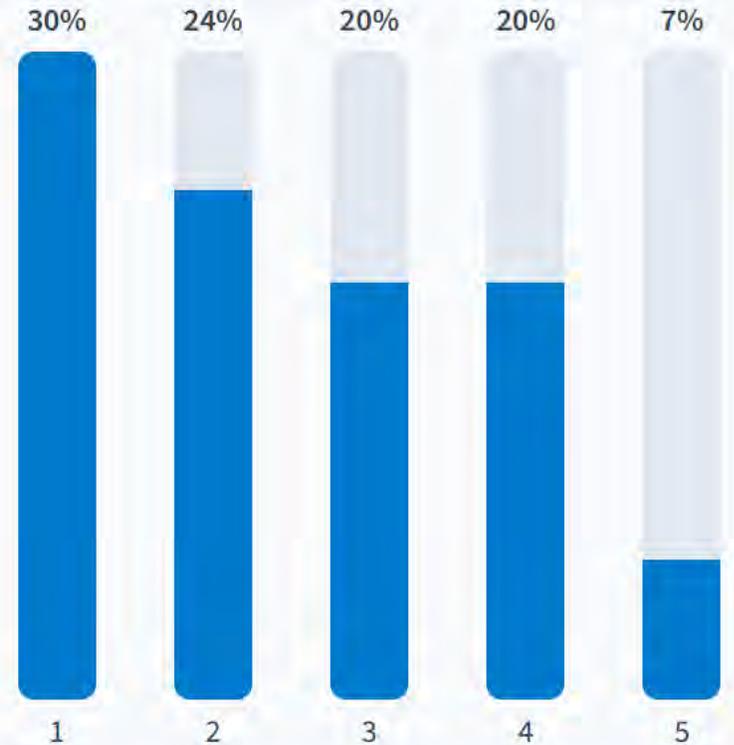


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13. Rate the image on a scale of 1 (worst) to 5 (best).



14

**RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).**

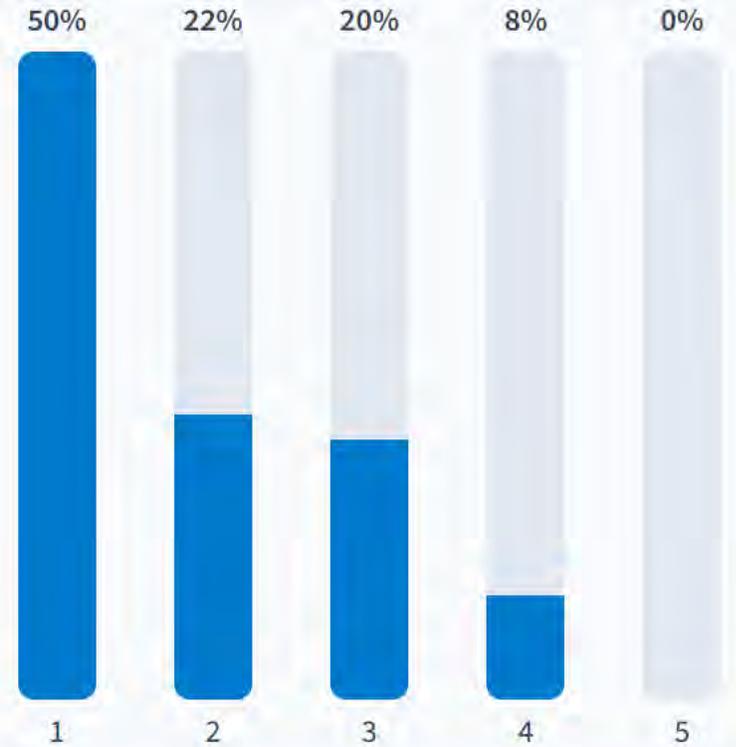


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**14. Rate the image on a scale of 1 (worst) to 5 (best).**



15

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

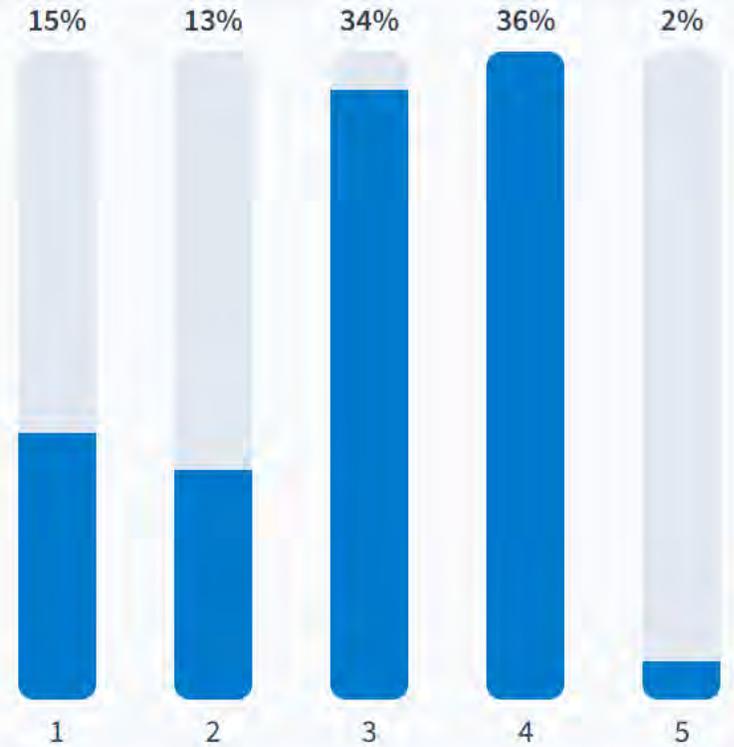


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15. Rate the image on a scale of 1 (worst) to 5 (best).



16

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

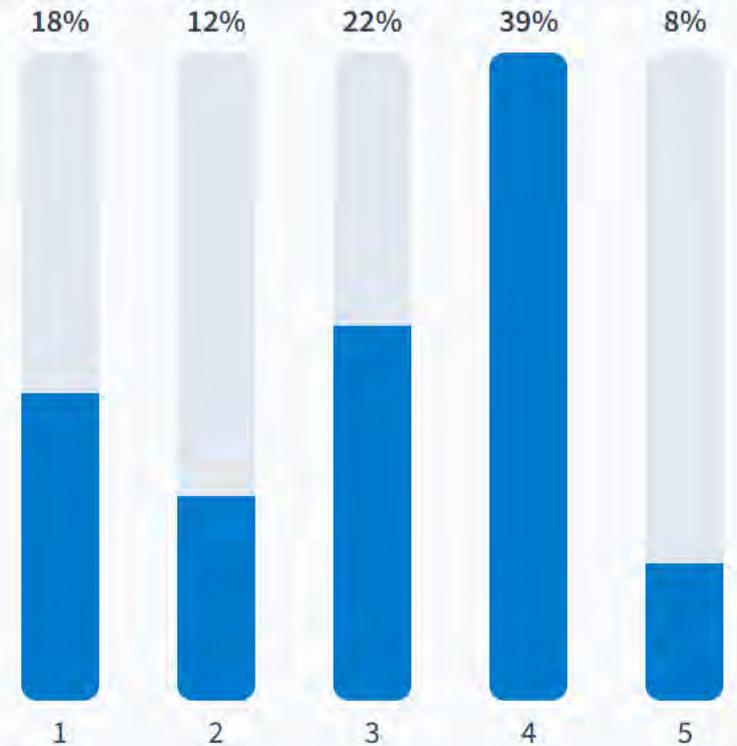


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16. Rate the image on a scale of 1 (worst) to 5 (best).



17

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

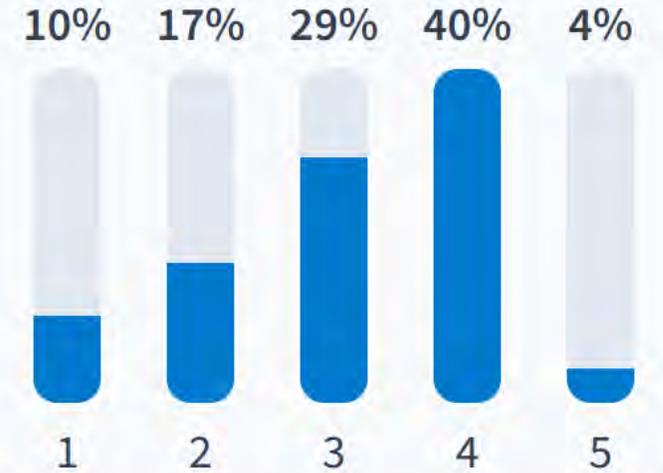


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17. Rate the image on a scale of 1 (worst) to 5 (best).



18

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

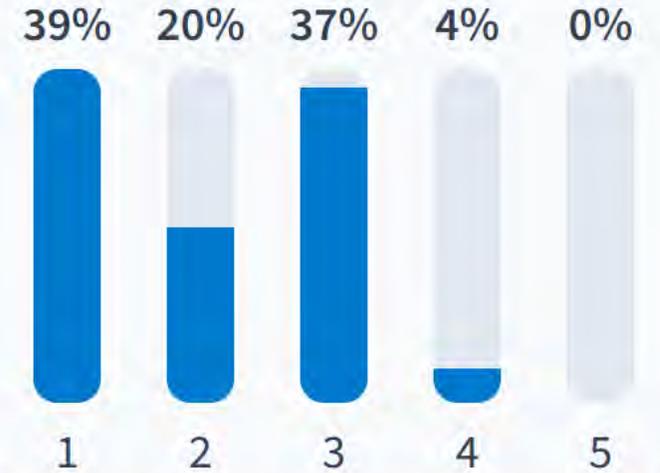


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18. Rate the image on a scale of 1 (worst) to 5 (best).



19

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

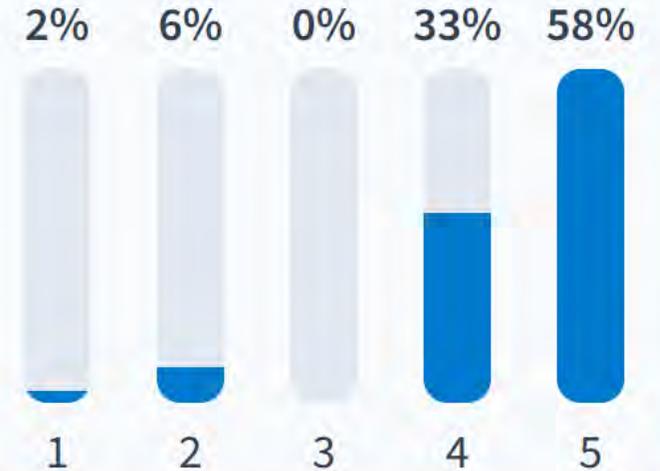


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Text to [22333](tel:22333)



19. Rate the image on a scale of 1 (worst) to 5 (best).



20

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

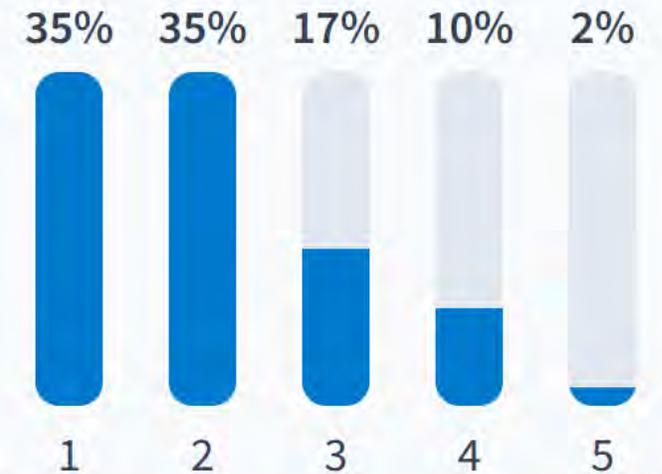


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20. Rate the image on a scale of 1 (worst) to 5 (best).



21

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

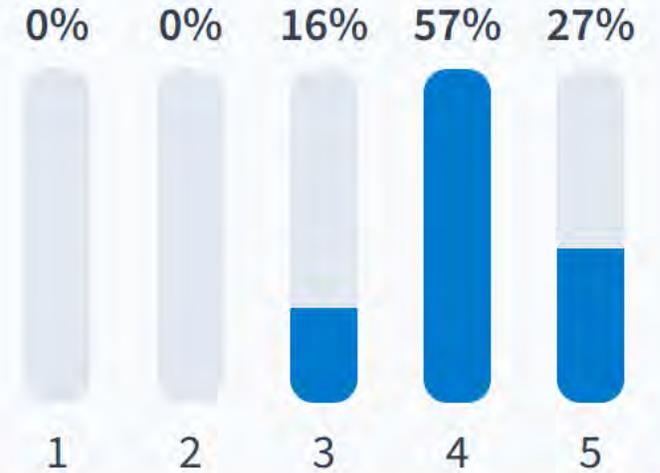


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21. Rate the image on a scale of 1 (worst) to 5 (best).



22

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

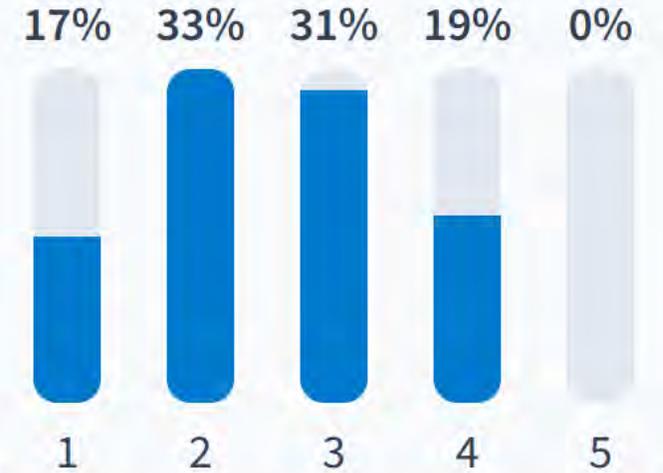


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22. Rate the image on a scale of 1 (worst) to 5 (best).

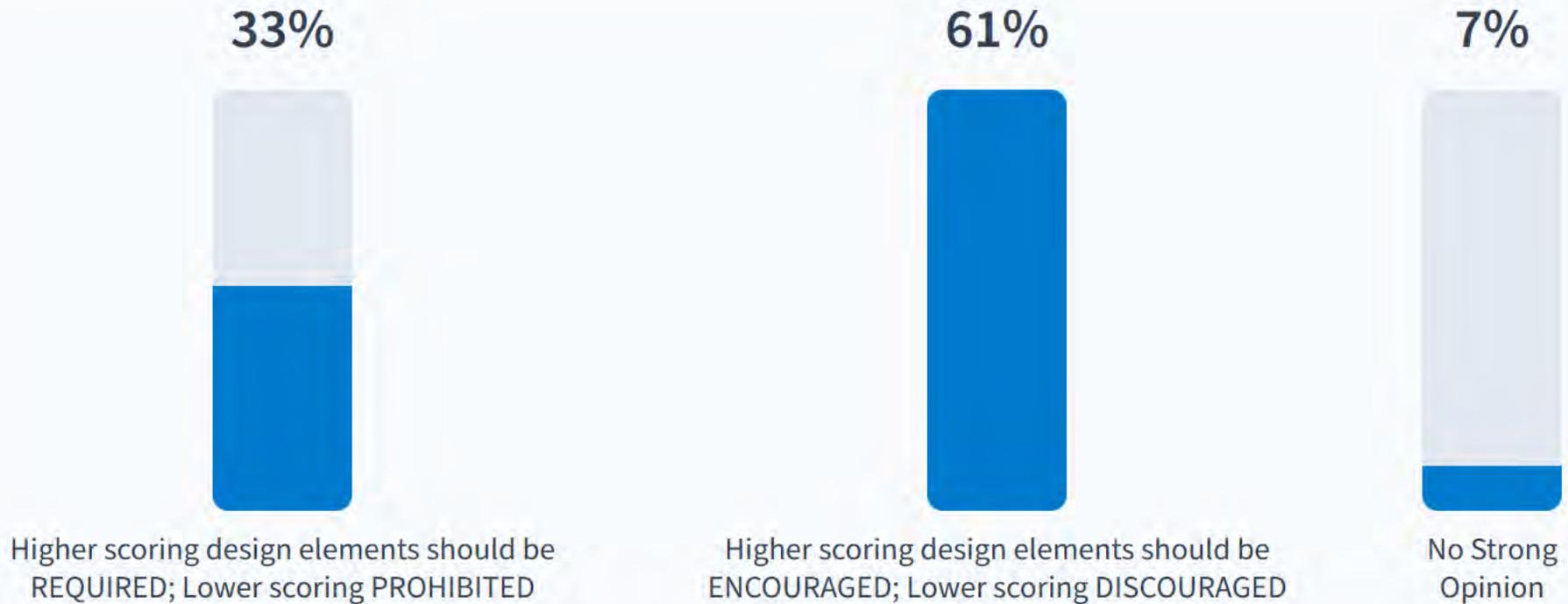


# How Strongly Do You Feel About Your Preferences?

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## 23. Regulation of Development Design



# Streetscapes & Parking

**COMMUNITY PREFERENCE SURVEY**

24

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



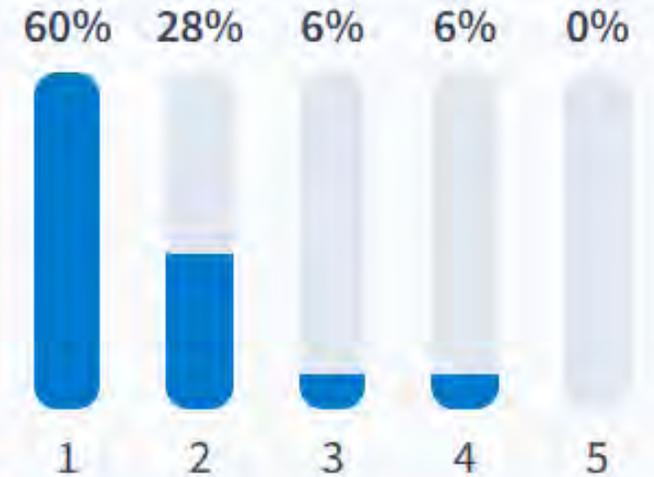
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24. Rate the image on a scale of 1 (worst) to 5 (best).



25

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



When poll is active respond at

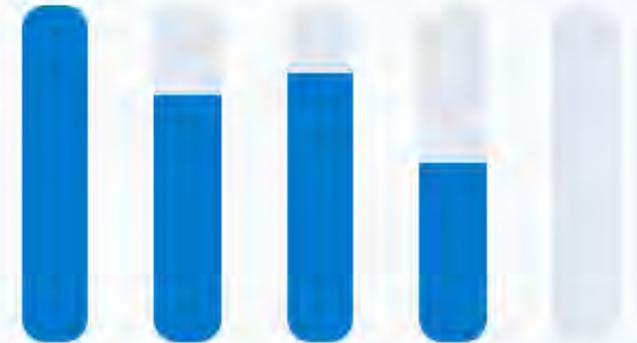
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25. Rate the image on a scale of 1 (worst) to 5 (best).

33% 24% 26% 17% 0%



1 2 3 4 5



26

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



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26. Rate the image on a scale of 1 (worst) to 5 (best).

52% 37% 11% 0% 0%



1 2 3 4 5



27

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



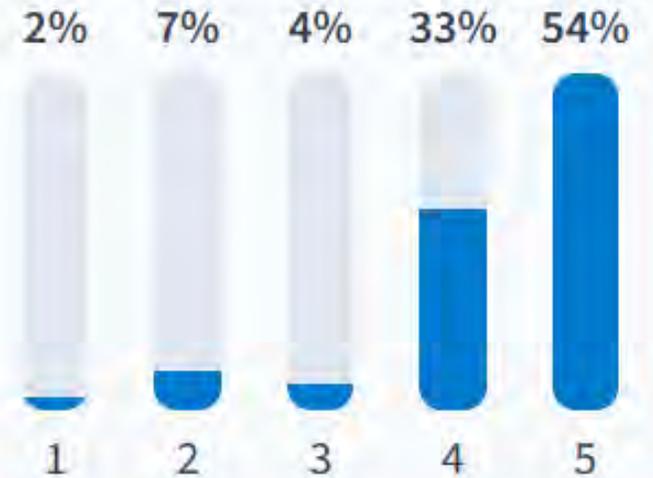
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27. Rate the image on a scale of 1 (worst) to 5 (best).



28

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



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28. Rate the image on a scale of 1 (worst) to 5 (best).

17% 35% 30% 15% 2%



1 2 3 4 5



29

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS



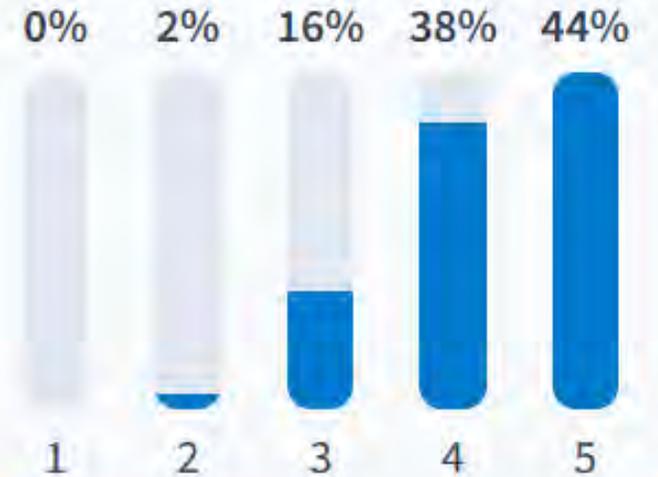
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29. Rate the image on a scale of 1 (worst) to 5 (best).



30

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



SOURCE: NITTERHOUSE CONCRETE PRODUCTS

< CPS



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30. Rate the image on a scale of 1 (worst) to 5 (best).

31% 33% 22% 13% 0%



1 2 3 4 5



31

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

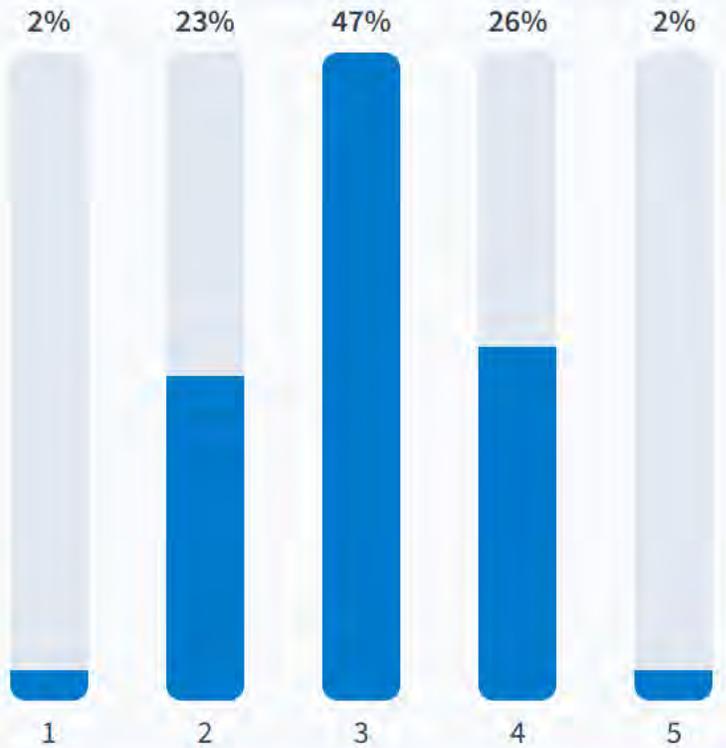


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31. Rate the image on a scale of 1 (worst) to 5 (best).



32

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).



< CPS

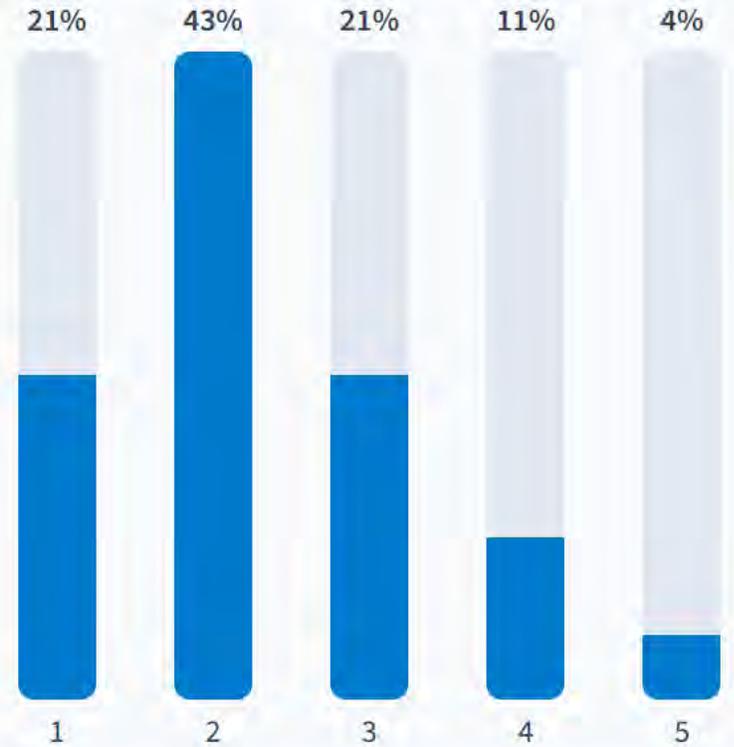


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32. Rate the image on a scale of 1 (worst) to 5 (best).



33

RATE THE IMAGE ON A SCALE OF 1 (WORST) TO 5 (BEST).

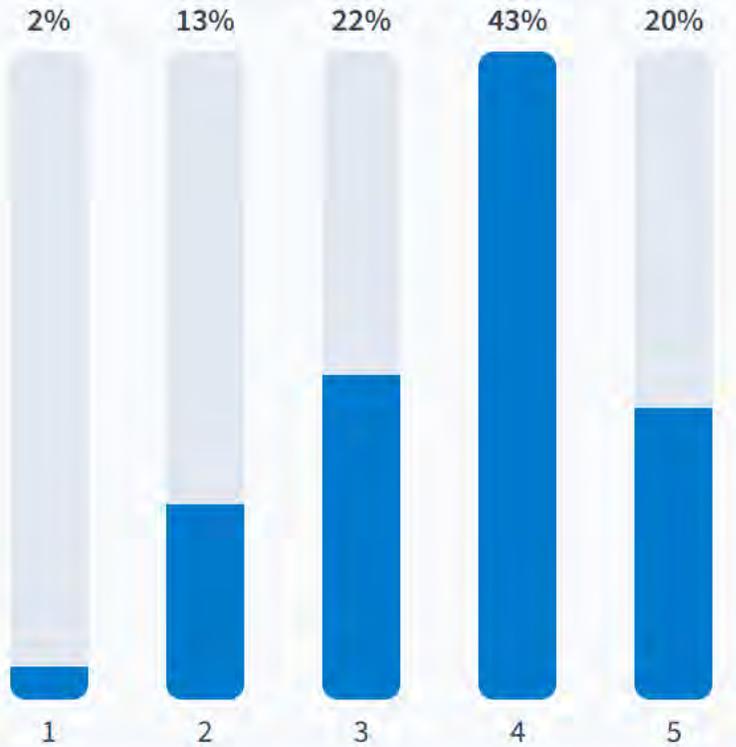


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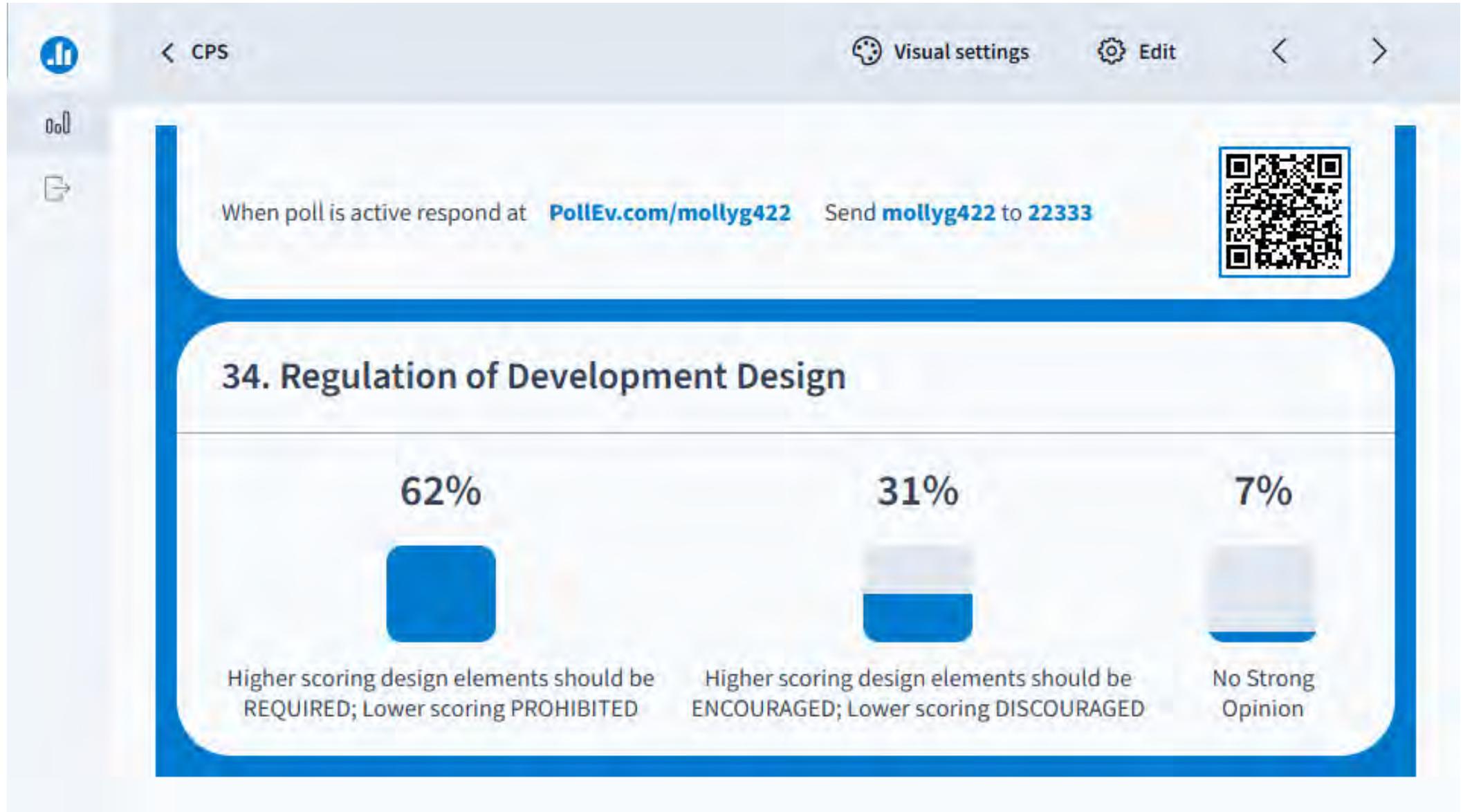
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33. Rate the image on a scale of 1 (worst) to 5 (best).



# How Strongly Do You Feel About Your Preferences?



## Open House

LET'S TALK!



### RULES

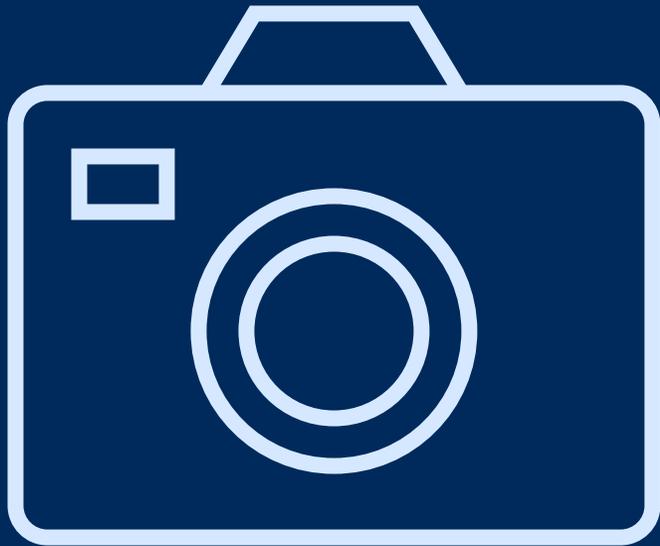
- No such thing as a bad idea
- Be respectful of others
- Enjoy yourself

### INSTRUCTIONS

- Visit the 5 topic area stations
- Consider the Future - Where do we want the Village to go?
- Share big ideas!
- Use your dollars to vote for priority topic areas

# Photo Assignment

**Deadline – June 1st**



Submit photos of things you LIKE and DON'T LIKE in the Village today.

**This could be:**

- Buildings
- Sidewalks
- Streets
- Parks
- Neighborhoods
- Etc.

**EMAIL TO:**

**[williamsvillevillage5565@gmail.com](mailto:williamsvillevillage5565@gmail.com)**

**TEXT TO:**

**(716) 320-0007**

**Thank you for coming!**